BOOK & PAGE	2018-	1590	# PAGE	5	_ GR	ANTEE MASTER NAME#	Larry	V. <u>Eygev</u>
PARCEL#/ FILING NUMBER		<u>વે</u>	_			_		
DOC STAMPS	Exem	nt#4	_	tax/lien	· · · · · · ·	_		
SALES FILE#	191	7	- # PAGES			_		
NEIGHBORHOOD #			- #7,000	·		'FA'		
	1	100	105	200		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	
l						ļ	SUBURBAN	<u>,</u>
TAX DISTRICT	195							
OTAL SALE PRICE	ϵ	>						
L ADJUSTMENTS	\$							
			'					
R ADJUSTMENTS_ REVIEW CODE	s NO							
SALES DATE	8-1-	2018						
DEED TYPE_	Corner	2018 tive 6	OCD_					
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	ВН	BLA	cow	GR	ANI	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS					(
	Г							
	PARCEL # (S)			,			I	

COVER PAGE PROPERTY TRANSFER

Real Estate Transfer Statement

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 stateme	nt 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	<u>1</u> Yr. <u>2018</u>					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) H & E Air Service, Inc	Grantee's Name (Buyer) Larry D. Eggert						
Street or Other Mailing Address 2007 22 Road	Street or Other Mailing Address 2007 22 Road						
City State Zip Code Kearney NE 68845	City State Kearney NE	Zip Code 68845					
Phone Number (308) 440-6900	Phone Number Is the grantee a 501(c)(3) organiz (308) 440-6900 If Yes, is the grantee a 509(a) four						
Email Address n/a	Email Address						
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.						
) Property Type	(C)					
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home					
Unimproved	Mineral Interests-Producing Exempt						
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other					
	ease Personal Rep. Trust/Trustee neral Quit Claim Warranty						
9 Was the property purchased as part of an IRS like-kind exchange?	losure Irrevocable Trust Revocable Trust Tra	unsfer on Death					
(I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Tr	stee to Beneficiary					
	or Trust Partition Satisfaction of Contract Of						
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If N	lo, state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.							
	Partnership, or LLC Self Softe	er					
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse hild 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 i	nterest rate \					
\$57,500	Yes No \$	%					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name					
Yes No	of the agent or title company contact.) Yes Southern	ītle, LLC No					
18 Address of Property 1002 W Gage St	19 Name and Address of Person to Whom the Tax Statement S	rould be Sent					
Blue Hill, NE 68930	Grantee						
18a No address assigned 18b Vacant land							
20 Legal Description							
See attached							
•							
21 If agricultural, list total number of acres							
An Table and a second state of the second se	\$	000					
22 Total purchase price, including any liabilities assumed	22	0,00					
23 Was non-real property included in the purchase?	nter dollar amount and attach itemized list.)	<u> </u>					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	0100					
25 If this transfer is exempt from the documentary stamp tax, list the exemption							
Under penalties of law, I declare that I have examined this stateme correct, and/fna; I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and					
Larry D. Eggert ((308) 440-6900					
Sign Print or type Name of Grantee or Authorized Representative		Phone Number					
TWO KICKTER	Grantee	8/1/2018					
here Signature of Grande or Authorized Prepresentative	Title	Date					
Register of Deed's Use Or	-	For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo.08 Day 03 Yr. 18 \$ exempt #4	1590 JOIR Pg 1590	0 22 =0.0(1 == 1007/0)					

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

State of Nebraska ss.

County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this and day of August A.D., 20 lb, at 9:10 o'clock A. M. Recorded in Book 2018 on Page 1590

Page 1590

Local Deputy ind Comp. Assessor Carded

Book 2018, Pg 1590

NEBRASKA DOCUMENTARY STAMP TAX
Date 8-2-18
\$ Cxempter 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 (NW½) 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

BY: Larry D. Eggert, President

STATE OF NEBRASKA

)) ss.

COUNTY OF ADAMS

,

The foregoing instrument was acknowledged before me on August , 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

Notary Public Keobald

BOOK & PAGE	2018	- 159/	_ # PAGE	s	_ GR	ANTEE MASTER NAME #	Blue H	wen fro
PARCEL#/ FILING NUMBER		319	-			_ /	Managen	ned grow
			-			_	lic	<u>.</u>
DOC STAMPS	130.	50	-	tax/lien		_		
SALES FILE#	187	7 	- #PAGES	S	-			
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
į	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	RÖSEMONT 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	101 5	1020					
:	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TAX DISTRICT	195		 ,				SUBURBAN	
OTAL SALE PRICE	57,	500		_				
. ADJUSTMENTS	\$							
•				•				
REVIEW CODE	NO	•		•				
SALES DATE	8-1-	2018	**** <u>***</u>					
DEED TYPE_	w T	<u> </u>						
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	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS								
	PARCEL #/S)							

COVER PAGE PROPERTY TRANSFER

NFBRASK/ Good Life, Great Service

Real Estate Transfer Statement

FORM

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed yr. 2018 Mo. 8 Day _ WEBSTER - 91 8 Mο 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Larry D. Eggert Blue Haven Property Management Group LLC Street or Other Mailing Address 2007 22 Road Street or Other Mailing Address 707East 5th St Zip Code 68845 City Hastings Kéarney NE NE 68901 Phone Number (308) 440-6900 Phone Number (402) 746-4530 Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Yes Email Address 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) Improved Single Family Industria! Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial 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 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Yes ₩ No Court Decree Grantor Trust Partition Exchange Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No. ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$57,500 Yes V 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.)

Yes Southern Title, LLC Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1002 W Gage St Grantee Blue Hill, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description See Attached 21 If agricultural, list total number of acres 57.500.00 23 57.500100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 818502 heo bald (402) 476-4560 Name of Grantee Phone Number sign 8/1/2018 nature of Grantee or Authorizes Title here 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 30.SO Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Book 2018, Pg 1591

State of Nebraska Sss.

County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this and day of August A.D., 20 18, at 9:15 o'clock A.M. Recorded in Book 2018 on Page 1571

Deb 11 Mach Derger County Clerk 10.00

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-2-18
\$ 130,50 By 1/2

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

Comp

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 (NW½) 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, 2018.

May State Larry D. Eggert

STATE OF NEBRASKA
COUNTY OF ADAMS

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

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

Notary Public

& (Theobald

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date				School District Code									
91	20	18	1591	8/1/2018		Base:	91-	007	4	Aff	iliated: 9	1-0074	0074 Unified: 91-0074				
Location	ID	Sale	Number	Useability & Code #					Parcel Number								
0003319	900		·					GeoCde	Т	wn	Rng	Se	ct Qrt	Subdiv	Агеа	Blk	Parcel
eri erine a de Eri erine gerekaleri	D	ate of Sa	ile Assessed	Val	ue			4133				00	0 0	20055		002	0000
Land		Imp	rovements	7		T	otal		, S	Dat	Date of Sale Property Classification Code						
14	,130	· · · · · · · · · · · · · · · · · · ·	29,26	55 43,395			Status		Property Type Zoning Location City Siz					ity Size	Parcel Size		
Assessor Location: BLUE HILL (· · · ·			A) 1		212 2 4 7	03		c) 2	D) 1	E)	6	F) 5
				1			Residentia							Comme	rcial	2 13 30 S	
		3.5 () 1.77%	2010 2011 1 1 1 1 1 1	Mult	iple. Ir	norov	ements.:	gangun, ambas nesis	<u> </u>	Mu	ltiole	Impr	overnents. :	al sur de la companya	(Car 1, 197)	Marie Ale Alegar	
		·	uction Date:		tructio						nstruct			1980			
	a Nati		Floor:	Floo	Sq. F	t. :				Floo	or Sq.	Ft. :		240			
		Building	g Cost New:	Cost				****		Cos				5,592			
Single Family	Style:			Res	denti	al Co	ondition:			Col	mme	rcial	Occupan	cy Code:			
(100) 🗆 Mol	bile Hom	e		(10)		W	nn Out				mary:			ther1:		Other2	· · · · · · · · · · · · · · · · · · ·
(101) 🗆 One	Story			(20) Badly Worn Commercial Construction Class: 3													
(102) 🗆 Two	Story			(30) Average						(1)	(1)						
(103) 🗆 Spli	t Level			(40)		Go	od			(2)) 🛮	Re	inforced (Concrete Fr	ame		
(104) 🗆 1 1/	2 Story			(50)		Ve	ry Good			(3)) 🖼	Ma	sonry Be	aring Walls			
(111) □ Bi-I				(60)		Exc	cellent			(4)) 🗆	W	ood or Ste	el Framed	Ext. Wa	alls	
(106) 🗆 Oth	er	<u> </u>		i de la Rei				ZAŻYNI	Ú.	(5)) 🗆	Me	tal Frame	and Walls			
Townhouse or		Style:		Residential Quality: (6) Pole Frame													
(301) 🗆 One				(10)		Lov				Cos	st Rai	ık:	20	斯特斯克	Condit	ion: 3	0
(302) □ Two				(20)		Fai	<u> </u>			(10)) 🗆	-		ı	(10) E] Won	ı Out
(307) 🗆 1 1/2				(30) Average				(20									
(308) 🗆 Split				(40) □ Good				(30			ove Avera	ige	(30)	I Aver	age		
(309) 🗆 2 1/2				(50) 🗆 Very Good				(40	0) □ High (40) □ Good								
(304) □ One				(60)		Exc	ellent	74 7 T				Ulia Veni			<u>· · · · · · · · · · · · · · · · · · · </u>	l Very	
(305) 🗆 Two	Story D	uplex													(60) E] Exce	llent
Assessor's	Adjus	tment	to Sale Pr	ice	(+ 0	r -)											
Assessor Co	mments	and Re	ason for A	ljus	men	t:											
	······································	···········															
									·········					·····			
Comments fi	10.75A						Marrowson and Control of Control	······	٦								
WD	VIII							(om	ments	s:						
	···											····		••••			
																(Conf	tinue on back)

MIPS Inc.

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD

THE PROPERTY OF THE PARTY OF TH	TO THE PERSON NAMED IN COLUMN			2017 R	eai Estate Breakdown Rep	OFT			8/31/18 03	:00 PM
Parcel ID Owner BLUE HAVEN PR MANAGEMENT O 707 EAST 5TH S' HASTINGS, NE	ROUP, LLO			ADD. & ALL OF EG OUTLOT 7 BLUE H	BLK 3 BOTH IN HOOVERS GERT ADDITION& TRACT IN ILL ANNEX 94-10 EXCEPT NER OF BLOCK 1 HOOVERS AD	Card File Situs 1002 WEST G BLUE HILL, NI		00		
County Area Neighborhood Location / Group District School	0 305 20 195 91-0074	N/A BLUE HILL COMMERCI BLUE HILL (BH) 74HF6N - 91-0074 91-0074 91-00	74	State GEO Cadastral Book / Page Sale Date	01-03-02-01-06-05 4133-00-0-20055-002-0000 00002-00066001-56 2018 / 1591 08/01/2018 57,500	Value Buildings Improvement Land / Lot Total		Previous 29,265 0 14,130 43,395	_	29,265 0 14,130 43,395
Model		······································	Method	Lot Size	Frontage Spot Code	Cutoff	Value	Add (+/-) L	ot Value A	ApprID
9 BLUE HILL COM	MERCIAL Book	Page	02 SqFoot Extend	·	164,324.000 N	3,000 999,999	0.740 0.073	0.000	14,130	ō
08/01/2018 03/30/2017 03/30/2017 09/29/1997 09/08/1997 03/25/1997	2018 02017 02017 01997 01997 01997	1590 01121 01121 01463 01446 00450		EGGEF EGGEF EGGEF H&E AI BARNE	RT, LARRY D. RT, LARRY D. RT, LARRY D. R SERVICE INC LY ESCROW CO INC DMMERCIAL BANK					45,000 45,000 45,000 0 0
Year Statement		Building	Other	Land	Total	Exempt	Taxable	Total Tax	Pena	Ity Tax
2017 331900 2016 331900 2015 331900 2014 331900 2013 331900	195 195 195 195 195	29,265 29,265 28,930 33,725 33,775	0 0 0	14,130 14,130 14,130 14,130 14,130	43,395 43,395 43,060 47,855 47,905	0 0 0 0	43,395 43,395 43,060 47,855 47,905	839.16 836.60 818.98 997.84 1,076.70		00000



WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 8/31/18 03:00 PM

(07/2013)

Marshall & Swift Cost Approach

000331900 (4395) Cadastral ID 00002-00066-001-56 PAD Class Code State GEO 01-03-02-01-06-05 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 COMMERCI 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

Primary Image Information

image ID image Date

04/13/2018 File Name ConvertedPic.jpg

Description Converted Image Property Valuation Income Approach Valuation Method Cost Approach

improvement 29,265 Land/Lot п

Total 29,265 121.94/SqFt

Review Information 02/26/2007 Entered

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Building

Page 3 RECORDCARD 8/31/18 03:00 PM

aminimum and a second	THE STATE OF THE PROPERTY OF THE PARTY OF TH		20	17 Appraisal Building		8/31/18 03:00 P
	000331900	(4395)			 Marshall & Swift Cost Ap	proach
	00002-00066001-56	1			Appraisal Zone	1000
	01-03-02-01-06-05				Zone Description	DEFAULT
State GEO 4	1133-00-0-20055-002-0000				Manual Date	(07/2013)
Owner						` ,
BLUE HAVEN PROP		- 1			1	
MANAGEMENT GRO	<u>OUP,</u> LLC				l	
707 EAST 5TH STRE HASTINGS, NE 6890		İ			į	
Situs	, ,					
	TREET BLUE HILL NE 68930					
	305 - BLUE HILL COMMERCI					
	95 - 74HF6N - 91-0074	- 1				
Legal	93 - 74HF6N - 91-0074	i			l	
	LK 3 BOTH IN HOOVERS				•	
ADD. & ALL OF EGG	ERT ADDITION& TRACT IN					
OUTLOT 7 BLUE HIL	L ANNEX 9-4-10 EXCEPT					
TRACT IN NE CORN	ER OF BLOCK 1 HOOVERS AD	1				
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		lmag	ge ID	0	 Ī	
		lmag	ge Date			
		File	Name			
		Des	cription			
Building Data						
Building ID	1		struction Class	C - Masonry bearing walls	Basement Area	0
Sequence	1	Rani		2.00 - Average	Basement Levels	0
Оссирапсу 1	468 - Material Storage Shed 100 %		ıdition	3.00 - Average	Basement Finish	
Occupancy 2		1	erior Wall	100 % - Stud -Vinyl Siding	Finish Code - 1	
Occupancy 3			ting/Cooling	100 % - No HVAC	Finish Area - 1	0
Total Floor Area	240		of Type		Finish Code - 2	
Average Perimeter	64	Root	of Cover		Finish Area - 2	0
Number of Stories	1					
Average Wall Height	8.00					
Year Built	1980					
Effective Age	26	1				

MI www.nebras	PS Inc.				R COUNT			Page RECORDCAR 8/31/18 03:00 Pi
Neighborhood District Legal ALL BLK 2 & LC ADD. & ALL OF OUTLOT 7 BLL	4133-00-0-20055-002-0000 PROPERTY F GROUP, LLC STREET	(4395)						0/31/10/03:00 F1
Code Descrip	et - Ot	0-10		Eff Age Dimensions				
PAVC DRIVE/I			.00 0	O O	Floor	Roofing	Total Units 60	
PAVC DRIVE/I Building	OT 11/FAIR Components	3.00 0	.00 0	0	***************************************		540	THE RESERVE THE STATE OF THE ST
PAVC DRIVE/I Building	.OT 4/FAIR Components	3.00 0.	00 0	0			180	
PAVC DRIVE/L Building	.OT 9/FAIR Components	3.00 0.	00 O	O		·	500	

MIPS Inc.
www.nebraskaassessorsonline.us

WEBSTER COUNTY

www	MIPS Inc.			WEBSTEI 2017 Apprais				Page RECORDCAR 8/31/18 03:00 P
Parcel			(4395) Owner		ERTY		Legal ALL BLK ALL OF E BLUE HIL CORNER	2 & LOT 5 BLK 3 BOTH IN HOOVERS ADD, 3 GGERT ADDITION& TRACT IN OUTLOT 7 L ANNEX 94-10 EXCEPT TRACT IN NE LOF BLOCK 1 HOOVERS AD
YDS	Description YARD SHED/AVERAGE Building Components	Class 1	Qual Cond Ye 3.00 0.00 20	ear Eff Age Dimensions 12 0	Floor	Roofing	Total Units 120	
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			10 Sec. (2000)	tt och Al-Variantskaler på manningsföre den er senere på gr	Harris Marie Salas agri Assenças sugar	4-44		

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

(new roof on building, additions to building,

Explain if ves

explain

removal of building) If yes

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	דטס ו
How did you learn the property was for sale? Circle one: Advertising Broker/Realtor Fami Newspaper Seller Prior Knowledge other (please expalin):	ily
How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement Set by Seller Other (Please expalain:	
If appraised, what was the appraised value? \$	
Was this a sale of a partial interest in the property?YesNo 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?YesNo If no explain:	
Was the sale between family members?YesNo If yes, explain_	
Was there any prior association between the buyer and the seller or with the property?YNO If yes, explain:	es
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?YesNo If yes what kind of business?	

WEBSTER COUNTY ASSESSOR

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 OU
Do you think this property sold fo	r its full market value?YesNo
Comments/other information:	
Signature:	
Phone#:	Date:

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

COVER PAGE PROPERTY TRANSFER

DOC STAMPS	TOOL COTAMOS SERVINOS SALES PILES SALES P	TOCKTOMOS SERVICES SALES FILES	BOOK & PAGE	,	1009	_ # PAGE	s	_ GF	RANTEE MASTER NAME #	Clinto	n+1
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			COMMENTS	Self	to Tr	ustees	2			·	

Nebraska Department of

Real Estate Transfer Statement • To be filed with the Register of Deeds.

• Read instructions on reverse side.

FORM 521

1 County Name							
いっとおい ノムノン		County Number ounty & County Nu	Imbor	3 Date of Sale	<i>N / A</i> ayYr	4 Date of Deed	20 Yr. 2018
		and Telephone (P	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	ss, and Telephone (
Grantor's Name (Seller)				Grantee's Name (Buyer)		
CUNTOR AND	1 Dury	CHMSTERL	,	CHURUS.	ARP DONNA	CHMSTED	THUT 010 7-20
Street or Other Mailing Ad				Street or Other M	ailing Address	. 4	
3608 N.C	NFL SEH			360	alling Address E <i>N . (He.</i>	e S.F.A	
Telephone Number		State MU 64117	Zip Code	Telephone Number	ere Gir	Mo 6	Zip Code
(816)	452-	307/		(8)	16/452-	3071	
7 PROPER	TY CLASSIFIC	ATION NUMBER.	. Check one box in ca	ategories A and	B. Check C if prop	erty is also a mobi	le home.
(A) Status) Property Type			(C)
(1) Improved (1) (2) Unimproved (2) (3) IOLL (3)	=	y (4) Industrial (5) Agricultura (6) Recreation	al (8) Mir	neral Interests-Nonp neral Interests-Produ		9) State Assessed D) Exempt	(1) Mobile Home
8 Type of Deed Warranty Quit Claim	Corrective Sheriff Conservator	Land Contra Executor Partition	act Personal Rep. Mineral Trust	. Bill of Sale Cernetery Other	9 IRC § 1031 Ex (Was the transf	change? fer an IRS like-kind exc	∏Yes V No hange?)
·	Sale	Gift	<u></u>	Revocable Trust	<u></u>	<u></u>	of Contract
11 Was ownership transferi YES NO		Exchange explain the division.)	Life Estate	Irrevocable Trust			ain.) o, state the intended use.)
13 Was the transfer between		o a trustee, are the tr	ustor and beneficiary rela	atives? (If Yes, chec)	
YES NO		Spouse		rents and Child		on, Partnership or LLC	
		Grandparents an	nd Grandchild 🔲 Bro	others and Sisters	Aunt or Uncle to I	Niece or Nephew	Other_ <i>SELF</i>
4 What is the current mark				1	<u> </u>	state the amount and i	nterest rate.)
	21,095			YES	NO \$		%
6 Does this conveyance di	ivide a current pa	rcel of land?		17 Was transfer to	hrough a real estate ag	gent? (If Yes, include the	name of the agent.)
18 Address of Property						om Tax Statement Shou	ld be Sent
N/A UN	NA PIOUTE	AGRICULTS	ILAL LAND			OHMSTEAL	
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5		OR See. S NEBRASI		. , ,	NAMEL		E& 47 E L
5	(OUNTY	Ni ^e bras)				\$	
21 if agricultural, list total n	number of acres	NEBEAS) 160 ACAE	<u>1</u>		.,,,,	22 \$	0
21 if agricultural, list total n	number of acres _	NSE BRAS A	<u>1</u>		d attach itemized list	22 \$	
21 if agricultural, list total n 22 Total purchase price 23 Was nonreal propert	number of acres	//SPRAS/	YES NO (If Yes,	enter amount and	.,,,,	22 \$	0
21 If agricultural, list total n 22 Total purchase price, 23 Was nonreal propert 24 Adjusted purchase p	number of acres	// ALAS / // ALA	YES NO (If Yes, ninus line 23)	enter amount and	.,,,,	22 \$ st.) 23 \$	0
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21 if agricultural, list total n 22 Total purchase price, 23 Was nonreal propert 24 Adjusted purchase p 25 If this transfer is exer Correct and t Priphor/Type	number of acres	liabilities assumed be purchase? December of the purchase of t	YES NO (If Yes, ninus line 23)	enter amount and	d attach itemized list	22 \$ 23 \$ 24 \$ 24 \$	0,00 mplete, and 816)452-307 / Telephone Number
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AFTER RECORDING RETURN TO:

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

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of Arabis A.D., 2018, at 11:40 o'clock A.M. Recorded in Book 2018 on Page 1659 County Clerk 10.00 B.D. Deputy Ind __Comp __Assessor __Carded __

NEBRASKA			RY
ST Date 8-13	AMP/	TAX	
\$ Exempt #56	_By_	BB	

NEBRASKA WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS FOR VALUABLE CONSIDERATION THIS WARRANTY DEED, executed on JULY ______, 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 whomsever. 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 sighed and sealed these presents. Signed, sealed and delivered in the presence of:

CLINTON OHMSTEDE DON
STATE OF MISSOURI

State of Missouri

State of Missouri

State of Missouri

ł

On JULY ______, 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:

COUNTY OF CLAY

BOOK & PAGE	<u> 2018 - 1</u>	1662	# PAGES	3	. GR	ANTEE MASTER NAME#	Hindreu) H. +	_
PARCEL#/ FILING NUMBER		<u> 2200 —</u>	-	17240		-	Macken	zied Cal	<u>e</u> .
DOC STAMPS	42.7	15	- -	tax/lien		-			-
SALES FILE #	189	<u> </u>	# 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	
İ	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		DIJDAL BECIDARA		-
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS				•
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TAX DISTRICT	45	-							
TOTAL SALE PRICE	$19, \infty$	<u> </u>		-				_	
521 ADJUSTMENTS	\$							•	
SOR ADJUSTMENTS	<u>\$</u>								
REVIEW CODE	NO								
SALES DATE	8-3	3-2d8							
DEED TYPE	General	<u>I WD</u>							
SALE QUAL		ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE	1	2	3	<u> </u>	5	1			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT				
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR	
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL	
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FORM

Real Estate Transfer Statement

• To be filted 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	nt 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 03 Yr. 2018 Mo. 08 Day	03 Yr. 2018
5 Grentor'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	
Street or Other Meding Addresss 3030 Park Lane Drive #3	Street or Other Meiling Address 245 Nebraska Street	
City State Zip Code NE 68901	City State Guide Rock NE	Zip Code 68942
Phone Number (402) 984-5663	Phone Number Is the grantee a 501(c)(3) organize (402) 257-7159 If Yes, is the grantee a 509(a) four	
Email Address N/A	Email Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
(A) Status (3) Property Type	(C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ L	and Contract/Memo Partition Sheriff Ease Personal Rep. Trust/Trustee Ineral Quit Claim Warranty	Other
part of an IHS like kind exchange? (I.R.C. § 1031 Exchange) Yes No	Life Estate Sale Trustor Trust Partition Satisfaction of Contract Ot	· · · · · · · · · · · · · · · · · · ·
11 Was ownership transferred in full? (If No, explain the division.) Yes No No	12 Was real estate purchased for same use? (If N	to, state the intended use.)
	Partnership, or LLC Self Other of and Grandchild Spouse Child Step-parent and Step-child	
14 What is the current market value of the real property? \$19,000	15 Was the mortgage assumed? (If Yes, state the amount and Yes No \$	interest rate.) %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
245 Nebraska Street, Guide Rock, NE 68942	Same as #6	
18a No address assigned 18b Vacant land		
Lots One (1), Two (2) and Three (3), Block Eleven County, Nebraska. 21 If agricultural, list total number of acres	(11), Vance's Addition to Guide Rock, \	Webster
22 Total purchase price, including any liabilities assumed	22 \$	19,000,00
23 Was non-real property included in the purchase? Yes No (If Yes,	enter dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		19,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemptic	n number	
Under penalties of law, I declare that I have examined this statem correct; and that I am duly authorized to sign this statement. Michael L. Rickert	ent and that it is, to the best of my knowledge and belief, true, co	mplete, and (402) 934-4770
Print or Type Name of Grantee or Authorized Representative		Phone Number 8-10-18
here Signature of Grantee or Authorized Representative	Attorneye	Date
Register of Deed's Use C	nly	For Dept. Use Only
26 Date Deed Recorded 127 Value of Stamp or Exempt Number 2018 Aug 13 02:15 PM 42.75 Book 2018	28 Recording Data	

Index	
Computer	- 1
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Carried	, e- M

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/13/18

\$ 42.75 By BB

te of Nebraska 1

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 02:15 o'clock PM. Recorded in Book 2018 on Pages 1662-1663

County Clerk

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]

Executed: August 3,	, 2018.
	Q a rell
	Gregg A. Richardson, a/k/a Greg Richardson
	Heather D. Richardson
STATE OF NEBRASKA) ss.	
COUNTY OF ADAMS) ss.	
This record was acknowledged before me Gregg A. Richardson, a/k/a Greg Richardson, as G	
	march A muelling
GENERAL NOTARY - State of Nebraska MARSHA A. MUEHLING My Comm. Exp. July 6, 2020	Notary Public
STATE OF NEBRASKA) ss.	
COUNTY OF ADAMS) ss.	**************************************
Heather D. Richardson, as Grantor.	on Months, Pichauden 2018, by
GENERAL NOTARY - State of Nebraska MARSHA A. MUEHLING My Comm. Exp. July 6, 2020	Marsha A Muchling Notary Public
·	1 11

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	<u>2018-</u>	1664	# PAGES	S	GR	ANTEE MASTER NAME#	Elizabi	et-h. Mon
PARCEL#/ FILING NUMBER	000334	1100	<u>-</u>	8490		_		
	252.0	<u> </u>	-			-		
DOC STAMPS	353.2	<u> </u>		tax/lien		_		
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IEIGHBORHOOD#	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					
į	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	
	10-1					J	SUBURBAN	
TAX DISTRICT	195							
OTAL SALE PRICE	<i>157,</i>	000	,					
1 ADJUSTMENTS	Ś							
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R ADJUSTMENTS				<u>-</u>				
REVIEW CODE	110							
SALES DATE	8-9-	-18						
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
L								
COMMENTS								
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	PARCEL#(S)							

Real Estate Transfer Statement

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

521

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer County Name 2 County Number 4 Date of Deed _Yr. 2018 Mo. _08 Mo. 08 Day 09 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Jeremy J. Meyer and Peopy S. and Roger J. Meyer Elizabeth Menke Street or Other Maning Address 905 West York St. Street or Other Mailing Address 611 Dockside Cove Zip Code Zip Code State Hastings NE 68901 Blue Hill NE 68930 Phone Number (402) 469-8198 Is the grantee a 501(c)(3) organization? Phone Number Yes V No (402) 984-4740 If Yes, is the grantee a 509(a) foundation? Yes N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type ✓ Improved Single Family Industrial State Assessed Mobile Home Mineral Interests-Nonproducing Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational Partition 8 Type of Deed Distribution Land Contract/Memo Sheriff Other Conservator Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Minera Was the properly purchased as part of an IRS ske-kind exchange? 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Foreclosure (I.R.C. § 1031 Exchange) Auction Life Estate Sale | Trustee to Beneficiary Yes [7] No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (if No. state the intended use.) No_ ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$157,000 ☐ Yes 16 Does this conveyance divide a current parcal of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Ves Adams Land Title Co. Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 905 West York St., Blue Hill, NE 68930 Grantee 18b Vacant land 18a No address assigned 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 157,000.00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 157,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement Michael W. Kassebaum (402) 463-4198 Print or Type Naro Phone Number Title Agent 8-10-2018 Date Title 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 2018 Aug 13 02:16 PM 353.25 Book 2018 Page 1664 _ Day Nebraska Department of Revenue Authorized by Neb Rev Stat §§ 76-214, 77-1327(2)

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/13/18 ±

\$ 353.25

By BB

Bk 2018, Pg 1664

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 02:16 o'clock PM. Recorded in Book 2018 on Pages 1664-1665

County Clerk ee: \$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.

Jeremy J. Meyer

Peggy S. Meyer

Roger J. Meyer

STATE OF NEBRASKA COUNTY OF Adams	}ss
On this 9+ day of appeared Jeremy J. Meyer, a	· •
GENERAL NOTARY - State of Nebraska DANIELLE L. KELLEY My Comm. Exp. Sept. 27, 2020	Notary Public My Commission Expires: Sept. 27, 2020
STATE OF NEBRASKA COUNTY OFAdoms	} ss
On this day of appeared S. Meyer and Roge	August, 20 18, before me personally er J. Meyer, wife and husband.
GENERAL NOTARY - State of Nebraska DANIELLE L. KELLEY My Comm. Exp. Sept. 27, 2020	Notary Public My Commission Expires: Sept. 27, 2020

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date					S	chool D	ist	rict Cod	9		
91	201	18	1664		8	/9/	2018	Base:	91-	0074		Affi	liated:	91	-0074	Uni	fied: 9	1-0074
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Single Family		2.00		Res	identi	al Co	ndition: 3	5	691 39	. July (0.000)		cial	Occupa	ncs	Code:		Jasan.	
(100) 🗆 Mo	bile Hom	e	·	(10)		Wo	m Out			Prin					er1:		Other2:	Type the safety as
(101) 🗷 On	e Story			(20) □ Badly Worn					Con	Commercial Construction Class:						States of Section		
(102) 🗆 Tw-	o Story			(30) El Average						(1)								
(103) □ Spl	it Level	•		(40)	E	God	 od			(2)					ncrete Fra			
(104) 🗆 11/	/2 Story			(50)		Ver	y Good			(3)					ng Walls			
(111) 🗆 Bi-l	Level			(60)			ellent			(4)					Framed E	xt. Wa	lls	
(106) □ Oth	ner	***							(5)		Me	tal Fram	e aı	nd Walls				
Townhouse or	r Duplex	Style:		Resi	dentia	al Qu	ality: 30	(4.6.45)		(6)		Pol	e Frame					
(301) 🗆 One	e Story			(10)		Lov	₹			Cost	Rar	ık:	Service Service	e vedi Maria		onditi	om:	M. West
(302) 🗆 Two	o Story			(20)		Fair				(10)		Lot					Worn	Out
(307) 🗆 1 1/	2 Story			(30)	÷	Ave	rage			(20)		Ave	erage		C	20) 🗆	Badly	Wom
(308) 🗆 Spli	it Level			(40)		Goo	od			(30)		Ab	ove Ave	rage	· (:	*******	Averag	
(309) 🗆 21/	2 Story			(50)		Ver	y Good			(40)		Hig	;h		(-	10) 🗆	Good	
(304) 🗆 One	Story Du	plex		(60)		Exc	ellent			\$ \$ \$ \$ \$ \$)jK	7		. h	C	50) 🗆	Very (lood
(305) 🗆 Two	Story Da	ıplex									by kil Grijki	lar Çwar Carana	States of the St		(50) 🗆	Excelle	ent
Assessor's	Adjus	tment	to Sale P	rice	(+ o	r -):	***************************************	***************************************										
Assessor Co	mments	and Re	eason for A	djus	ment	t:												
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Comments f	rom							(omi	nents:								
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MIPS Inc.

WEBSTER COUNTY

Page 1 RECORDCARD

www.nebra	skaassessorso					Breakdown Repo	rt				RECORDCARI 9/4/18 04:42 PI
Parcel ID Owner MENKE, ELIZ 905 WEST YOU BLUE HILL, N	ORK STREET	100		Legal W 10' LOT 2 & Al BLUE HILL SWE	LL LOTS 3 & 4 E EZYS ADDITIO	BLOCK 1 N	s	ard File itus 005 W YORK ST BLUE HILL, NE 68	00032410 8930	0	
County Area	0	N/A	······································	Class Code	01-01-01-01-	-06-02	- lv	alue		Previous	Ситтег
Neighborhoo	300	BLUE HILL		State GEO		0030-001-8490		uildings		105,495	103,91
Location / Gr	oup 20	BLUE HILL (BH)		Cadastral	00002-00069			nprovement		0	.00,0
District	195	74HF6N - 91-0074	,	Book / Page	2018 / 1664			and / Lot		3,700	3,70
School	91-0074	91-0074	91-0074	Sale Date	08/09/2018		1				
				Sale Amount	157,000			otal		109,195	107,61
				<u> </u>		Permit No. Type	Description		Date C		Amour
						0001 00 N/A)10 ADD GARAGI ON IN OFFI	E 10/07/2	2008 12/07/2009	
Model			Method	Lot Siz		ntage Spot Code	C	utoff V	alue .	Add (+/-) Lo	t Value Appr I
8 BLUE HILL			02 SqFoot	14,850.00	00 11	0.000 N	122	2,000 0	.249 .080 .029	0.000	3,700
Sale Date	Book	Page	Extend	d Own	ership History		. 555	1,555	.025		Атоиг
08/09/2018	2018	1664		MEN	IKE, ELIZABETI	1					157,00
07/06/2013	02013	01970		MEY	ER, JEREMY J	& PEGGY S					115,00
11/30/2003	02003	02700		DUV.	AL, CLAIR & BO	DNNE					110,00
				MEY	ER, JEREMY J	& PEGGY S MEYER					
Year Statem		Building	Other	<u>Land</u>		Total	Exempt		Taxable	Total Tax	Penalty Tax
2017 324		105,495	0	3,700		109,195	0		109,195	2,111.58	į
2016 324		103,915	0	3,700		107,615	0		107,615	2,074.66	1
2015 324		107,820	0	3,700		111,520	0		111,520	2,121.06	ļ
2014 324		107,820	0	3,700		111,520	0		111,520	2,325.36	1
2013 324 ⁻	00 195	111,450	0	3,700		115,150	D		115,150	2,588.08	(

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/4/18 04:42 PM

Parcel ID 000324100 (755) Primary Image Sketch Image 00002-00069-00027 Cadastral ID 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 68930 Situs 905 W YORK ST BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL ٨ District 195 - 74HF6N - 91-0074 Legal W 10' LOT 2 & ALL LOTS 3 & 4 BLOCK 1 BLUE HILL SWEEZYS ADDITION Property Valuation Buildings Residential Information Marshall & Swift Cost Approach (06/2013) 103,915 Type Quality Single-family Residence Year/Effective Age 1981/0 3.00 - Average 3.50 - Average Plus 0.5 Improvement Land/Lot Condition Total Base/Total 1,228 / 1,228 Review Information 01/28/2016 Style 100 % - One Story Entered DL Exterior Wall 100 % - Frame, Siding, Vinyl 09/02/2015 Heating/Cooling Inspect TS 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab Area of Crawl n Fixture/Roughin 9/0 2/2.0 Bed/Bathroom Basement Area 1,228 780 Part Code Description Year Dimensions Quality Units PD, FD 701 Attached Garage(SF) 0.00 1,052 sqft 0.000 % / 0.000 % Approximate value after 35.000 % physical, 9.300 % functional and 0.000 % economic depreciation is 11,995 Code Description Cost Source MS Residential Size Year In Units Depreciation Yard Shed 140 140 17.000 % PAVC BKV Paving, Concrete 4 - 6 Inch. BRICK VENEER/EXTRA MS Residential 1210 0 1,210 0.000 % MS Residential 240 0 240 0.000 % PAVC Paving, Concrete 4 - 6 Inch. MS Residential 280 0 280 17.000 % WOD Wood Deck MS Residential 200 0 200 0.000 % RPS Raised Slab Porch with Roof MS Residential ŏ 92 0.000 % 92

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 **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

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?YesNo 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?YesNo 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?
expenses have been incurred in each of the past live years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) Appliancees Furniture other (please explain):
What is the dollar value of the personal propert that was included in the pruchase price.
Do you think this property sold for its full market value? Yes No
Was the property made agailable to other potential growth and W (N F J)
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) Appliancees Furniture other (please explain):

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?	
	yes 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: _____

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2018-1	1081	# PAGES	S	GR	ANTEE MASTER NAME #	Katie	M. Glx
PARCEL#		7. 76024	L	Od looz	80D 83	2-10 7		
	8-3-10	160290	0 2		-	- •		•
DOC STAMPS	Exem	st 4	-	tax/lien		_		
SALES FILE #	. 191		# PAGES	5				
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
•	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	(4000	9000	9500			
i	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	•
	(C)						SUBURBAN	
TAX DISTRICT	<u> 190 </u>							
OTAL SALE PRICE	4	}	1					
1 ADJUSTMENTS	\$							
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R ADJUSTMENTS								
(140)211 0002	_							
SALES DATE) <i>+8</i>		. 0	- / / -			
DEED TYPE	ASC. N	lame Ch	vange or	r Real E	State			
SALĘ QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3		5			
	USABILITY	as adjusted	Subchanged	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT		÷	
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
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COMMENTS	1 Jam	e cha	ngue b	y Ma	rriage	•		
	Γ	<u> </u>	<u> </u>	-	ī			
	PARCEL#(S)							ı

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

	t is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed						
WEBSTER - 91	Mo DayYr Mo DayYr						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)						
KATIE M GLENN	Grantee's Name (Buyer) KATIE M GLENN						
Street or Other Mailing Address 3678 140TH AVENUE	Street or Other Mailing Address 3678 140TH AVENUE						
City State Zip Code CEDAR RAPIDS NE 68627	City State Zip Code CEDAR RAPIDS NE 6862						
Phone Number (402) 460-7471	Phone Number Is the grantee a 501(c)(3) organization? Yes V (402) 460-7471 If Yes, is the grantee a 509(a) foundation? Yes V						
Email Address katie-krueger@hotmail.com	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.						
	Property Type (C)						
✓ Improved ☐ Single Family ☐ Industrial ☐ ☐ Unimproved ☐ Multi-Family ✓ Agricultural ☐ ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Hom Mineral Interests-Producing Exempt						
	·						
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	osure						
Yes V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.) Yes No No	r Trust Partition Satisfaction of Contract Other (Explain) NAME CHAI 12 Was real estate purchased for same use? (If No, state the intended us						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)						
	artnership, or LLC Self Vother SELF						
☐ Brothers and Sisters ☐ Grandparents a							
Ex-spouse Parents and Ch							
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?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name						
Yes No	of the agent or title company contact.) Yes 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						
18a No address assigned 18b Vacant land	1782 RD 1400, Blue Hill NE 68930						
20 Legal Description							
NE1/4 8-3-10, NW1/4NW1/4 7-3-10, SW1/4 5-3-10, NE1/4 8-3-10 LE TO POINT OF BEGINNING THENCE SOUTH 242', EAST 360', NOR 8-3-10. WEBSTER COUNTY, NEBRASKA	SS NW CORNER SOUTH 598', EAST 33' (EAST EDGE OF ROAD) TH 242', WEST 360' TO POINT OF BEGINNING NW1/4NW1/4						
21 If agricultural, list total number of acres 354.52.							
22 Total purchase price, including any liabilities assumed	22 \$ 0,00						
23 Was non-real property included in the purchase? Yes No (If Yes, en	·						
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							
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and						
KATIE M. GLENN Print or Type Name of Grantee or Authorized Representative	(402) 460-7471 Phone Number						
sign K. t. M. Monne	SELF 8-10-18						
here Signature of Grantee or Authorized Representative	Title Date						
Register of Deed's Use Only For Dept. Use Only							
	28 Recording Data						
Mo. O Day 44 Yr. 18 \$ Q x Cm pt 4	DK 30 18 Hg 168 L Authorized by Neb. Rev. Stat. §§ 75-214, 77-1327(

Dr. 3010,191
State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 11 Hay of Agonst A.D., 20 B., at 8:30 o'clock A.M. Recorded in Book 2018 on Page 1081-1082 NEBRASKA DOCUMENTARY Date 8 14 18 Date 8 14 18 IndCompAssessorCarded
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
Katie M Glenn
State of Nebraska))SS.

A GENERAL NOTARY - State of Nebraska
LAURA D. ARP
My Comm. Exp. May 2, 2022

County of Webster)

Notary Public

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

Page 307 Pg 141

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

1. COUNTY OF	· · · · · · · · · · · · · · · · · · ·	2. LICEN	SE NUMBER		
Webster		l l	0013		
GROOM/PARTY A - Name (First, Middle, Last, Suffix)		<u> </u>		4. AGE
Robert Michael Glenn	•				35
5a. RESIDENCE - Street & Number	5b. City. Stat	e, Zip Code or For	eign Country		5c. County
80657 507th Ave		lebraska 6884			Greeley
6. BIRTHPLACE (City and State or Foreign Country)				7. DATE (OF BIRTH (Mo., Day, Yr.)
Albion, Nebraska					2, 1983
8a. FATHER'S - NAME (First, Middle, Last, Suffix)	·		8b. BIRTHPLACE (C	ity and Stat	te or Foreign Country)
William Grant Glenn			Wolbach, Nebr	aska	
9a. MOTHER'S - FULL MAIDEN NAME (First, Middle, La	st, Suffix)		,	•	te or Foreign Country)
Barbara Jean Kennedy			Albion, Nebrasi		
10a. BRIDE/PARTY B - NAME (First, Middle, Last, Suffix)		10b. MAI	DEN NAME (If differen	t)	11. AGE
Katie Marie Krueger					24
12a. RESIDENCE - Street & Number		te. Zip Code or Fo			12c. County
1782 Rd 1400	Blue Hill,	Nebraska 6893	0		Webster
13. BIRTHPLACE (City and State or Foreign Country)					OF BIRTH (Mo., Day, Yr.)
Superior, Nebraska			Les BIOTHELAGE	<u>. </u>	er 20, 1993
15a. FATHER'S - NAME (First, Middle, Last, Suffix)					ate or Foreign Country)
Larry Wayne Krueger 16a. MOTHER'S - FULL MAIDEN NAME (First; Middle, La	at Confine		Red Cloud, No		ate or Foreign Country)
• • •	ist, Sumx)		1	_	ate of Foreign Country)
Sonja Lynn Kerr			Hastings, Neb		
I HEREBY CERTIFY THAT THE INFORMATION THAT WE ARE FREE TO MARRY					
17. GROOM'S/PARTY A SIGNATURE	<u> </u>		RTY B SIGNATURE		***
howet M Alexan		Katie	M Krues	2/1	RE ME ON (Mo., Day, Yr.)
19a. SUBSCRIBED TO AND SWORN TO BEFORE ME O	ON (Mo., Day, Yr.)	20a. SUBSCRIE	ED TO AND SWORN	TO BEFOR	RE ME ON (Mo., Day, Yr.)
June 7, 2018	······································	June 7, 1			
19b. SIGNATURE AND TITLE OF ISSUING OFFICER/NO	DTARY	20b. SIGNATUR	RE AND TITLE OF ISS	UING OFFI	CER/NOTARY
$Q \cdot Q_{\Lambda_{-}}$		φ	ruse le	D 0	
Raise Petsch		$\mathcal{O}_{\mathcal{U}}$	ruse I e	Toch	,
Deputy County Clerk		Deputy (County Clerk		
THIS LICENSE AUTHORIZES THE MARRIAGE IN	THIS STATE OF TH	E PARTIES NAM	ED ABOVE BY ANY	PERSON D	ULY AUTHORIZED
TO PERFORM A MARRIAGE	ECEREMONY UNDI	ER THE LAWS O	THE STATE OF NE	BRASKA.	
21a. I CERTIFY THAT THE ABOVE NAMED PERSONS	21b. WI-	ERE MARRIED -	City, Town or Location		21c. County
WERE MARRIED ON (Mo., Day, Yr.) JULY 14, 2018	B	lue Hi	11		Webster
21d. PERSON PERFORMING CEREMONY (Sign and P)	nt Name)	1/	h. 12		21e. Title
Letene Ditukk	4 VO10	ne K	1)utt V		Clerk Magistra
21f. FULL MAILING ADDRESS OF PERSON PERFORM		1. Dag	V NINI	Quii	~ · J
UPSO John OTTA	et, CTUIC		NEG	<u> 377</u>	<u> </u>
22a. WITNESS TO CEREMONY (Signature)	, l	22b. WITNESS	O CERÉMONY (Sign	ature)	•
Elm Mys		Davil	Il Vous		
22c. FULL MAILING ADDRESS OF WITNESS		22a. FULL MAILI	NG ADDRESS OF WI	INESS II I	11 10000
1792 Rd 1400 Rhw HII NE (2 23a. COUNTY CLERK OR TRIBAL COURT MAKING RE	9930	<u>60380 1</u>	WPA Ax L)	olbach ,	NE CORRE
23a. COUNTY CLERK OR TRIBAL COURT MAKING RE-	IURN IO VITAL STA	ATISTICS SECTION	JN ZJD. Date		ounty Clerk or Tribal Court
Debra Klingenberger Nedro Klenger	espec, Cour	by Clerky	: 1 2	neler	17,2018





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.

Viviae Clack Nepathy

COVER PAGE PROPERTY TRANSFER

1 (20) 105 200 555 300 515 600 605 605 605 605 605 605 605 605 60	OK & PAGE	2018-	1683	# PAGES	·	GR.	ANTEE MASTER NAME#	Sean v	<u> </u>
1		000624	1100-19	692			-	Jaclyn	2 Dutte
1	TAMPS				tax/lien				
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		PARCEL#(S)							

Nebraska Department of REVENUE

Real Estate Transfer Statement

192

FORM **521**

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

• 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 2018 Mo. _ 08 13 Yr. 2018 Mo. 08 Day 13 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sean & Jaclyn Duffy Grantor's Name (Seller Joan E. Duffy, c/o Lynette Vogler Street or Other Mailing Address 350 W Douglas Ave Street or Other Mailing Address 15305 Pavillion Glen St Zip Code 28078 city Huntersville State city Guide Rock NE 68942 Phone Number Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ improved Single Family Industriat Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Conservator Partition Sheriff Other Bill of Sale Corrective Lease Easement Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Ouit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Life Estate Sale Trustee to Beneficiary Yes **V** No Exchange Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No. Yes Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other. Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse ✓ Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 515 E State St same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 750.00 22 0,00 23 Was non-real property included in the purchase? 🔲 Yes 😾 No (If Yes, enter dollar amount and attach itemized list.) 23 750100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of entee or Authorized Representative Phone Number sign Attorney tee or Authorized Representative Title here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number BW2018, Pg 1483

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

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-ofway.

BW2018, Pg 1683

State of Nebraska 3	ss.
State of Nebraska }	Entered on the
numerical index and index	filed for record in the
Debra Kunge	CAN Deputy
IndCompAs	sessorCarded



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 /3, 2018.

JOAN E. DUFFY

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. e

KORY MCCRACKEN

General Notary

State of Nebraska

My Commission Expires Aug 22

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sal	Date	e Ligardo			462 4.5 4780	Sc	hool Dis	stric	ct Code			
91	20	18	1683		8/	13	/2018	Base: 9	91-0	501	A	ffil	iated: 9	1-	0501	Uni	fied: 9	1-0501
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Land		Imj	provements	10 ES		T	otal		640 (G) 60 (W)	Date	of S2	ıle I	Propert	y C	lassific	ation	Code	
	470		280			20	750	Status	P	roperty	Туре		Zoning	, 21 /2 (2)	Location	C	ty Size	Parcel Size
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	4 T. 40			Ž.			Residentia							C	ommer	cial		
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		Buildir	and the second of the second of the second	Cost			112,7	50		Cost								
Single Family	Style:	101		Resi	denti	al C	ondition: 1	0		Com	merc	ial (Occupan	cy (Code:			
(100) 🗆 Mol	bile Hon	ne		(10)	E	W	om Out			Prim	ату:		Ol	ther	:1:		Other2:	
(101) 🗷 One	Story			(20)		Ba	dly Worn			Com	merc	ial (Construc	tion	ı Class:			
(102) 🗆 Two	Story			(30)		Av	erage			(1)		Fire	proof Str	ucu	ural Stee	Fram	•	
(103) 🗆 Spli	t Level			(40)		Go	od			(2)		Reir	nforced C	lone	crete Fra	me		
(104) 🗆 11/2	2 Story			(50)		Ve	ry Good			(3)		Mas	sonry Bea	ring	g Walls	•		
(111) 🗆 Bi-I	.evel			(60)		Ex	cellent			(4)		Wo	od or Ste	el Fi	ramed E	xt. Wa	lls	
(106) □ Oth	ег		1			374		Service Services		(5)		Met	al Frame	and	i Walls			
Townhouse or	Duplex	Style:		Resi	dentia	ıl Q	uality: 30	省的基础		(6)		Pole	Frame					
(301) 🗆 One	Story			(10)		Lo	W			Cost	Ranl	K:	(e. 200 - 25)	e Bar	C	onditi	on:	
(302) 🗆 Two	Story			(20)		Fai	т			(10)		Low	7		(1	l0) 🗆	Worn	Out
(307) 🗆 11/2				(30)	¥	Av	егаде			(20)		Ave	rage		(2	20) 🗆	Badly	Wom
(308) □ Spli	t Level			(40)		Go	od			(30)		Abc	ve Avera	ge	(3	30) 🗆	Avera	ge
(309) 🗆 2 1/2				(50)			ry Good			(40)		Higl	h.	. 72	Survey St.		Good	
(304) 🗆 One				(60)		Ex	cellent	Of Sept. 1, 12 Dept. No.	er græn i	ing souls v	net: generale				0. 200		Very	
(305) □ Two	Story I	Ouplex	2		SE HARA SELLE	e Vi		強大學學		1.05.15					(50) 🗆	Excell	ent
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Assessor Co	mment	s and R	Reason for Ac	ljust	men	t:												
																	-	
<i>C</i>								····	٦									
Comments for	rom							•	.omn	ents:								
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																	(Conti	nue on back)

MIPS Inc.

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/5/18 04:27 PM

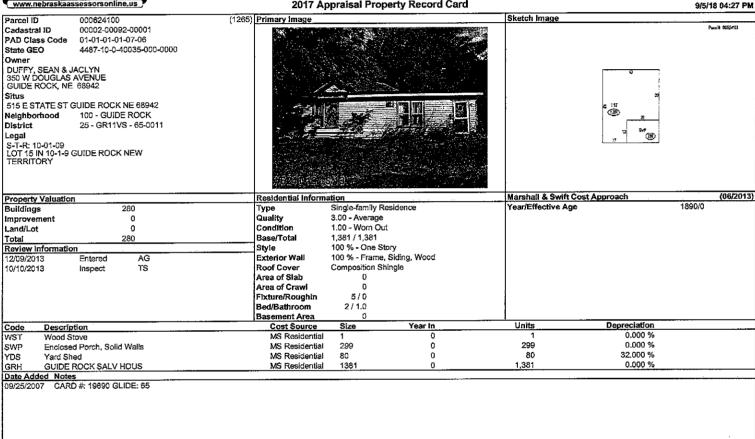
www.nebraskaas	sessorso	nline.us		2017 Re	eal Estate	Breakdown Re	port					9/5/18 04:27 PM
Parcel ID Owner DUFFY, SEAN & J 350 W DOUGLAS GUIDE ROCK, NE	AVENUE	00		Legai LOT 15 IN 10-1-9 G TERRITORY S-T-R: 10-01-09	UIDE ROCK I	NEW		Card File Situs 515 E STATE S GUIDE ROCK,	ST.	0624100 42		
County Area Neighborhood Location / Group District School	0 100 40 25 91-0501	N/A GUIDE ROCK GUIDE ROCK (GR) GR11VS - 65-0011 91-0501 9:	1-0501	State GEO Cadastral Book / Page Sale Date	01-01-01-01- 4487-10-0-40 00002-00092 2018 / 1683 08/13/2018 750	035-000-0000		Value Buildings Improvement Land / Lot Total			Previous 280 0 470 750	280
Date Added Note:												
09/25/2007 CARI	D#: 19690	GLIDE: 65		:		Permit No. Type	Descrip	fion		Date Open	Date Close	d Amount
				· · · · · · · · · · · · · · · · · · ·		0001 00 N/	A ~2003 E	BOB IS TRAILER I ANYTHING, IF		09/05/2002	02/19/2003	
Model			Method	Lot Size	Fron	tage Spot Code		Cutoff	Value	Add (+/-)	Lot Value Appr ID
4 GUIDE ROCK			02 SqFoot	225,369.000	,	1.000 N	Ş	15,000 40,000 99,999	0.010 0.002 0.001		000	470 0
Sale Date	Book	Page	Extend	Owner	ship History							Amoun
08/13/2018	2018	1683			', SEAN & JAC	CLYN						750
12/11/2003	02003	02720			, JOAN E							7,500
12/11/2003	02003	02720			, JOAN E						~ T	7,500
Year Statement		Building	Other	Land		Total	Exempt 0		ıa	750	Total Tax 13.90	Penalty Tax
2017 624100 2016 624100	25	280 280	0	470 470		750 750	0			750 750	13.66	
2016 624100 2015 624100	25 25	280 280	0	470		750 750	0			750 750	13.86	Č
2014 624100	25 25	260 655	0	470		1,125	0			1,125	23.32	Ö
2013 624100	25	4,740	ő	1,100		5,840	ŏ			5,840	131.60	Č



WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/5/18 04:27 PM



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2018 - ,	1685	# PAGES		GRA	ANTEE MASTER NAME#	<u>Stephen</u>	<u> </u>
PARCEL#/ FILING NUMBER	(00 - 514 -	lem -		<u>23 430</u>	<u>.</u> .	-	Alguis	s+
DOC STAMPS	Exemp	t 5		tax/lien		•		
SALES FILE#	19	3	# PAGES					610 ROSEMONT COMMERCIAL W/SITI
EIGHBORHOOD#	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	5 15	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	
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		DUBAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		KORAL RESIDENTIAL	
TAX DISTRICT DTAL SALE PRICE L ADJUSTMENTS	_<							
R ADJUSTMENTS				-				
REVIEW CODE	110	16 0012						
SALES DATE	<u>، ه</u> دا	4-2018 ID	_	•				
DEED TYPE SALE QUAL						1		
	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	(5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Dis	solutio	<u> </u>					
	PARCEL#(S)							

Real Estate Transfer Statement 193

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

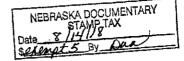
KEVENUE			attachment and identify		921
	The deed will not be recorded unle				
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	4.4 0040
	WEBSTER - 91		Mo. 08 Day 14		y 14 Yr. 2018
<u> </u>	ess, and Telephone (Please Print)		<u> </u>	ss, and Telephone (Please Print)	
Grantor's Name (Seller) Stephen A. Alquis	t & Rebecca Cave		Grantee's Name (Buyer) Stephen A. Alquist	, ,	
Street or Other Mailing Ad 318 Minnesota Av	dress		Street or Other Mailing Add 318 Minnesota Ave		
City Inavale	State NE	Zip Code 68952	City Inavale	State NE	Zip Code 68952
Phone Number (402) 746-3119			Phone Number (402) 746 3110	Is the grantee a 501(c)(3) organiz	zation? Yes V No
Email Address			(402) 746-3119 Email Address	If Yes, is the grantee a 509(a) fou	ndation? Yes No
7 Property Classificatio	n Number. Check one box in categories	A and B. Check C if	property is also a mobile	home.	······································
(A) Status		(B)	Property Type		(C)
✓ Improved	Single Family Industria		Mineral Interests-Nonprod	ducing State Assessed	Mobile Home
Unimproved	Multi-Family Agricultu Commercial Recreation	-	Mineral Interests-Produci	ng Exempt	
		_	nd Contract/Memo Parti	tion Sheriff	Other
_ =		Easement Lea	===	onal Rep. Trust/Trustee	
Cemetery C	eath Certificate – Transfer on Death 🔲 🛭	Executor Min	eral Quit	Claim Warranty	
9 Was the property purch part of an IRS like-kind	nased as 10 Type of Transfer Dis	stributionForecto	osureirrevocable Trust		ansfer on Death
(I.R.C. § 1031 Exchang		sement Gift	Life Estate	= =	ustee to Beneficiary
Yes V No	Court Decree Exercision full? (If No. explain the division.)	change Granto	r Trust Partition	Satisfaction of Contract ✓ O estate purchased for same use? (If I	
Yes No.	CC as real. (in rec. Capitals and divisions)		Yes	No	to, state the mended dee,
13 Was the transfer between	en relatives, or if to a trustee, are the trustor	r and beneficiary relat	tives? (If Yes, check the app	ropriate box.)	
✓ Yes No	Aunt or Uncle to Niece or Nephew	Family Corp., P		Self 🗍 Oth	er
	Brothers and Sisters	Grandparents a	=	Spouse	
48 382 25 24 25 25 25	Ex-spouse (et value of the real property?	Parents and Ch		itep-parent and Step-child med? (If Yes, state the amount and	Inter-4 mat 1
	. , ,		☐Yes ☑ No	\$	%
16 Does this conveyance d	ivide a current parcel of land?		17 Was transfer through a of the agent or title com	real estate agent or a title company pany contact.)	
18 Address of Property	· · · · · · · · · · · · · · · · · · ·		19 Name and Address of P	erson to Whom the Tax Statement S	
318 Minnesota Ave			same as Grante	e	
Inavale, NE 68952					
18a No address assign 20 Legal Description	ned 18b Vacant land		 		
	o (22), Twenty-three (23)	and Twont	four (24) Plack	Eight (9) Original To	own of
	er County, Nebraska.	and iventy	1-1001 (24), DIUCK	Eigin (o), Ongmai in	JWII OI
iliavale, vvebst	er County, Nebraska.				
21 If agricultural, list total no	imber of acres				
22 Total purchase price	, including any liabilities assumed	* , * * * * * * * * * * * * * * * * * *			0,00
23 Was non-real proper	ty included in the purchase? Yes	✓ No (if Yes, en	ter dollar amount and atta	sch itemized list.) 23	0,00
24 Adjusted purchase p	rice paid for real estate (line 22 minus	iline 23)		\$ 24	0100
25 If this transfer is eyer	mpt from the documentary stamp tax,	list the exemption	number 5a		
Under	penalties of law, I declare that I have exa	amined this statemen	t and that it is, to the best o	f my knowledge and belief, true, co	omplete, and
	that I am duly authorized to sign this statem Garwood	ient.			(402) 746-3613
Print or Type	Name of Gharitee or Authorized Represent	tative			Phone Number
sign \	12/1/SANVA	X	Ai	ttomey	8-14-18
here Signature of	Grantee or Authorized Representative	Ī	itle		Date
··	Register o	of Deed's Use Onl	v		For Dept. Use Only
S Date Deed Recorded	27 Value of Stamp or Exemp		28 Recording Data		. or asper our orny
Mo. <u>08</u> Day <u>14</u>	vid0/8 \$ exampt.	5A	BN 2018, +	2 1685	

BW 2018, Pg/685

State of Nebraska
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this LUT day of Aug A.D., 20 18 at 3:45 o'clock P.M. Recorded in Book 2018 on Page 1685

Debra Luxenber County Clerk Debra Assessor Carded



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 _________, 2018.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August _______, 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 10-77 - 9618

Notary Public

COVER	PAGE	PROPERTY	TRANSFF

BOOK & PAGE	2018-	1687	# PAGES		GR/	ANTEE MASTER NAME#	<u>Jerem</u>	y Muh
PARCEL#/ FILING NUMBER		<u> 3800-</u>		<u>38140</u>		-		1
DOC STAMPS	168.1	75		tax/lien		-		
SALES FILĒ#	10	4	# PAGES			-		
EIGHBORHOOD #	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/SITI
	615	700	7 05	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 COMMERCIAI
	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			
TAX DISTRICT	M5 /	000						
21 ADJUSTMENTS	\$							
OR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	8-1	14-18 D		. ,				
DEED TYPE	u	D		,				
SALE QUAL	VES	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	вн	BLA	cow	GR	INA	(RC.)	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS			, <u> </u>					
	PARCEL#(5)			-				

NEBRASKA Good Life. Great Service.

DEDARTMENT OF DEVENUE

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

FORM **521**

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name <u>08</u> Day 13 Yr. 2018 Day 14 Yr. OCA & Select County & County Number 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Selier) Grantee's Name (Buyer) Kimberly A. Danehey-Nibbe Jeremy Muhs Street or Other Mailing Address 51 N Seward St Street or Other Mailing Address Zip Code Zip Code Red Cloud NE Red Cloud 68970 68970 NE Yes V No Yes V No Is the grantee a 501(c)(3) organization? Phone Number (402) 746-0130 Phone Number If Yes, is the grantee a 509(a) foundation? Email Address 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) Single Family Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Corrective Bill of Sale Personal Rep. Trust/Trustee Fasement Hease ☐ Cemetery Death Certificate - Transfer on Death Quit Claim ✓ Warranty Executor Mineral Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust 10 Type of Transfer Distribution Revocable Trust Transfer on Death Foreclosure ∃Gift Life Estate ✓ Sale Trustee to Beneficiary Auction Easement Yes ✓ No Partition Satisfaction of Contract Other (Explain) Court Decree 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 51 N Seward St Grantor Red Cloud, NE 68970 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 75.000¹00 22 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23 75.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Print or Type Name of Grantee or Authorized Representative Phone Number sian Grantee 8/ /2018 Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded BW2018, Pg/68 Yr. 2018 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BW 2018, Pg 1687

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of A.D., 20 18, at 10:45 o'clock PY M. Recorded in Book 2018 NEBRASKA DOCUMENTARY on Page 1687 Debra Klingaberser County Clerk Date X 15/18 [D.OD Deputy Ind Comp Assessor Carded]
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:
 is lawfully seised of such real estate and that it is free from encumbrances; has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against the lawful claims of all persons.
Executed August 13,2018.
Kimberly A. Darchey-Nibbe Kimberly A. Danchey-Nibbe
STATE OF NEBRASKA) SS. COUNTY OF WEBSTER GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2020 My Comm. Exp. May 19, 2020

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	В	ok	Page			Sale	Date					S	chool Di	stric	rt Code	爱教		
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(102) 🗷 Two	o Story			(30)	Æ	Ave	rage			((1)	Fir	eproof Str	uctu	ıral Steel	Frame		
(103) □ Spli	it Level			(40)	¥	Goo	d			(2) 🗆	Re	inforced (Conc	rete Frai	ne		
(104) 🗆 11/	2 Story			(50)	П	Ver	y Good				3) 🗆	Ma	asonry Be	ning	Walls			
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(308) 🗆 Spli	t Level			(40)		Goo	d	·		(3	30) 🗆	Ab	ove Avera	ge	(3	0) 🗆	Averag	re .
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MIPS Inc.

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/6/18 11:25 AM

				2011 N	ear Estate Dreakdown Kepo	11			9/6/18 11	1:25 AN
Parcel ID Owner MUHS, JEREMY 51 N SEWARD ST RED CLOUD, NE		00		Legal LOTS 10-12 BLOCK CLOUD	(4 GARBER'S ADDITION RED	Card File Situs 51 N SEWAR RED CLOUD	00014: RD STREET I, NE 68970	3800		
County Area Neighborhood Location / Group District School Date Added Note	0 200 60 65 91-0002	N/A RED CLOUD RED CLOUD (RC) 2CS - 91-0002 91-0002 91-	-0002	State GEO Cadastral Book / Page Sale Date	01-01-01-01-06-02 4491-00-0-10030-004-0000 00002-00106-00016 2018 / 1687 08/14/2018 75,000	Value Buildings Improvement Land / Lot Total	£	Previous 57,855 0 940 58,795	_	Current 71,755 0 940 72,695
11/04/2002 3814				· · · · · · · · · · · · · · · · · · ·						
					Permit No. Type 0001 00 N/A	Description ~2003 REMODELING		e Open Date Closed	<u>Г</u> А	Amount ∩
Model			Method	Lot Size	Frontage Spot Code	Cutoff	Value		ot Value A	Appr ID
6 RED CLOUD			02 SqFoot	10,650.000	75.000 N	25,000 130,680 999,999	0.088 0.007 0.003	0.000	940	0
Sale Date	Book	Page	Extend	Owners	ship History				A	mount
07/17/1997	01997 2018	01300 1687		DANEH	DOUGLAS A IEY-NIBBE, KIMBERLY JEREMY					0 0 75,000
Year Statement I		Building	Other	<u>Land</u>	Total	Exempt	Taxable	Total Tax	Penal	Ity Tax
2017 143800 2016 143800 2015 143800	65 65 6 5	57,855 57,855 50,625	0 0 0	940 940 940	58,795 58,795 51,565	0 0	58,795 58,795 51,565	1,205.98		0 0

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/6/18 11:25 AM

Parcel ID (346) Primary Image 000143800 Sketch Image Cadastral ID 00002-00106-00016 PAD Class Code 01-01-01-01-06-02 State GEO 4491-00-0-10030-004-0000 MUHS, JEREMY 51 N SEWARD STREET RED CLOUD, NE 68970 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 Marshall & Swift Cost Approach Year/Effective Age Property Valuation Residential Information (06/2013) Single-family Residence Buildings 71,755 1900/0 Type Improvement Quality 3.00 - Average Land/Lot 0 Condition 3.50 - Average Plus 0.5 Total Base/Total 922 / 1,816 98 % - Two Story 2 % - One Story Review Information 03/17/2017 Style Entered 09/30/2016 Inspect TS Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab G Area of Crawl 0 Fixture/Roughin 8/0 Bed/Bathroom 3/2.0 Basement Area 0 Code Description Quality Year Dimensions Units PD, FD 706 Detached Garage(SF) 0.000 % / 0.000 % 3.00 576 sqft Approximate value after 54.000 % physical, 3.300 % functional and 0.000 % economic depreciation is 3,205 Description Cost Source Size Units Depreciation Year In PAVC Paving, Concrete 4 - 6 Inch. MS Residential 288 32.000 % SLRF Slab w/Roof MS Residential 480 ٥ 480 0.000 % SLRF Slab w/Roof MS Residential 392 392 0.000 % Date Added Notes 11/04/2002 38140

WEBSTER COUNTY ASSESSOR **621 N CEDAR** RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: WWW.CO.WEBSTER.NE.US Seller: DANEHEY-NIBBE, KIMBERLY **Buver: 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 (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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo 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) Appliancees Furniture other (please explain): What is the dollar value of the personal
What is the dollar value of the personal propert that was included in the pruchase price
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if
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) Appliancees Furniture other (please explain):

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: WWW.CO.WEBSTER.NE.U	
Seller: DANEHEY-NIBBE, KIMBERL Buyer: MUHS, JEREMY Parcel ID: 000143800 Additional Parcels: Book: 2018 Page: 1687 Sale Date: 08/14/2018 Legal Description: LOTS 10-12 BLO	K 4 GARBER'S ADDITION RED CLOUD
Describe the basement finish	flooring, walls, ceiling finish?
	me is this?Mobile Home Manufactured If manufactured is the home still siton on
Signature:	Buyer/Seller
(circle one)Phone#	Date:

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2018-	1688	#PAGES		GRA	NTEE MASTER NAME#	Matthe	ω <u> </u>	
PARCEL#/ FILING NUMBER		580Q		35-2-1			Schrau	yert Ethridg	
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\$ALES FILE#	195	_	# 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	BLADÉN 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	7 05	710	800	805	1000	1005	
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL	
	1010	1015	1020						
	GRASS GREEN / GOLF COURSE	Sand Green / Golf Course	RURAL ANIMAL CONFINEMENT			_			
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	<u> </u>	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	·	
	110				_	J	3554112 111		
TAX DISTRICT	<u> 45</u>								
TOTAL SALE PRICE			·	-					
521 ADJUSTMENTS	s <u>\$</u>		 	-					
ESSOR ADJUSTMENTS	s <u>\$</u>			-					
REVIEW CODE	NO NO								
SALES DATE	8-7	-201	<u>'8'</u>	-					
DEED TYPE	()	\mathcal{L}_{-}		_					
SALE QUAI	L YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE									
	1	2	3	(4)	5				
		Z AS ADJUSTED	3 SUBCHANGED	SALE NOT TO BE USED	_				
LOCATION CODE	1 USABILITY				_ ARMS LENGTH / NOT VALID FOR	RC.	ROS	RUR	
LOCATION CODI	1 USABILITY E	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT		ROS ROSEMONT	RUR ' RURAL	
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LOCATION CODE	USABILITY E BH BLUE HILL	AS ADJUSTED BLA	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	RC			

Real Estate Transfer Statement

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

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	0040
WEBSTER - 91		y 07 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Mary Ann Schrawyer, et al	Grantee's Name (Buyer) Matthew Schrawyer and Michelle Ethridge	
Street or Other Mailing Address	Street or Other Mailing Address	
1009 Williams Avenue City State Zip Code	705 South Liberty Street City State	Zip Code
City State Zip Code Hastings NE 68901	Blue Hill NE	68930
Phone Number (402) 746-4175	Phone Number (402) 756-4470 Is the grantee a 501(c)(3) organize (402) 756-4470	
Email Address	Email Address	
Oliverto Check Oliverto	4	
7 Property Classification Number. Check one box in categories A and B. Check C	Property Type	(C)
(A) Status (B) [7] Improved [7] Single Family Industrial	Mineral Interests-Nonproducing State Assessed	
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
☐ IOLL ☐ Commercial ☐ Recreational	· .	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sherlff	Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le	ase Personal Rep. Trust/Trustee	
	neral V Quit Claim Warranty	7
part of an IBS like-kind exchange?		ansfer on Death ustee to Beneficiary
(J.R.C. § 1031 Exchange)	Life Estate	-
Yes V No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If	
✓ Yes No	Yes No	·····
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
	Partnership, or LLC Sell Oth	er
Brothers and Sisters Grandparents	-	
Ex-spouse Parents and C	hild ✓ Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and	interest rate \
14 What is the current market value of the real property? \$80,830	Yes V No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	ihould be Sent
1114 Highway 136 Red Cloud, NE 68970	Matthew Schrawyer 705 South Liberty Street	
18a No address assigned 18b Vacant land	Blue Hill, NE 68930	
20 Legal Description		
See attached.		
21 If agricultural, list total number of acres		
	\$	0.00
22 Total purchase price, including any liabilities assumed		
23 Was non-real property included in the purchase? Yes Vo (If Yes, et	nter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 5	0,00
•		······································
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this stateme	number nt and that it is to the best of my knowledge and belief, true, or	omplete, and
correct, and that I am duly authorized to sign this statement.	in will that it is, we are some or the prioritions and some it that, or	
Joseph H. Murray, PC LLO		(402) 768-7400 Phone Number
Sign	Attorney	8-15-18
All and Charles and Althoraced Page 1997	Title	
nere Signature of Glantee or Authorized Representative		
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	

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

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.

				NEBRAS	KA DOCUME STAMP TAX	NTARY	BK 2018, Pg 1688
uter sor d					Date: 08/15	/18	State of Nebraska Ss.
				\$ Ex0	5aB <u>y</u>	DK	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 County Clerk Fee: \$16.00 By: DK Deputy Electronically Recorded
RETI	JRN TO:	ATTORN P.O. BOX	H. MURRAY, IEY AT LAW 187 I, NEBRASKA				
				QUITC	LAIM DEEL	•	
other conv undiv	good and ey to Mat vided one- ibed real The dw Webste	it valuable thew Schm-half (½) is estate (as welling hower County, Beginning in the Sou Two (2) I County, N	e consideration rawyer and Minterest, GR. defined in Muse and land, Nebraska, so get the Sound the sound the sound with the sound the sound with the sound the sound south, Range Nebraska, the	on, receipt Michelle Et ANTEES, a Nebraska R I located on specifically theast com- urter (SW 1 e Eleven (1 ence North	of which is I thridge, as ter all of GRAN evised Status the West edg, a tract of later of County (4) of Section 1) West of the along the Estatus thridges.	ge of the Surveyor Thirty-ine Sixth line of	of One Dollar (\$1.00) and knowledged, quitclaim and common, to each an interest in the following 01): City of Red Cloud, in libed as follows: r's Lot Eight (8) Five (35), Township P.M., Webster f said Lot Eight (8) Eight (8), thence
		South 204		e East 190	feet, to the p		
		,	,	- 	Mary Ass	nn 1 Schraw	Arawy,
				(Teresa L Uwer Oliver La	Limited In Line of the Line of	Lenbery II
	E OF NE	BRASKA	١)				
STAT	_) ss.				

Notary Public

MALHOTARY Main of the TRANS PRINCES

STATE OF N		
) SS.	
COUNTYOR	F WEBSTER)	
The fo	oregoing instrument was acknowled	ged before me this 7 h day of
August	, 2018 by Teresa L. Lumb	ery and Oliver Lumbery, III, wife and husband.
		•
₽ cou	TRANS FRIBER	
		Trans Inam
(SEAT)		Notary Public

COVER PAGE PROPERTY TRANSFER

PARCEL#/ ING NUMBER	001413	3000-5	WY4 3 <u>0</u> - ′-11	-1-10 05 1805	Truct 4)		+ Cher Keus	yl A
DOC STAMPS	Exemp	1.#4		00 180600 tax/lien 00 181510	0 9-1-11	i (Tract 4)	·7	
SALES FILE #	. 19	6	#™a		0-10-1	•		
HBORHOOD #		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	8LADEN RESIDENTIAL
	405	500	505	510	515	600	60\$	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/SITI
	61.5	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					
OPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		1101012/12/12	·
TAX DISTRIC) -		· •			Suburban	
AL SALE PRICE ADJUSTMENT:	\$ \$ \$ \$ \$	· 		- -	· .		SUBURBAN	
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AL SALE PRICE ADJUSTMENT:	\$ \$ \$ NO		5/8	-			SUBURBAN	
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AL SALE PRICE ADJUSTMENT: ADJUSTMENT: SALES DATI DEED TYPE SALE QUA	E NO E YES E USABILITY	ADJUSTED 2 AS ADJUSTED	SUBCHNGD 3 SUBCHANGED	SALE NOT TO BE USED	MOBILE 5 ARMS LENGTH / NOT VALID FOR MEASUREMENT			
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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.

FORM

	t is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 6 Day 28 Yr 2016 Mo. 6 Day 28 Yr 2016 Mo. 6 Day 28 Yr 2018				
WEBSTER - 91					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller) James M. Keyser and Cheryl A. Keyser, h & w	Grantee's Name (Buyer) James M. Keyser and Cheryl A. Keyser, as Trustees				
Street or Other Mailing Address 7601 Davies Dr.	Street or Other Mailing Address 7601 Davies Dr.				
City State Zip Code Lincoln NE 68506	City State Zip Code NE 68506				
Phone Number (402) 429-8370	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 429-8370 If Yes, is the grantee a 509(a) foundation? Yes No No				
Email Address	Email Address				
The state of the s	f wanauth: is also a mahila harra				
7 Property Classification Number. Check one box in categories A and B. Check C if	Property Type (C)				
(A) Status (B) Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home				
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt				
IOLL Commercial Recreational	<u> </u>				
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other				
Bill of Sale Corrective Easement Lea					
Cemetery Death Certificate - Transfer on Death Executor Mir					
9 Was the property purchased as part of an IRS like-kind exchange?					
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary				
	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)				
11 Was ownership transferred in full? (If No, explain the division.) Yes No	Yes No				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)				
	Partnership, or LLC Self Other				
	and Grandchild 🔽 Spouse				
Ex-spouse Parents and Ch	nild 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.)				
\$1,818,000	☐Yes				
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				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent				
Rural Webster County, Nebraska	James M. Keyser and Cheryl A. Keyser				
raidi violotoi oodiity, riollidoid	7601 Davies Dr.				
18a No address assigned 18b 🗸 Vacant land	Lincoln, NE 68506				
20 Legal Description					
SEE ATTACHED					
21 If agricultural, list total number of acres					
22 Total purchase price, including any liabilities assumed					
23 Was non-real property included in the purchase? Yes Vo (If Yes, er	nter dollar amount and attach itemized list.) 23 \$ 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				
	nt and that it is, to the best of my knowledge and belief, true, complete, and				
correct, and that I am duly authorized to sign this statement.					
Daneik Stock	[Ann Ata Genn				
Print or Type Name of Children and Market Market Population	(402) 474-8690 Phone Number				
Print or Type Name of Charles of Althorated Representative	Phone Number				
sign					
here Signature of Grantee or Authorized Representative	Attorney Phone Number \$ -/0 - /8 Date				
here Signature of Grantee or Authorized Representative Register of Deed's Use On	Attorney Phone Number J-/J-/8 Date Title For Dept, Use Only				
here Signature of Grantee or Authorized Representative	Attorney Phone Number \$ -/0 -/8 Date				

FAIR MARKET VALUE AT DATE OF DEATH

ITEM NO.

DESCRIPTION

(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.)

- TRACT 1: A tract of land located in Sections Four (4) and Five (5): 15. Township I North, Range II, 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 Rightof-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 \$49°07'33"W, 121.27 feet; thence \$00°17'30"W, 173.06 feet; thence S20°23'40"W, 151.19 feet; thence S71°53'43"W, 251.00 feet; thence \$40°38'58"W, 406.60 feet; thence \$52°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

Blu2018, Pg/692

GENERAL NOTARY - State of Nebraska DEE MILLS My Comm. Exp. August 20, 2022

State of Nebraska 355. County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this day Aug A.D., 20 18 at 1:25 o'clock O.M. Recorded in Book <u>2018</u> NEBRASKA DOCUMENTARY T1692-1695 Klengenbers County Clerk Deputy Comp Assessor Darrell K. Stock, P.C., L.L.O. 5533 So. 27th Street, Suite 203 Lincoln, NE 68512 The above space reserved for use by the Register of Deeds (402) 474-8690 **QUITCLAIM DEED** James M. Keyser and Cheryl A. Keyser, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, quitclaims and conveys to James M. Keyser and Cheryl A. Keyser, Trustees of the Keyser Family Trust dated Almer 28, 2018, Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Webster County, Nebraska: SEE ATTACHED 2018. STATE OF NEBRASKA) ss. COUNTY OF LANCASTER The foregoing instrument was acknowledged before me on by James M. Keyser and Cheryl A. Keyser, husband and wife, Grantor.

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.)

- TRACT 1: A tract of land located in Sections Four (4) and Five (5), 15. 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 Rightof-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 \$76°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

TRACT 7: A tract of land located in Section 9 and 10, Township 1 19. 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, \$74°57'44"W, 935.74 feet; thence along a curve with radius 2147.29 feet and chord \$86°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 \$78°41'11"E, 184.33 feet: thence \$70°22'22"E, 131.38 feet; thence \$79°32'29"E, 105.27 feet; thence N82°26'15"E, 113.33 feet; thence \$80°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, Value is included in Item 17 more or less . . .

(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.)

The Southwest Quarter (SW1/4) of Section Thirty (30), Township One 20. (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska . . .

\$260,666.67

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

		2000 - Ri	her's Ac	<u>ddition</u>		antee master name #	Truste	د
			1001100	500 2-2	-9 5. 17-29	-		
PESTAME	s <u>00110</u> 4	800 W24		- George Trans		-		
SALES FILE:	<u> 197</u>	`	**************************************	0011008	100 2-29			
EIGHBORHOOD	# 1	100	105	260	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					
OPERTY CLASS	1000	2000	4000	9000	9500	. <u></u>		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
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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.

T	he deed will not be recorded	l unless this statemer	it is signed and ite	ms 1-25 are accura	itely completed.	
1 County Name	2 County Number WEBSTER - 91		3 Date of Sale/Trans		4 Date of Deed Mo. 08 Day	20 _{vr} 2018
5 Grantor's Name, Address	, and Telephone (Please Print)			Address, and Telepho		
Grantor's Name (Selier)			Grantee's Name (Bu	iver)		
William M. & Julia A Street or Other Mailing Addre			Street or Other Mailin		William M. Zim	merman Rev. To
PO Box 387 City Blue Hill	State NE	Zip Code 68930	PO Box 387 City Blue Hill	11·W· - 4 -	State NE	Zip Code 68930
Phone Number	1 * 144	1.	Phone Number	Is the grantee	a 501(c)(3) organizati	
(402) 756-3562 Email Address			(402) 756-356 Email Address	2 If Yes, is the g	rantee a 509(a) found	
	lumber. Check one box in categ			obile home.		
(A) Status			Property Type			(C)
✓ Improved Unimproved	Multi-Family 🔽 Ag	lustrial [ricultural [Mineral Interests-No. Mineral Interests-Pr	• •	State Assessed Exempt	Mobile Home
	Commercial Re	creational				
Bill of Sale Corr	servator rective	Easement Lea		Personal Rep.	Trust/Trustee	ther
	th Certificate - Transfer on Death	Executor Mir		 	Warranty	
9 Was the property purchas part of an IRS like-kind ex (I.R.C. § 1031 Exchange)	Auction	DistributionForect 	Life Estate	<u>=</u>	☐Trust	sfer on Death se to Seneficiary
Yes No	in full? (If No, explain the division.		r Trust Partition	Satisfaction		r (Explain)state the intended use.)
Yes V No un	idivided one-half interest		V	Yes No	HOF Same Use (IT NO,	state the intended use.)
	relatives, or if to a trustee, are the t	_				
✓ Yes No	Aunt or Uncle to Niece or Nep Brothers and Sisters		• -	✓ Self	Other_	
	Ex-spouse	Grandparents a		Spouse		
14 What is the current market	—	L Falents and Gr		Step-parent and S		
\$706,000	value of the foot property:			e assumed? (If Yes, sta No \$	he the amount and inte	erest rate.)
16 Does this conveyance divid	e a current parcel of land?				or a fittle company? (If	Yes, include the name
Yes V No			of the agent or title	e company contact.)	Yes	
18 Address of Property			19 Name and Addres	s of Person to Whom t	ne Tax Statement Shor	dd be Sent
numerous proper	ties		same as Gra	ntee		
18a 🔲 No address assigned	18b Vacant land					
20 Legal Description			······································			
see attached				•		
21 If agricultural, list total numb	er of acres				***************************************	
22 Total purchase price, inc	oluding any liabilities assumed	l		***********	. 22 5	0,00
	ncluded in the purchase?				L) 23	0,00
	e paid for real estate (line 22 m				. 24	0100
25 IT this transfer is exempt	from the documentary stamp	tax, list the exemption i	number <u>20</u>			
correct, and that	I am duly authorized to sign this s	e examineu mis statemen: tatement,	t and mat it is, to the i	sest of my knowledge	and belief, true, comp	lete, and
▶ David B. G	arwood					(402) 746-3613
sign (Print or Type Na	me of Graphee or Authorized Flepr	esentative		A.1.1		Phone Number
	V Server	00		Attorney	······ · · · · · · · · · · · · · · · ·	1-20-18
here Signature of Gra	antee or Authorized Representative	, ,	itle		Ì	Date
		ter of Deed's Use Onl	у		l f	or Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or E		28 Recording Data	^ -		
Mo. Day 2/Yr.	18 \$ Exempt	<i>#56</i>	BKJOI8,	rg 1715		
Nebraska Department of Revenue	persedes 96-269-2008 Rev. 7-2014		•		Authorized by Neb. Rev. S	tat. §§ 76-214, 77-1327(2)

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 (W½) of Section One (1); the Northeast Quarter (NE¼) and the Northeast Quarter (NE¼) and the Northeast Quarter (SW¼) 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 (N½NW¾) of Section Ten (10), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, ON 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 (SE¼) 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

, 2018.

RK2018, Pg 1715

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 2/ day of August A.D., 2018, at 11:05 o'clock A M. Recorded in Book 2018 County Clerk 8月 Deputy Assessor _Carded_

NEBRASKA DOCUMENTARY

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 7 0, 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 (W½) of Section One (1); the Northeast Ouarter (NE¼) 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 (N½NW¼) 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.

Zimmerman

STATE OF NEBRASKA, COUNTY OF WEBSTER-

The foregoing instrument was acknowledged before me on August $\frac{20}{100}$, 2018,

by William M. Zimmerman and Julia A. Zimmerman, husband and wife.

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

Notary Public

BOOK & PAG	= <u>2018-</u>	1716	#PAG			GRANTEE MASTER NAME	* Julia	<u>A.</u>
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SALES FILE	<u> </u>	7	# P AGE	<u>~ 00 / 10</u>	00/80	•		
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	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES E COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	inavale/ no home site	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIA	L RURAL COMMERCIAI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
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	PARCEL#(S)							

Nebraska Department of REVENUE

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

98

FORM **521**

· 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 20 Yr. 08 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) William M. & Julia A. Zimmerman Julia A. Zimmerman, Ttee - Julia A. Zimmerman Rev. Trust Street or Other Mailing Address PO Box 387 Street or Other Mailing Address PO Box 387 City Blue Hill State Zip Code 68930 City Blue Hill Zip Code 68930 State Phone Number (402) 756-3562 Phone Number (402) 756-3562 VNo is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yee Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Ouit Claim **√** Warranty Was the property purchased as part of an IRS like-kind exchang (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foredosure Irrevocable Trust 🗸 Revocable Trust Transfer on Death Gift Life Estate Trustee to Beneficiary Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use, No undivided one-half interest Yes Yes √ Yes ∏ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC **V** Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$706,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes √ No **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent numerous properties same as Grantee 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 0.00 22 23 Was non-real property included in the purchase? Yes Vos (If Yes, enter dollar amount and attach itemized list.) 0.00 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5D 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 Kuthorized Representati Phone Number Attorney Signature of Grantee or Title Register of Deed's Use Only For Dept. Use Only Date Deed Recorded 27 Value of Stamp or Exempt Number 26 Recording Data Day 🔼 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 2-2016 Rev. Sur.

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 (W½) of Section One (1); the Northeast Quarter (NE¼) and the Southwest Quarter (SW¼) 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 (N½NW¾) 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 (SE¼) 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 <u>30</u> day of <u>August</u>, 2018.

BK2018, Pg 1716

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this \(\frac{1}{2} \) day
of \(\frac{August}{August} \) A.D., 20 \(\frac{18}{20} \) at \(\frac{11:15}{20} \)
o'clock \(\frac{A}{20} \) M. Recorded in Book \(\frac{2018}{2018} \)
on Page \(\frac{17/6}{2000} \)
Deb \(\frac{1000}{2000} \) Assessor \(\frac{2000}{2000} \)
Ind. \(\frac{1000}{2000} \) Assessor \(\frac{2000}{2000} \)

NEBRASKA DOCUMENTARY STAMP TAX Date 8-2/-/8 \$Exemplesh 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 Julia A. Zimmerman, Trustee of the Julia A. Zimmerman Revocable Trust under agreement dated August \bigcirc 2018, GRANTEE, an undivided one-half (½) 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 (W_2) of Section One (1); the Northeast Quarter (NE_4) and the Southwest Quarter (SW_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 (N½NW¼) 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 (SE½) 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. Zionmerman

ulia A. Zimmerman

STATE OF NEBRASKA, COUNTY OF WEBSTER) s

GENERAL NOTARY - State of Nebraska
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Notary Public

COVER PAGE PROPERTY TRANSFER

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	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	300 BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	400 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					l
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500		<u></u>	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	·
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TAX DISTRICT_	185							
AL SALE PRICE	-							
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Į.	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
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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.

FORM 521

- il additional space is necessary and an	describing the reservoiry and reservoir	.l
	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	25 . 18
WEBSTER - 91		y <u>25 Yr. 18</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller):	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Sarah L. Kort	Adam D. Kort	<u>. </u>
Street or Other Mailing Address 1352 Road Y	Street or Other Mailing Address 1352 Road Y	Zia Codo
City State NE Code 68930	City State NE Phone Number Is the grantee a 501(c)(3) organize	Zip Code 68930 ation? Yes √No
Phone Number 401-469-9421	Phone Number Is the grantee a 501 (c)(3) organize LID2 - 4160 - 8932 If Yes, is the grantee a 509(a) four	ndation? Yes V No
N.A.	Email Address N.A.	
7 Property Classification Number. Check one box in categories A and B. Check C i		
	Property Type	(C)
Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
Bill of Sale Corrective Easement Le	nd Contract/Merno Partition Sheriff ase Personal Rep. Trust/Trustee neral Quit Claim V Warranty	Other
9 Was the property purchased as part of an IRS tike-kind exchange? (I.R.C. § 1031 Exchange) Yes V No Court Decree Exchange Grant	Life Estate Sale Tr	ansfer on Death rustee to Beneficiary ther (Explain)
Yes ✓ No ✓ Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No	12 Was real estate purchased for same use? (If I	
	Partnership, or LLC Self Oth and Grandchild Spouse	er
14 What is the current market value of the real property? \$200,240	15 Was the mortgage assumed? (If Yes, state the amount and Yes ✓ No \$	inlerest rate.) %
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)	? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement \$	
1352 Road Y Blue Hill, NE 68930	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? Yes V No (If Yes, er	nter 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 <u>5a</u> .	
Under penalties of law, I declare that I have examined this statemer correct, and that I am duly authorized to sign this statement. Danielle L. Kellev	nt and that it is, to the best of my knowledge and belief, true, co	omplete, and (402) 463-4198
Print of Type Name of Grantee or Authorized Representative	Escrow Closing Agent	Phone Number 08-21-18
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use Or	ıly	For Dept. Use Only
	28 Recording Data	
Mo Day 2010 Aug 21 03.44 FW		New Stat 86 76-214 77-1327(2)

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 By BB \$ Ex05a

Bk 2018, Pg 1719

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 03:44 o'clock PM. Recorded in Book 2018 on Page 1719

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 (SE1/4) 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 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 SE1/4; 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;

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

Sarah L. Kort

STATE OF NEBRASKA **COUNTY OF ADAMS**

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

GENERAL NCTARY - State of Nebraska DANIELLET KELLEY My Comm. Exp. Sept. 27, 2020

Notary Public

My Commission Expires: Sept. 27, 2020

COVER PAGE PROPERTY TRANSFER

			-				<u> </u>	Tha Ilm
DOC STAM	PS		_	tax/lien		_		
SALES FILE	<u> 20</u>	0	# PAGI	ES	_			
NEIGHBORHOOD	# (1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	·405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME	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		7.0	· · ·
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
	1 /2/					ı	SUBURBAN	
TAX DISTRICT	195 350,0	90 <u>0</u>					SUBURBAN	
TOTAL SALE PRICE	_{(85 _350)(200					SUBURBAN	
TOTAL SALE PRICE 21 ADJUSTMENTS		200				ı	SUBURBAN	
		<u> </u>					SUBURBAN	
TOTAL SALE PRICE 21 ADJUSTMENTS DR ADJUSTMENTS	s NO	DDD 1-2018					SUBURBAN	
TOTAL SALE PRICE 21 ADJUSTMENTS OR ADJUSTMENTS REVIEW CODE	s NO	1-2018 100	,				SUBURBAN	
TOTAL SALE PRICE 21 ADJUSTMENTS OR ADJUSTMENTS REVIEW CODE SALES DATE	s NO	1-2018 20	SUBCHNGD		MOBILE		SUBURBAN	
TOTAL SALE PRICE 21 ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE	8-21 U			NO 4	MOBILE 5		SUBURBAN	
OTAL SALE PRICE ADJUSTMENTS R ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	8-21 U	ADJUSTED	SUBCHNGD		5 RMS LENGTH / NOT VALID FOR		SUBURBAN	
TOTAL SALE PRICE 21 ADJUSTMENTS OR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL	8-21 U (YES)	ADJUSTED 2	SUBCHNGD	4	5 RMS LENGTH / NOT	RC	ROS	RUR
OTAL SALE PRICE 1 ADJUSTMENTS R ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 8-2/ VES USABILITY	ADJUSTED 2 AS ADJUSTED	SUBCHNGD 3 SUBCHANGED	4 SALE NOT TO BE USED A	5 RMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED QLOUD		RUR RURAL



Real Estate Transfer Statement

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

FORM 521

The deed will not be recorded unless this stater	nent is signed and items 1-25 are accurately complete	d.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	_ 25 18
WEBSTER - 91		Day25Yr18
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print Grantee's Name (Buyer)	<u>) </u>
Adam D. Kort and Sarah L. Kort	Richard Mark Thailman and Cheryl Janel	Thallman
Street or Other Mailing Address 11920 S. 2nd Ave	Street or Other Mailing Address 1352 Road Y	
City State Zip Code Ayr NE 6892		Zip Code 68930
Phone Number 402-4160-8932	Phone Number Is the grantee a 501(c)(3) organized in the grantee a 509(a) (1) If Yes, is the grantee a 509(a) (1)	nization? Yes V No oundation? Yes V No
Email Address N.A.	Email Address N.A.	
7 Property Classification Number. Check one box in categories A and B. Check		
(A) Status	(8) Property Type	(C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing State Assess Mineral Interests-Producing Exempt	ed Mobile Home
<u> </u>	Lease Partition Sheriff Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	Other
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No Court Decree Exchange Gi	rantor Trust Partition Satisfaction of Contract	Transfer on Death Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes NoNo	12 Was real estate purchased for same use?	If No, state the intended use.
	p., Partnership, or LLC Self Conts and Grandchild Spouse	Other
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount as	od interest rale.)
\$350,000	☐ Yes	%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title compand of the agent or title company contact.) Yes Adams	ny? (If Yes, include the name Land Title Co No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statemen	
1352 Road Y Blue Hill, NE 68930	See Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description	1.	
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? Yes No (If Yes	i, 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 exempt	ion number	
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement. Danielle L. Kelley		complete, and (402) 463-4198
Sign Frint or Type Name of Grantee or Authorized Representative	Engrave Clasica Assault	Phone Number
here Signature of Grantee or Authorized Representative	Escrow Closing Agent	08-21-18
TICIC	A-h-	For Book Hay Out
Register of Deed's Use 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo Day2018 Aug 21 03:45 PM 787.50 Book 2		
lebraska Department of Revenue form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014		Rev. Stat. §§ 76-214, 77-1327(2)

Exhibit "A"

A parcel of land located in the Southeast Quarter (SE½) 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 SE½ of said Section 7; thence N89°40'39"E (assumed bearing) on the South line of said SE½, 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 SE½; thence S00°03'44"W on said West line, a distance of 540.61 feet to the point of beginning.

Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date: 08/21/18

By BB

Bk 2018, Pg 1720

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 03:45 o'clock PM. Recorded in Book 2018 on Page 1720

County Clerk By: BB Deputy Electronically Recorded

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

\$ 787.50

Warranty Deed

The Grantor, ADAM D. KORT AND SARAH L. KORT, HUSBAND AND WIFE, in consideration of One Pollar 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 (SE1/4) 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 SE1/4 of said Section 7; thence N89°40'39"E (assumed bearing) on the South line of said SE1/4, 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 SE1/4; 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

Adam D. Kort

STATE OF NEBRASKA COUNTY OF ADAMS

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

My Commission Expires: Sept. 27, 2020

Agricultural Land Sales Worksheet

				Cares	VOIX		<i>,</i> ,						
Cnty No.	Во	ok	Page	Sale Date		ing the second	est at a	Sch	ool Dis	trict Code			
91	20	18	1720	8/21/2018	Base:	91-00	74	Affilia	ated: 9	1-0074	Unif	ied: 9	1-0074
Location	DD	Sale Nu	mber	Useability & Code#					arcel l	Number			
0017044	02	200)	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	, Blk	Parcel
	D	ate of Sale	Assessed V	/alue	4133	4	10	7	4	00000	1	000	6633
Land		Improv	ements	Total	ing garage Tay and the	D	ate of	Sale P	roperty	Classifica	ition (Code	
23	,970	1	87,175	211,145	Status	Proj	erty Ty	pe	Zoning	Location	Cii	y Size	Parcel Size
		Irrigation	Гуре:	<u>, </u>	A) 1	В)	05	C) 5	D) 3	E)	0	F) 6
LCG	l.	ACR	ES:	VALUE:		LCG	Settin	985 S	ACR	ES:		VAL	UE:
IRRIGATE	D 1A1	l			GF	ASSLA	ND 10	31					
	1 .	L.					1	ıG					
	2A1	I.					20	31					
	2A						2	G					
	3A1	l	į				30	G-1					
	3A	Ŀ					3	iG					
***************************************	4A1						40	31					
	4A						4	Ю					
DRYLANI) 1D1				5	Shelterbe	lt/Timb	ет					
	1D)					Accreti	on					
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	2 D						Otl		•				
	3D1				AG L	AND T	OTA	L					
**************************************	3D						Roa	ds		0.450			
	4D1	 				F	arm Sit	es		1.000			5,765
	4D						ome Sit			5.460		, ,	18,205
						R	ecreation	n.					
	wellings			187,175		, ~	Oth				.		~ ^ * - ·
Outb	uildings				No	n-AG T	OIA	니		6.910			23,970
Assessor's	Adju	stment to	Sale Pri	ce (+ or -):		7	otal :	Reca	pture`	Value:			
Assessor Co	mment	s and Reaso	n for Adju	stment:									

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

Page 1 RECORDCARD 9/11/18 09:51 AM

								neal Estate								9/11/18 09:51 AM
Parcel ID	· <u></u>	00170	14402			Lec						Card File	00	1704402		
Owner	5.6						5.55 AC TRAC T-R: 07-04-10	T IN SE1/4 7-4-	10			Situs				
1352 RO	AN, RICHA AD Y	ARD M.	& CHERY	L J.		3-	1-R. 07-04-10	Acres: 6.910				1352 RD	Y L, NE 68930			
	LL, NE 68	3930										BLUE RIE	F' IAE 00890			
County A		1	AREA				ss Code	01-05-05-03	-00-06			Value			Previous	Current
Neighbor		1	AREA			1	te GEO	4133-07-4-0		533		Buildings			187,175	187,175
Location	/ Group	80		L (RUR)			dastral	00001-00003	7-0023A			Improvem			0	0
District		185		- 91-0074			ok / Page	2018 / 1720				Land / Lot			13,065	23,970
School		91-00	74 91	-0074	91-0074		e Date	08/21/2018				Total			200,240	211,145
Date Add	ed Notes					Sai	e Amount	350,000				J				
05/21/201			L RESIDEI	VIIAI												
VV/2 1/20 1	0 00000	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	L ILLOIDE.	17012					Permit No	Tuna	Песс	iption		Date Ope	n Date Closed	Amount
									4	00 N/A		CHECK FOR		07/13/201		Amount
									'	00 1411		UILDING		017107201	· ·	·
									0003	00 N/A	~2015 FINIS	CHK FOR M	ORE BSMT	03/10/201	4 11/13/2014	0
									0002	00 N/A	~2014	HOUSE 100		12/11/201	2 02/27/2014	0
									0001	00 N/A		BLDG 2ND		09/13/201	1 12/03/2012	0
Soil	Use		LCG/LVG		cription		LVG Descri	ption	Spot	Code	Acres	Value/Acre	Assesse	d Sub	Market/Acre	Market Sub
ROAD	ROAD		ROAD	COUNT	Y ROAD		ROAD		N		0.450	0		0 0		
BLD1RR	SITE		BLD1RR	BUILDIN	IG SITE 1S	TACRE -	BLD1RR		N		1.000	5,765	5,76	5 0		
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												.,		- '		
											5.460		13,97	0		
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***************************************										and Total	6.910		23,97			
Sale Date		Book		Page		Extend	Own	ership History		and rotal	0.910		23,91	<u>v</u>		Amount
08/21/201		2018		1719	-			T. ADAM D.								Amount
08/21/2018	8	2018		1719				T, ADAM D.								ñ
01/11/201	5	02016		00074				T, ADAM D								ñ
10/25/2010)	02010		01940			KOR	T, ADAM D & L	AURA L							10,000
							KOR	T, ADAM D. & S	ARAH L							0
	tement D			Building	0	ther	Land		To		Exempl			able	Total Tax	Penalty Tax
	704402	185		187,175		0	13,065		200,2	-	C			,240	2,809.62	0
	704402	185		187,175		0	12,450		199,6		0			,625	2,790.48	0
	704402	185		224,215		0	12,065		236,2		0			,280	3,241.66	0
	704402 704402	185 185		224,215 38,650		0	8,285		232,5		0			,500	3,615.72	0
2013	704402	100		38,650		U	7,700		46,3	50	0		46	,350	800.72	0
																İ

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/11/18 09:51 AM

Parcel ID (2688) Primary Image 001704402 Sketch Image Cadastral ID 00001-00007-0023A PAD Class Code 01-05-05-03-00-06 State GEO 4133-07-4-00000-000-6633 #17044502 THALLMAN, RICHARD M. & CHERYL J. 1352 ROAD Y BLUE HILL, NE 68930 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 Property Valuation Buildings Residential Information (06/2013) Marshall & Swift Cost Approach Single-family Residence 2012/0 Type Year/Effective Age Improvement 0 Quality 3.00 - Average Land/Lot 0 Condition 4.00 - Good Total 187,175 Base/Total 2,178 / 2,178 100 % - One Story 100 % - Frame, Siding, Metal Review Information 10/14/2014 Style Entered CJ Exterior Wall Composition Shingle 10/07/2014 ΤA Roof Cover Inspect Area of Slab 0 Area of Crawl n 9/0 Fixture/Roughin Bed/Bathroom 3/2.0 Basement Area 2,178 988 Part Code Description Quality Year Dimensions Units PD, FD 701 Attached Garage(SF) 0.00 728 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) 624 sqft 0 0.000 % / 0.000 % 4.00 Approximate value after 31,000 % physical, 0.000 % functional and 0.000 % economic depreciation is 7,235 Code Description Cost Source Size Units Depreciation Year In Paving, Concrete 4 - 6 Inch. Paving, Concrete 4 - 6 Inch. GEOTHERMAL HTG & AC PAVC PAVC MS Residential 32,000 % MS Residential 624 ٥ 624 0.000 % GEO MS Residential 0 1 0.000 % RPO Raised Slab Porch MS Residential 36 ō 36 0.000 % WOD Wood Deck MS Residential 773 773 0.000 % SLRF Slab w/Roof MS Residential 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 <u>Agriculture</u> 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 exchane; 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

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 exhange of property? Yes No If yes, explain_
Was the property made availablee 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

Additional Parcels: Book: 2018 Page: 172 Sale Date: 08/21/2018 Legal Description: A 6.5	20 55 AC TRACT IN SE1/4 7-4-10					
If pasture, how do Other	you water your cattle?	Pond Dugout Str	ream Well			
Comments/other info	ormation:					
Signature:				_Buyer/Seller	(circle	one)
Phone #		Date:	•			

WEBSTER COUNTY ASSESSOR

Website: www.co.webster.ne.us

Buyer: THALLMAN, RICHARD M. & CHERYL J.

621 N CEDAR

RED CLOUD, NE 68970 Phone: (402) 746-2717

Seller: KORT, ADAM D.

Parcel ID: 001704402

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	<u> </u>	126	# PAG	ES	Gi	RANTEE MASTER NAME	<u> Le1a</u>	nd Ligi
PARCEL# FILING NUMBE		14300 -	_	17470		_		,
DOC STAMPS	13,5	0	_	tax/lien		_		
SALES FILE #	<u>, 20</u>	51	_ # PAGE	ES	_			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	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	-
DTAL SALE PRICE ADJUSTMENTS RADJUSTMENTS	\$	00.00		-				
REVIEW CODE	NO							
SALES DATE_	le-1	15-18 Deed						
DEED TYPE_	PR	Deed	1					
SALE QUAL	(FES)	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			
OCATION CODE	вн	BLA	cow	(GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
сомментѕ					<u>!</u>			
	PARCEL # (S)						-	
	L							I

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.

FORM **521**

1 County Name 2 County Number	t is signed and items 1-25 are accurately completed.
WEBSTER - 91	3 Date of Sale/Transfer
5 Grantor's Name, Address, and Telephone (Please Print)	Mo DayYr Mo DayYr 6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Lorraine Young Estate, William Young, PR	Leland Lighthill
Street or Other Mailing Address 948 N. I Street	Street or Other Mailing Address 225 Center St.,
City State Zip Code Fremont NE 68025	City State Zip Code Guide Rock NE 68942
Phone Number 402 727-7489	Phone Number Is the grantee a 501/c/(3) organization? Ves. J.N.
Email Address	402 257 2450 If Yes, is the grantee a 509(a) foundation? Yes No.
7 Property Classification Number, Check one box in categories A and B. Check C if (A) Status (B)	
✓ Improved ✓ Single Family Industrial	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OCIL Commercial Recreational	
	d Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea	
Cemetery Death Certificate – Transfer on Death Executor Min 9 Was the property purchased as 10 Type of Transfer Distribution Foreck	
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer	sure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
Yes No Court Decree Exchange Granto	
1 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use
✓ Yes	✓ Yes No
Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., Page 1	
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Chi	
4 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$5,500	☐Yes
	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	or trie agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent
8 Address of Property	
145 S. Nighradko St	
145 S. Nightradia St	Same as #6
145 S. Nebraska St.	
145 S. Nebraska St. Guide Rock NE 68942 8a No address assigned 18b Vacant land 0 Legal Description	Same as #6
145 S. Nebraska St. Guide Rock NE 68942 Ba No address assigned 18b Vacant land D Legal Description Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One	Same as #6
145 S. Nebraska St. Guide Rock NE 68942 8a No address assigned 18b Vacant land 0 Legal Description	Same as #6
145 S. Nebraska St. Guide Rock NE 68942 6a No address assigned 18b Vacant land D Legal Description Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One Nebraska, except the West 70 feet thereof.	Same as #6
145 S. Nebraska St. Guide Rock NE 68942 Ba No address assigned 18b Vacant land D Legal Description Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One	Same as #6
145 S. Nebraska St. Guide Rock NE 68942 6a No address assigned 18b Vacant land D Legal Description Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One Nebraska, except the West 70 feet thereof.	Same as #6 (1), Vance's Second Addition to Guide Rock, Webster County,
145 S. Nebraska St. Guide Rock NE 68942 Ba No address assigned 18b Vacant land Degal Description Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One Nebraska, except the West 70 feet thereof. If agricultural, list total number of acres	Same as #6 (1), Vance's Second Addition to Guide Rock, Webster County,
145 S. Nebraska St. Guide Rock NE 68942 8a No address assigned 18b Vacant land 0 Legal Description Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One Nebraska, except the West 70 feet thereof. If agricultural, list total number of acres 2 Total purchase price, including any liabilities assumed 3 Was non-real property included in the purchase? Yes No (If Yes, entertails)	Same as #6 (1), Vance's Second Addition to Guide Rock, Webster County, 22 \$ 5,500 00 er dollar amount and attach itemized list.)
145 S. Nebraska St. Guide Rock NE 68942 Ba No address assigned 18b Vacant land Degal Description Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One Nebraska, except the West 70 feet thereof. If agricultural, list total number of acres	Same as #6 (1), Vance's Second Addition to Guide Rock, Webster County, 22 \$ 5,500 00 er dollar amount and attach itemized list.)
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145 S. Nebraska St. Guide Rock NE 68942 Ba No address assigned 18b Vacant land D Legal Description Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One Nebraska, except the West 70 feet thereof. If agricultural, list total number of acres 2 Total purchase price, including any liabilities assumed 3 Was non-real property included in the purchase? Yes No (If Yes, enter Adjusted purchase price paid for real estate (line 22 minus line 23) 5 If this transfer is exempt from the documentary stamp tax, list the exemption of Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement Leland Lighthill Print or Type Name of Grantee or Authorized Representative Register of Deed's Use Only	Same as #6 (1), Vance's Second Addition to Guide Rock, Webster County, 22 \$ 5,500 00 er dollar amount and attach itemized list.) 23 \$ 5,500 00 number

BK2018, Pg 1726

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2 7 day of Argust A.D., 2018, at 1:00 o'clock M. Recorded in Book 2018 on Page 1726 Nob Klingenheyer County Clerk 3/0.00 BR Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 8 - 2 4 - 7 8 \$ 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 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

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale D	ate		A N	School District Code														
91	20	18	1726		6,	/15/2	018	Base:	91-	0501	0501 Affiliated: 91-0501 Unified: 91-050													
Location	ID	Sale	Number	Useability & Code #			学校 专员					Parcel												
0006143	300		201		1			GeoCde	Tv	vn I	Rng	Sec	t Qrt		Subdiv	Агеа	Blk	P	arcel					
	Da	ate of S	ale Assessed	Val	ue	Verker		4487	1	3. *** ***	9	9	0		40015	<u> 43 5 1 5 19</u>	001	00	000					
Land	#1	Imp	rovements			Total				Date	of S	Sale :	Proper	(y	y Classification Code									
	270	3 3 T T T T T	3,95	5	1000	ang war a gay a sa	,225	Status		Proper	tv Tvi	ne T	Zoning		Location	Cit	y Size	Parc	el Size					
Assessor Lo		GIITD					A) 1		. 10 30 0 0	16 38 K 1 W 1		© 1		D) 1 E)		7	F)	4						
					(Alignetic	Re	sidentia			3. 23.57	8.5.	<u>√</u> , (5)	WASAN	 (40)	Commer		Aylan Kar		vis lar					
		1000 1000 100	1 A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Multiple. Improvements. :							Multiple. Improvements. :													
	uction Date:							\neg	Multiple. Improvements. : Construction Date :															
			Floor:		Sq. F		1,1	60		-														
		Buildin	g Cost New:	Cost			84,0				Floor Sq. Ft. :													
Single Family						al Cond	ition: 2				Cost : Commercial Occupancy Code:													
(100) □ Mol						Worn				_	Primary: Other1: Other2:													
(101) ★ One	Story			(20) Ed Badly Worn							Commercial Construction Class:													
(102) 🗆 Two	Story			(30) □ Average											ctural Stee	····								
(103) 🗆 Spli	t Level			(40)		Good				(2)) 🗆	Rei	nforced	Co:	ncrete Fra	me								
(104) 🗆 1 1/2	2 Story			(50)		Very (ood			(3)) <u> </u>	Ma	sonry B	eari	ng Walls									
(111) 🗆 Bi-L	Level			(60) Excellent						(4)) 🗆	Wo	od or St	eel	Framed E	xt. Wal	ls							
(106) 🗆 Oth	er									(5)) 🗆	Me	al Fram	e aı	nd Walls									
Townhouse or	Duplex	Style:	F 1887 K	Residential Quality: 20								Pol	е Гтате											
(301) 🛘 One	Story			(10) □ Low							Cost Rank: Condition:													
(302) 🗆 Two	Story			(20)	3	Fair				(10)	(10) ☐ Low (10) ☐ Worn Out													
(307) 🗆 I 1/2	2 Story			(30)		Averag	ge			(20) Average (20) Badly Worn								l						
(308) 🗆 Split	t Level			(40)		Good				(30)	(30) Above Average (30) Average													
(309) 🗆 2 1/2	2 Story			(50)		Very C	ood			(40)	(40) ☐ High (40) ☐ Good													
(304) 🗆 One				(60)		Excelle	ent			5 300					The State of		Very (
(305) 🏻 Two	Story D	uplex		e i e e e e e e e e e e e e e e e e e e	POS.										(50) 🗆	Excell	ent						
Assessor's	Adjus	tment	to Sale P	rice	(+ o	r-):	······································																	
Assessor Co	mments	and R	eason for A	djus	lmen	t:	•			_II														
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	1								~4															
Comments fi								•	om	ments	s:													
PR DEED																								
								,																
																	(Conti	nue on	back)					



WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/11/18 11:55 AM

Parcel ID Owner LIGHTHILL, LELA 225 CENTER STF GUIDE ROCK, NE	REET	00		Legal LOT 14 & N 10 FT L 2ND ADD TO GUID FT- A.K.A. 145 S NE S-T-R: 09-01-09	E ROCK, EXC		Card File Situs 145 S NEBRA GUIDE ROCK	SKA ST	0614300 42			
County Area Neighborhood Location / Group District School	0 100 40 25 91-0501	N/A GUIDE ROCK GUIDE ROCK (GR) GR11VS - 65-0011 91-0501 9		State GEO Cadastral Book / Page	01-01-01-01-0 4487-00-0-400 00002-00093- 2018 / 1726 06/15/2018	015-001-0000	Value Buildings Improvement Land / Lot			9,840 0 270		3,955 270
Date Added Note 09/25/2007 CAR	es D # 17470 /	/ GLIDE # 66			5,500		Total			10,110		4,22
11/04/2002 1747	'U					Permit No. Type	Description		Date Open	Date Closed	Α	oun
		11.000				0001 00 N/A	~2003 BOB ARE MOBI HOMES WORTH ANYT		09/05/2002		, A	(
Model			Method	Lot Size	Front	age Spot Code	Cutoff	Value	Add (+/-) L	ot Value Ap	pr II
4 GUIDE ROCK			02 SqFoot	70,563.200	160	.000 N	15,000 40,000 999,999	0.010 0.002 0.001	0.	000	270	(
Sale Date	Book	Page	Extend		ship History							oun
06/15/2018	2018	1726			HILL, LELAND							5,500
12/10/2017	23018	00463			5, LORRAINE 5. LORRAINE							(
12/10/2017 Year Statement	23018 Dietriet	00463 Building	Other	Land	, LURRAINE	Total	Exempt	Tax	cable	Total Tax	Penalt	_
2017 614300	25	9,840	0	270		10,110	C C		0,110	187.32	renait	(
2016 614300	25	5,635	ŏ	270		5,905	n o		5,905	107.64		Ò
2015 614300	25	4,900	Ō	270		5,170	Ö		5,170	95.50		(
2014 614300	25	4,900	0	270		5,170	0		5,170	107.18		C
2013 614300	25	5,275	0	900		6,175	0	(6,175	139.14		C

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD

9/11/18 11:55 AM Parcel ID 000614300 (1180) Primary Image Sketch Image Cadastral ID 00002-00093-00003 #6143 10/9/13 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 **a** 145 S NEBRASKA ST GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK Neighborhood District 25 - GR11VS - 65-0011 Legal 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 Property Valuation (06/2013) Residential Information Marshall & Swift Cost Approach Buildings 3,955 Туре Single-family Residence Year/Effective Age Improvement 0 Quality 2.00 - Fair Land/Lot Λ Condition 2.00 - Badly Wom Total 3,955 1.160 / 1.160 Base/Total 100 % - One Story Review Information Style 12/07/2013 Entered Exterior Wall 100 % - Frame, Stucco 10/09/2013 TS Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab n Area of Crawl 0 Fixture/Roughin 5/0 Bed/Bathroom 0/1.0 Basement Area Code Description 706 Detached Garage(SF) Quality Year Dimensions Units PD, FD 0.000 % / 0.000 % 324 saft 2.00 Approximate value after 98.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 45 Description Cost Source Year In Units Depreciation Size WOD Wood Deck MS Residential
 Date Added
 Notes

 09/25/2007
 CARD # 17470 / GLIDE # 66

 11/04/2002
 17470

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?YesNo If yes, explain
oid this sale involve a trade or exchange of property?YesNo If yes,

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 2N	D ADD TO GUIDE ROCK, EXCEPT THE W 70 FEET A.
Was the sale between family members?YesNo	If yes, explain
Was there any association between the buyer and the No If yes explain	seller or with the property?Yes
Do you own other property nearby?YesNo If :	yes, please
What influenced your sale/purchase? Circle all that a Land Other (explain)	
If the property is a rental property and produces inceach of the past five years?	
\$ expenses have been incurred in each of the past five	years?
Was any personal property included in the sale price that apply) Appliancees Furniture other (please experiments). It is propert that was included in the pruchase price.	plain):
Do you think this property sold for its full market	value?YesNo
Was the property made available to other potential p	-
<u></u>	
How many bedrooms? How many bathrooms? What house?	type of heating and cooling is in the
Was any personal property included in the sale price?	

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 AC	OD TO GUIDE ROCK, EXCEPT THE W 70 F	EET A
Describe the basement finish; flo	oring, walls, ceiling f	inish?	
Manufactured Housing: Was this ho No If manufactured; what brand			_yes [f
manufactured; what type of home i	s this?	Mobile Home	
		ured is the home still siton on	
(circle one) Metal Frame Foundat	ion Basement		
Signature:		Buyer/Seller	
(circle one)Phone#	Date:		

WEBSTER COUNTY ASSESSOR

COVER PAGE PROPERTY TRANSFER GRANTEE MASTER NAME # Michael Varesi BOOK & PAGE 2018' 173 # PAGES PARCEL# / FILING NUMBER 000 16(d000 - 40550 123.75 tax/lien SALES FILE # NEIGHBORHOOD # (200 100 105 205 300 305 400 AGRICULTURAL **GUIDE ROCK GUIDE ROCK** RED CLOUD RED CLOUD BLUE HILL BLUE HILL BLADEN RESIDENTIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL 405 500 505 510 515 605 610 BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT / NO ROSEMONT COMMERCIAL COMMERCIAL W/SITE COMMERCIAL / NO SITE STTE HOME SITE COMMERCIAL W/SITE SITE SITE 615 700 710 705 800 805 1000 1005 ROSEMONT INAVALE/ NO HOME INAVALE AMBOY VILLAGE W/ AMBOY VILLAGE/ NO RURAL COMMERCIAL RURAL COMMERCIAL INAVALE W/HOME COMMERCIAL / NO COMMERCIAL HOME SITE SITE HOME SITE SITE SITE 1010 1015 1020 GRASS GREEN / GOLF SAND GREEN / GOLF RURAL ANIMAL COURSE COURSE CONFINEMENT PROPERTY CLASS 2000 4000 9000 9500 RURAL RESIDENTIAL RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS SUBURBAN TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS \$ ASSESSOR ADJUSTMENTS \$ REVIEW CODE NO SALES DATE DEED TYPE SALE QUAL ADJUSTED SUBCHNGD NO MOBILE CODE 2 4 5 USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT LOCATION CODE (RC)ВH BLA COW GR INA ROS RUR RED CLOUD BLUE HULL BLADEN COWLES GUIDE ROCK INAVALE ROSEMONT RURAL COMMENTS PARCEL # (S)

Good Life. Great Service.

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.

DEFAITHER OF RETAIN			iai space is nee												
	The deed			is statemen			25 are accurate								
1 County Name	r	2 County Nur		,	3 Date of Sale/Transfer Mo. 3 Day 34 Yr. 18 Mo. 3 Day 34 Yr. 18										
	Select	County & Cou	inty Number	<u> </u>	Mo. 3	Day <u>#7</u>	Yr. /O	Mo 3	_ Day 🛫	7 Yr. /0	<u> </u>				
5 Grantor's Name, Ad	·	phone (Please P	rint)				ss, and Telephone	(Please P	rint)						
Grantor's Name (Selle Bonnie Lewis-B					Grantee's Nam Michael Va	e (Buyer) aresi	-								
Street or Other Mailing 12184 S Gypsu	Address	 I			Street or Other 141 N Che	Mailing Add	Iress								
City Gypsum		State KA		Zip Code 67448	City Red Cloud			State NE		Zip C	ode 38970				
Phone Number (785) 404-9335					Phone Number		Is the grantee a								
Email Address n/a					Email Address										
7 Property Classifica	ation Number. C	heck one box in	categories A and	B. Check C i	f property is also	o a mobile	home.								
(A) Status				(B)	Property Type	9				(C)					
✓ Improved	✓ Single F	amily	Industrial	Mineral Intere	sts-Nonpro	ducing	State Ass	essed	Mobil	e Home					
Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt OLL Commercial Recreational															
8 Type of Deed	Conservator		Distribu	·	nd Contract/Mem	= =		eriff	Oth	er					
Bill of Sale	Corrective Death Certifica	ate – Transfer on I	Easem Death Execut		ase neral	=	onal Rep. 🔃 Tru Claim 🔽 Wa	st/Trustee irranty							
9 Was the property p part of an IRS like- (I.R.C. § 1031 Exch	kind exchange? lange)	10 Type of Tran Auction Court De	Easemen	t Gift	Life E		Revocable Trus		Trustee	er on Death to Beneficiar	ry				
11 Was ownership trans	sferred in full? (If	******		eGramo		. Was real	Satisfaction of estate purchased fo			Explain) tate the intenc	ded use.)				
13 Was the transfer bet		r if to a trustee, a	re the trustor and b	eneficiary rela	tives? (If Yes ch	Yes	No								
Yes V		or Uncle to Niece			Partnership, or LL		Self		Other						
_	Brothe	ers and Sisters		arandparents a	and Grandchild	s	ipouse	_							
	Ex-sp	ouse	□ F	arents and Ch	nild	□ s	tep-parent and Ste	p-child							
14 What is the current r	narket value of th	e real property?			15 Was the mo	rtgage assu	med? (If Yes, state	the amoun	t and intere	est rate.)					
\$55,000					Yes	✓ No	\$				%				
16 Does this conveyand		t parcel of land?			17 Was transfe of the agent	r through a i or title com	real estate agent or pany contact.)	a title com	pany? (If Y ne rn Title	es, include the	e name No				
18 Address of Property							erson to Whom the								
141 N Cherry S	t				Grantee										
Red Cloud, NE	68970														
18a No address as	signed 18b	Vacant land	I												
20 Legal Description															
Lots One (1), Cloud, Webs				l), Block	Eight (8),	Platt's	First Addition	on to t	he City	y of Red	l				
21 If agricultural, list total	al number of acre	es													
22 Total purchase pr	ice, including a	any liabilities as	sumed	*******				22 \$		55,000	00,00				
23 Was non-real pro	perty included	in the purchase	e? ∐Yes 🗾 l	No (If Yes, er	iter dollar amou	nt and atta	ach itemized (ist.)	23 \$! 				
24 Adjusted purchas	e price paid fo	real estate (lin	e 22 minus line 2	23)											
25 If this transfer is e	exempt from the	e documentary	stamp tax, list th	e exemption	number										
		law, I declare the authorized to sign		I this statemer	nt and that it is, to	the best o	f my knowledge an	nd belief, tr	ue, comple	ete, and					
Micha	el Varesi								812-7	18-55	82				
sign Print or J	ype Name of Gra	antee or Authorize	ed Representative			G	rantee		Р	hone Number 8 <i>[]식</i> /20					
here Signatur	e of Grantee of A	uthorized Repres	sentative		Title				D	ate					
			Register of Dec	ed's Use On	iy				Fo	or Dept. Use	Only				
26 Date Deed Recorded		27 Value of Star	mp or Exempt Num		28 Recording Da	ata									
Mo. 8 Day 2	4 Yr. 18	\$ / 23	3.75		BKAN	18.Pc	1732								
inhracka Dopartment of Pau	ionua		. , –	1		/: 		thorized by	Nah Ray St	at 88 76-214 7	7.1327/2\				

State of Nebraska Sss.

County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of August A.D., 2018, at 3:50 or clock A.M. Recorded in Book 2018 on Page 17.30-/73!

Deb Klingenberger County Clerk

*/6-DO BB Deputy Ind Comp Assessor Carded

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

Ţ	Southern Title, LLC 2 0 Box 221 Red Cloud, NE 68970	_		
Transfer on	MENT: CERTIFIED DEATH (Death Deed (see below) (see below)	CERTIFICAT	E Joint Tenancy (see below) Other	3
	Book 201 PREVIOUS DEEL	3, Page 2 DRECORDIN	495 IG INFORMATION	
GRANTOR:	Gary S. Lewis (Deceased Perso	on's Name)		
(Surviving Gra <u>Lot</u> BLo.	Bonnie Lewis Intee(s) from recorded deed, or I S One (1), Two (2), The contract of the contrac	Three (3)	and Four (4),	
	y of Red Cloud, Websi MPLETELEGAL DESCRIPTION			YOM ON DAGE O

>

REDUISTA, TO

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 DEPOSITIONY 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

**.	<u> </u>			RIIFIC	AIEUr	DEAT	!!	2, SEX		3 DATE OF	DEATH (Mo., Da	v. Yc.)			
	1. DECEDENT'S NAME (First, Middle	e, Last, Suffix)					Male	ì	May 7.					
	Gary Arden Lewis 4, CITY AND STATE OR TERRITORY, OR	R FOREIGN COUNTS	Y OF BIRTH	5a. AGE	- Last Birthday	5b. UNDE	R 1 YEAR	5c. UNDE	R 1 DAY	6. DATE OF	BIRTH (Mo., Day	y, Yr.)			
	- And Brand on Land on the			(Yrs	.)	MOS.	DAYS	HOURS	MINS.						
- 0	Red Cloud, Nebraska				67					June 29	9, 1948				
	7. SOCIAL SECTIPITY NUMBER				8a. PLACE OF				٦		[] !!a-a/aa	Carilla			
					HOSPITAL	-			Nursing I		☐ Hospice	Facility			
~	8b. FACILITY-NAME (if not institution, g	ive street and numb	er)	,		ER/Ou	tpatient	_	Deceden						
DIRECTOR	: Webster County Community I	-lospital				□ DOA			Other (S	pecify)					
Ä,	Sc. CITY OR TOWN OF DEATH (Include						8d.	COUNTY O	FDEATH						
ã	Red Cloud 68970							Webster							
FUNERAL	99. RESIDENCE-STATE	95. COUN	TY			TY OR TO					10 mg	. ``T			
<u> </u>	Nebraska	Webs	ter		R	ed Cloud	9e. AFT. N	ió las v	IP CODE		99, INSIDE CI	TYLIMITS			
E.	9d. STREET AND NUMBER						36. AF 1. 0		3970		X YES	□ №			
by:	North Cherry Street 10a, MARITAL STATUS AT TIME OF DE	ATH Y Married	Never Married	1 10b. N	AME OF SPOU	SE (First	Middle,			give maide	л пате.				
fiec	Married, but separated. Wido			1							(10 je -				
A.				1 000			NAME (Fi	rst. Midd	ile. Maic	ien Surnam	e)	· · · · ·			
<u> </u>	T1. FATRER'S-NAME (First, Middle, Last, Suffix) Elmer Lewis Daisy Moore														
륍	E PLIMET LEWIS DOIS NOTE: 14b. RELATIONSHIP TO DECEDENT														
ō	8 17/4s, No. or Unix.) Yes 11/18/1967-11/17/1973 Bonnie Lewis Spouse														
8	15. METHOD OF DISPOSITION	16a. EMBALMER-SIG	NATURE			11	6b, LICENS	E NO.		16c. DAT	E (Mo., Day, Yı.)	1			
₽	Burial X Denation	Not Embalmed	!							May 7	, 2016				
ł	Cremation	16d. CEMETERY, CR	EMATORY OF	COTHER	LOCATION		CIT	Y / TOWN			STATE				
16.5	Removal Other (Specify)	Nebraska Anat	tomical Boa	ırd .			^∖ On	naha			Ņebrasi	(а .			
.:	17a, FUNERAL HOME NAME AND MAIL	ING ADDRESS (Stre	et, City or Tow	vn, State)		Ģ.					17b. Zip Code	. 4.			
	Simonson-Williams Funeral H	iome, 241 W. 4ti	n Ave., Red	Cloud.	Nebraska		•				68970	0.5			
-		C.A	USE OF D	EATH	See Instruc	tions ar	nd exam	ples)							
	18. PART I. Enter the chain of events - disease:	s, injuries, or complication	ons-that directly o	caused the ABBREVIAL	death. DO NOT en IE. Enter anly one	terterminal cause on a	events such (line, Add add	gs çardiac arro Itional lines if	ist, necessary.	A	PPROXIMATE INT	ERVAL.			
*	IMMEDIA	TE CAUSE:		1		÷			-		nset to death				
l ``		ASTATIC MALIC	ENANT MEI	LANON	A OF GALL	BLADDE	RORIG	iΝ		ļΥ	EAR				
i	disagree or condition resulting									i	nset to death				
	Sequentially list conditions, if b)	OR AS A CONSEQU	ENGE OF:			JN - 11					, V				
6	any, leading to the cause listed										g land				
l ``	-1	OR AS A CONSEQU	ENCE OF:							ar	nset to death				
	Enter the UNDERLYING CAUSE C) (disease or injury that initiated.											٠.			
1	the events resulting in death) DUE TO,	OR AS A CONSEQU	ENCE OF:				,				nset to death	1000			
ి	d)				<u>.</u> .					:					
]	18. PART II. OTHER SIGNIFICANT CON	DITIONS-Conditions	contributing t	to the dea	th but not resu	ting in the	underlying	g cause give	n in PART		S MEDICAL EXAM				
	HYPERTENSION										ORONER CONTA	CTED?			
出						· · · · · · · · · · · · · · · · · · ·			wood or -		YES X NO ITOPSY PERFOR	MEDO			
CERTIFIER	20. IF FEMALE: Not pregnant within past year	1	21a. MANNER			216.16	TRANSPO (iver/Operato	KIAHUN IN r		_	200	avieo r			
質	Pregnant at time of death		Accident	_			assenger		<u> </u>	YES	X NO ···				
Ě	Not prugnant, but prognant within 42 da		_		ot be determined		destrian				OPSY FINDINGS ETE CAUSE OF D				
75	Not pregnant, but pregnant 43 days to 1			-	٠.	□ ∘	ther (Specify))		YES	□NO	78774.			
됨	" Unknown if pregnant within the past yea								`		5.19				
completed	22a. DATE OF INJURY (Mo., Day, Yr.)	22b. TIME OF II	4JURY 22c.	PLACE C	ir injusty-At h	оти, тагт,	, ou est, rac	.wy, omice	одачину, СС	,,,qu4611Will.	site, etc. (Specify	•			
e c	22d, INJURY AT WORK? 22e. DESC	CRIBE HOW INJURY	OCCURRED			-					61 E				
유	YES DNO						11				114				
948	221, LOCATION OF INJURY - STREET	NUMBER APTIO	Ć!	TY/TOWN				STATE			Zip C	ODE			
	22), LOOK HOW OF HOUSE - STREET	r romocing ra 1.110.	-												
25	23a, DATE OF DEATH (Mo., D	ay, Yr.)			2 >	24a DAT	E SIGNED (Mo., Day, Y	r.) 2	4b, TIME O	FDEATH	4. 7.			
	ጅ ≦ i∾May 7, 2016				To be completed by CORONER'S PHYSICIAN or COUNTY ATTORNEY ONLY						ୁ ତ୍ୟ				
100	23b. DATE SIGNED (Mo., Day May 22, 2016 23d. To the best of my knowledge, and due to the cause(s) state.		ME OF DEATH	•	Plete	Z4c, PRO	NOUNCED	DEAD (Mo.,	Day, Yr.) 2	4d. TIME P	RONOUNCED DE	ALC:			
İ	May 22, 2016 May 22, 2016 23d. To the best of my knowledge,		17 AM no, date and place		- 6 5 5 8 F	Záe. On the	basis of exa	mination and/o	or investigatio	on, in my opini	ion death occurred a	1			
1	and due to the cause(s) states	d. (Signature and Title)			ag of the	the tir	ne, date and	place and due	to the cause([5] Stated. (2 ig	nature and Trile)				
7	T ■ Amy L. Springer, MD			· .	, i i i i						환경 선생				
1	25. DID TOBACCO USE CONTRIBUTE		26a. HAS	ORGAN C	OR TISSUE DOM	(Aπon be	EN CONSI				RANTED?				
17	☐ YES ☐ NO ☐ PROBAB 27. NAME, TITLE AND ADDRESS OF C		X YE	s	□ио	, '		N	ot Applicab	le if 26a is N	IO XIYES	□ NO			
1.	Army L. Springer, MD, 721 V			68970											
10.5					>FA			28b.	DATE FILE	D BY REGI	STRAR (Mo., Day	Yr.)			
_{ે.	A A	tanleg	۷. ريز	00	~~			- 1	June 7, 2		4 1	(T. D.)			
1	<u> </u>	· · · · · · · · · · · · · · · · · · ·								···		· · · · ·			

38000

BK2018, Pg 1732

State of Nebraska 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

Deb Kingenberger County Clerk B.Deputy Ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date ダーンサーノカ \$ 1 3 3 7 3 By 13 15

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.

August
Executed July 24, 2018.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

8/27/2

Comm. expires

Notary Public

SENERAI, NOTARY - State of Nebraska
TEPRESA L THEOBALD
My Comm. Exp. August 27, 2021

Dewbold

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Dat	e			School District Code											
91	20:	18	1732		8,	/24/20:	18	Base: 5	1.	-0002	2	Aff	iliated:	91	-0002	τ	Inif	ied: 9:	1-0	002	
Location	ID	Sale	Number	U	seab	ility & Co	ode#					Parcel Number									
0001666	500		202		1			GeoCde	i T	wn I	ting	Se	ct Qrt		Subdiv	Area Bik		Blk	Parcel		
	Da	ate of S	ale Assessec	l Val	ue		####	4491					0		10105	10.00	24.	008	0000		
Land		Imp	rovements			Total	Santonetr Karkolikoi		Date of Sale Property Classification Code												
1	,255		36,04	5		37,	Status		Proper	Property Type Zoning Location City Size Parcel									cel Size		
Assessor Lo		RED		RC)			A) 1		4 14 1 1 1 1	01		<u> </u>		*.~ . <u>5.</u> 4 ¥.	- 6	 3)	6	F)	2		
						Resi	dential	GE KOEVWS	30.3	i lo					Comme	rcial	H _{Vij} .		No.	er Barata	
	Mult	tiple Im	provements:							Mul	Multiple. Improvements. :										
	Construction Date					n Date :	19.	10		_	Construction Date :										
	Floor:	Floor	Sq. F	t. :	1,2	94	***********	Floo	r Sq. :	Ft. :											
		Buildin	g Cost New:	Cost			42,6	35			Floor Sq. Ft. : Cost :										
Single Family	Style:	104		Resi	denti	al Conditi	on: 3 (0 . (10.00)	W/O	Cor	Cost: Commercial Occupancy Code:										
(100) 🗆 Mo	bile Hom	ie		(10)		Worn Or	ıt			Prin	Primary: Other1: Other2:										
(101) 🗆 On	e Story			(20) 🗆 Badly Worn					Cor	nmer	cial	Constru	ictio	on Class			English S				
(102) 🗆 Tw	o Story			(30) 🗷 Average						(1)		Fir	eproof S	truc	tural Ste	el Fra	me				
(103) 🗆 Spl	it Level			(40)		Good				(2)		Re	inforced	Coı	ncrete Fr	ame					
(104) 🗷 11/	2 Story			(50) U Very Good						(3)		Ma	sonry Be	earii	ng Walls						
(111) 🗆 Bi-l	Level			(60) Excellent						(4)		W	ood or St	eel	Framed 1	Ext. V	Wall	s			
(106) 🗆 Oth	ier									(5)		Me	etal Fram	e ar	ıd Walls						
Townhouse or	Duplex	Style:	表記打印於	Residential Quality: 40						(6)		Po	le Frame								
(301) 🗆 One	e Story			(10) □ Low					Cos	t Rar	ık:				Cond	itio	n:				
(302) 🗆 Two	o Story			(20)					(10)	(10)											
(307) 🗆 11/	•			(30) Average					(20)	<u> </u>					(20) 🛘 Badly Worn				1		
(308) 🗆 Spli	it Level			(40) 🗷 Good						(30)) 🗆	☐ Above Average (30) ☐ Average							e		
(309) 🗆 21/				(50)		Very Goo	od			(40)) 🗆	☐ High (40) ☐						Good			
(304) 🗆 One		·		(60)		Excellent	Na ann airean				(50) □ Very G							lood			
(30 <i>5</i>) Two	Story D	uplex									736	域	\$350 B			(60)		Excelle	ant		
Assessor's	Adjus	tment	to Sale P	rice	(+ o	r -):															
Assessor Co	mments	and R	eason for A	djust	men	t:															
···																					
Comments f									1												
WD & DE		ERTT	FICATE						on	ıments	•										
			·																		
							· · ·	-										(Contin	ue or	back)	

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WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/11/18 01:10 PM

Parcel ID Owner VARESI, MICHAE 141 N CHERRY S RED CLOUD, NE	Τ	00		Legal LOTS 1-4 BLOCK 8 RED CLOUD	PLATT'S FIRST	ADDITION	Situ: 141	File S N CHERRY CLOUD, N	/ST	166600			
County Area	0	N/A		Class Code	01-01-01-01-06-	n2	Valu				Previous		Current
Neighborhood	200	RED CLOUD		State GEO	4491-00-0-1010			e Jings			30,340		36,045
Location / Group		RED CLOUD (RC)		Cadastral	00002-00103-00			ovement			0,070		00,040
District	65	2CS - 91-0002		Book / Page	2018 / 1732	400		i / Lot			1,255		1,255
School	91-0002	91-0002	91-0002	Sale Date	08/24/2018		-						
ociloo:	\$1-0002	31-0002	31-0002	Sale Amount	55,000		Tota	l			31,595		37,300
Date Added Note	es .						,						
11/04/2002 4055	50												
						ermit No. Type	Description			ate Open	Date Closed	<u> </u>	Amount
					100		~2006 ADD N			6/07/2005			0
Model			Method	Lot Size		e Spot Code	Cuto		Value	Add (ot Value	Appr ID
6 RED CLOUD			02 SqFoot	14,200.000	100.00	00 N	25,00		0.088	0.0	000	1,255	0
							130,68		0.007				
Sale Date	Book	Page	Extend	1 Ourner	ship History		999,99	9	0.003				Amount
10/01/2013	02013	02495	LACTIC		GARY & BONN	iĘ .							32,500
10/01/2013	02013	02495			. BONNIE	· -							32,500
02/11/2000	02000	00291			BEE,RALPH & WI	LLA (LE)							1
Year Statement		Building	Other	Land	JEE,14 IEI 11 (4 4 4 1	Total	Exempt		Taxa	ble	Total Tax	Per	alty Tax
2017 166600	65	30,340	0	1,255	·	31,595	31,595			0	0.00		0
2016 166600	65	30,205	ō	1,255		31,460	31,460			0	0.00		0
2015 166600	65	35,955	Ō	1,255		37,210	37,210			0	0.00		0
2014 166600	65	35,955	0	1,255		37,210	. 0		37,2	210	883.96		0
2013 166600	65	35,395	0	1,255		36,650	0		36,6	350	909.14		0

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/11/18 01:10 PM

(06/2013)

Parcel ID 000166600 Cadastral ID 00002-00103-00038 PAD Class Code 01-01-01-01-06-02

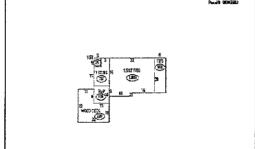
Owner VARESI, MICHAEL 141 N CHERRY ST RED CLOUD, NE 68970

Situs
141 N CHERRY ST RED CLOUD NE 68970
Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002

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

State GEO





Property Valua	tion		<u> Re</u>
Buildings	36,	045	Ty
Improvement		0	Q
Land/Lot		٥	Co
Total	36,	045	Ba
Review Informa	ition		St
03/01/2017	Entered	DL	
08/04/2016	Inspect	TS	E
			He
			Re

4491-00-0-10105-008-0000

Residential Information Single-family Residence 4.00 - Good Type Quality ondition 3.00 - Average 958 / 1,294 78 % - 1 1/2 Story Finished ase/Total ityle 22 % - One Story 100 % - Frame, Siding, Vinyl 100 % - Warmed & Cooled Air xterior Wall leating/Cooling Roof Cover Composition Shingle Area of Slab 0 Area of Crawl Fixture/Roughin D 6/0 Bed/Bathroom 3 / 1.0

Basement Area

1910/0 Year/Effective Age

Marshall & Swift Cost Approach

Sketch Image

Code	Description	Quality Year	Dimensions	Units		PD, FD	
706	Detached Garage(SF)	3.00 0		360 sqft		0.000 % / 0.000 %	
j .	Approximate value after 78.000 % physical, 0.000 % functions	al and 0.000 % econo	mic 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 A	dded Notes						
11/04/2	002 40550			•			

823

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us Seller: LEWIS, BONNIE **Buver: 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
CALLANI L EMILO DOMANIC
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
NO II yes explain
Do you own other property nearby? Yes No If yes, please
explain
exprarii
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) Appliancees Furniture other (please explain):
What is the dollar value of the personal propert that was included in the pruchase price
propert that was included in the pruchase 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) Appliancees 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 FI	RST ADDITION RED CLOUD	
Describe the basement finish; flooring,	walls, ceiling finish?	
Manufactured Housing: Was this home man No If manufactured; what brand?	ufactured off site then moved to this location? $\overline{\ \ }$ If	_yes
$\overline{}$ manufactured; what type of home is this	? Mobile Home	
Manufac	tured If manufactured is the home still siton on	
(circle one) Metal Frame Foundation Ba	asement	
Signature:	Buyer/Seller	
(circle one) Phone#	Date:	

COVER PAGE PROPERTY TRANSFER

						_		
DOC STAMP	<u> 31.5</u>	.0		tax/lien		_		
SALES FILE	<u>, 20</u>	3	# PAGE	ss	-			
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			1
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
				<u>-</u>			SUBURBAN	
TAX DISTRICT	(a5							
TOTAL SALE PRICE				_				
521 ADJUSTMENTS	ė	·						
•				•				
OR ADJUSTMENTS	s NO							
		(م م	ı					
SALES DATE	<u>/~(;</u>	<u> </u>						
DEED TYPE_	<u> </u>		.,					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
1	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	©	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	TZ 17ml	tu a	-a S - i					

NEBRASKA	Real Estate Trail	nsfer Statement	FORM
Good Life. Great Service.		s. • Read instructions on reverse side.	521
DEPARTMENT OF REVENUE	 If additional space is needed, add an 	attachment and identify the item.	
		it is signed and items 1-25 are accurately completed.	
1 County Name	2 County Number WEBSTER - 91 ▼	3 Date of Sale/Transfer	Yr. 2018
5 Grantor's Name, Add	ress, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)	toda, and reliabilities (1 reduce 1 mm)	Grantee's Name (Buyer)	
Lonnie & Brenda		Connie (Knehans) Brumbaugh	
Street or Other Mailing A 1006 N Chestnut	St	Street or Other Mailing Address 420 N Chestnut St	
City Red Cloud	State Zip Code NE 68970	City State NE NE	Zip Code 68970x
Phone Number (402) 746-2785		Phone Number Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	
Email Address Ibknehans@gtmc	.net	Email Address	
7 Property Classificati	on Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
(A) Status	(B)) Property Type	(C)
Improved	Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Horne
Unimproved	Multi-Family Agricultural Commercial Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed		nd Contract/Memo Partition Sheriff	
= =		ase Personal Rep. Trust/Trustee	Other
	======================================	neral Quit Claim Warranty	
Yes 🔲 No	and exchange? — Auction Easement Gift o Court Decree Exchange Granto erred in full? (If No, explain the division.)	Life Estate Sale Truer Partition Satisfaction of Contract Of Other Same use? (If Note Note Note Note Note Note Note Note	ansfer on Death ustee to Beneficiary her (Explain) lo, state the intended use.)
	een relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
X Yes ☐No		Partnership, or LLC Self Othe	er
	▶ Brothers and Sisters	<u>=</u> '	
	Ex-spouse Parents and Ci		
14 What is the current ma	rket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)
	divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.)	(If Yes, include the name
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Si	
420 N Chestni	ut St, Red Cloud, NE 68970	Connie Brumbaugh, Grantee	
18a 🔲 No address assig	gned 18b 🔲 Vacant land		
20 Legal Description			
West 100' of L	ots 19 & 20, Block 1, LeDuc's Add, Ci	ty of Red Cloud	
21 If agricultural, list total i	number of acres		
22 Total purchase price	e, including any liabilities assumed	22 \$	Ţ.
	erty included in the purchase? Yes Yo (If Yes, er	\$	
	price paid for real estate (line 22 minus line 23)	\$	0,00
	empt from the documentary stamp tax, list the exemption		,
	·	•	

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 ct, and that I am duly authorized to sign this statement.

here '		uthorized Representative	Title	Date
	•	Register of D	Deed's Use Only	For Dept.

26 Date Deed Recorded 27 Value of Stamp or Exempt Number _ Day <u>27_</u> Yr. <u>18</u>

28 Recording Data

Use Only

Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

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

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

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this of Alagust A.D., 20 18 at 12:00 o'clock A.M. Recorded in Book 2018 on Page 1748

Debyllogen Corper 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 <u>13</u> day of July, 2018

Lonnie Knehans, GRANTOR

Brenda Knehans, GRANTOR

STATE OF NEBRASKA) COUNTY OF WEBSTER) ss.

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

GENERAL NOTARY - State of Nebraska
TAMARA L. SCHEUNEMAN
My Comm. Exp. Aug. 28, 2021

Notary Public

COVER PAGE PROPERTY TRANSFER

RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL 405 500 505 510 515 600 605 610 BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT / NO ROSEMONT	BOOK & PAG	<u> 2018-</u>	1752	# PAGE	s	GI	RANTEE MASTER NAME 1	Alan J).
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100 365 200 205 305	SALES FILE	<u> 20</u>	4	# PAGE	s	_			
RESIDENTIAL COMMERCIAL RESIDENTIAL	NEIGHBORHOOD		100	105	200	205	300	305	400
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ROSEMONT COMMERCIAL, NO SITE SITE 1010 1015 1020 GRASS GREEN / SOLF SAND GREEN / SOLF COURSE COURSE TOURS COMMERCIAL COURSE FROPERTY CLASS 1000 2000 RESIDENTIAL COMMERCIAL AGRICULTURAL DEEM / GAME & PARKS TOTAL SALE PRICE SOOR ADJUSTMENTS \$ REVIEW CODE NO SALES DATE SOUR ADJUSTMENTS \$ REVIEW CODE 1 2 3 4 5 COURSE VES ADJUSTED SUBCHINGD SUBCHINGD SALE QUAL VES ADJUSTED SUBCHINGD SUBCHINGD SALE SALE COURSE SUBCHINGD SALE SALE CODE 1 2 3 5 COMMERCIAL COMMERCIAL RURAL COMMERCIAL RURAL COMMERCIAL RURAL COMMERCIAL RURAL COMMERCIAL RURAL COMMERCIAL RURAL RESIDENTIAL SUBURBAN RURAL R						COMMERCIAL / NO			ROSEMONT COMMERCIAL W/SITE
COMMERCIAL / NO NAVALE WINDAM SITE SITE 1010 1015 1020 GRASS GREEN / GOLF SAND GREEN / GOLF SAND GREEN / GOLF RURAL ANIMAL COURSE COURSE 1000 2000 AGOO RESIDENTIAL COMMERCIAL AGSICULTURAL EXEMPT GAME & PARKS SUBURBAN TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS S SSOR ADJUSTMENTS S REVIEW CODE NO SALES DATE DEED TYPE Q Q D SALE QUAL VES ADJUSTED SJECHANGED SJECHANGED SJECHANGED SALE QUAL VES ADJUSTED SJECHANGED SJECHANGED SALE OLOTTO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT / NOT VALID		615	700	705	710	800	805	1000	1005
GRASS GREEN / GOLF SAND GREEN / GOLF COURSE COURSE COURSE COURSE COURSE CONFINEMENT FROPERTY CLASS 1.000 2.000 4000 9000 9500 RUNAL RESIDENTIAL RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS TAX DISTRICT 1.01AL SALE PRICE 5.21 ADJUSTMENTS 5 ESSOR ADJUSTMENTS 5 REVIEW CODE NO SALES DATE 9.21-2018 DEED TYPE SALE QUAL YES ADJUSTED SUBCHNOD NO MOBILE CODE 1 2 3 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 GUB.		COMMERCIAL / NO						RURAL COMMERCIAL	RURAL COMMERCIAL
PROPERTY CLASS 1000 2000 4000 9000 9500 RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS \$ SUBURBAN SUBURBAN TOTAL SALE PRICE 522 ADJUSTMENTS \$ REVIEW CODE NO SALES DATE SALE QUAL YES ADJUSTED SUBCHNIGD NO MOBILE CODE 1 2 3 4 5 USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT YAJDI FOR MEASUREMENT LOCATION CODE SH BLA COW GR INA RC ROS GUE		1010	1015	1020					
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TAX DISTRICT	PROPERTY CLASS	1	2000	4000	9000	9500			
TOTAL SALE PRICE 521 ADJUSTMENTS 5 SESSOR ADJUSTMENTS 5 REVIEW CODE NO SALES DATE		RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
SESSOR ADJUSTMENTS \$ REVIEW CODE NO SALES DATE	TAX DISTRICT	190	-				I	SUBURBAN	· · · · · · · · · · · · · · · · · · ·
REVIEW CODE NO SALES DATE	TOTAL SALE PRICE	4	>						
SALES DATE S - 2 - 2 0 8	521 ADJUSTMENTS	\$							
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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		YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
LOCATION CODE BH BLA COW GR INA RC ROS RUR	CODE	1	2	3	4	5			
BH BLA COW GR INA RC ROS RUR		USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED	VALID FOR			
BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
		BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	COMMENTS								
PARCEL # (S)									

NEBRASKA Good Life Great Service

DEPARTMENT OF REVENUE

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

2091

521

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 8 Day 21 Yr. 2018 4 Date of Deed Mo. 8 Day 21 Yr. 2018
WEBSTER - 91	Mo. 8 Day 21 Yr. 2018 Mo. 8 Day 21 Yr. 2018 6 Grantee's Name, Address, and Telephone (Please Print)
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)
ALAN D. JOHNSON & CONNIE R. JOHNSON	ALAN D JOHNSON & CONNIE R JOHNSON
Street or Other Mailing Address PO BOX 397	Street or Other Mailing Address PO BOX 397
City State Zip Code BLUE HILL NE 68930	City State Zip Code BLUE HILL NE 68930
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.
(A) Status (B) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee
	neral Quit Claim Warranty
	losure Irrevocable Trust Revocable Trust Transfer on Death
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
Yes No Court Decree Exchange Grant	or Trust Partition Satisfaction of Contract Other (Explain) JT TENANCY
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.	
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C	hild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
14 What is the current market value of the real property? \$347,380	Yes No \$
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
RURAL WEBSTER COUNTY	ALAN & CONNIE JOHNSON PO BOX 397
an Day ()	BLUE HILL, NE 68930
18a No address assigned 18b Vacant land 20 Legal Description	DEGET 11121, 112 30000
SW1/4 3-3N-10, WEST OF THE 6TH P.M., WBSTE	R COUNTY NE
SVV 1/4 3-31V-10, VVEST OF THE OTHER LIVE, VVDOTE	N OOONT 1, NE
21 If agricultural, list total number of acres	
	\$
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.)
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 5A
Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that ameduly authorized to sign this statement. JENNIFER FLEISCHER	(402) 762-3524
Print on Type Name of Grantee of Authorized Representative	Phone Number
sign Invariant IXIVIII	ATTORNEY
here signature of Grantee of Authorized Fiebrese Marine	Title Date
Register of Deed's Use O	niv For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 8 Day 29 Yr. 2018 \$ Exempt # 5a	BK2018, Pa 1752
	Authorized by Neb Rev Stat &6 76-214 77-1327(2)

K2018, Pg 1752

State of Nebraska 7 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of Alagest A.D., 2018, at11:00 o'clock 7 M. Recorded in Book 2018 on Page .175 み Deb Klingenberger County Clerk 40.00 56 Deputy NEBRASKA DOCUMENTARY Ind___Comp___ _Assessor___ Carded **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 CONNTE 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. STATE OF NEBRASKA) 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

> GENERAL NOTARY - State of Nebraska CRYSTAL M. SHESTAK My Comm. Exp. June 26, 2019

BOOK & PAGE	2018-1	756	# PAGES	s	GR.	ANTEE MASTER NAME #	Hever	<u> 1 L. Cai</u>
PARCEL#/ FILING NUMBER		8701	NWY	021-1-	-10	-		
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DOC STAMPS	337.	50	-	tax/lien				
SALES FILE #	20	5	# PAGES	i,				
IGHBORHOOD#	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	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					
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CODE	<u> </u>	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
CATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Hom	و ساة	2.31 <i>F</i>	Jenes				i
	PARCEL#(S)							
			1					

Good Life Great Service.

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number Webster 91	3 Date of Sale/Transfer Mo. K Day 27 Yr. 8 4 Date of Deed Mo. Day 0 Yr. 8
	6 Grantee's Name, Address, and Telephone (Please Print)
	Grantee's Name (Buyer)
Street or Other Matting Address	Steven L. Carlson Street or Other Mailing Address
40 Apple Ridge	1120 North Burlington Avenue
City State Zip Code Danbury CT 06810	City State Zip Code York NE 68467
NIA	Phone Number Strike grantee a 501(c)(3) organization? Yes No 402 B (a) 9775 If Yes, is the grantee a 509(a) foundation? Yes No
10/12	Email Address N (A
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status (B)	property is also a mobile home.) Property Type (C)
	Mineral Interests-Nonproducing State Assessed Mobile Home Exempt
Bill of Sale Corrective Easement . Le Cemetery Death Certificate - Transfer on Death Executor Min	nd Contract/Memo Partition Sherriff Otherase Personal Rep. Trust/Trustee heral Quit Claim Warranty
part of an IRS like-kind exchange? Auction Easement Gift	iosure Irrevocable Trust Revocable Trust Transfer on Death I Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
	Partnership, or LLC Self Other
14 What is the current market value of the real property? \$150,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes X No \$%
16 Does this conveyance divide a current parcel of land? Yes Yuno	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) X Yes No
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	Ned oloddy (N. Goot o
20 Legal Description See Attached Exhibit "A"	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	22 \$ 150,000 00
23 Was non-real property included in the purchase? Yes X No (if Yes, ent	er dollar amount and attach itemized list.) 23 - \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement a	
correct, and that I am duly authorized to sign this statement.	
Steven L. Carlson Print or Type Name of Grantee or Authorized Representative	937 - 494 - 4331 Phone Number
sign / / Carl	buer 18-27-2018
here Signature of Grantee or Authorized Representative	Date
Register of Deeds	Use Only For Dept. Use Only
2019 Aug 20 02:11 DM 337 50 Rook 2018 P	28 Recording Data
	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)
Nebraska Department of Revenue Form No. 96-269-2008 2-2017 Rev. Supersedss 96-269-2008 Rev. 2-2016 Grantee - Retain a copy of this do	
MC Notative objy of the sec	

File No.: 6099730

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		
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Assessor	:	743
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/29/18

\$ 337.50

By BB

Bk 2018, Pg 1756

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 .

County Clerk Bv: 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 TNorth, 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:

- Is lawfully seised of such real estate and that it is free from encumbrances, except easements and restrictions of record.
- Has legal power and lawful authority to convey the same; and
- 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: Januar 10.2018

10099730

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

Chack Petrick feer Chad Patrick Peer, a single person

State of Tennessee
County of Mantgamery

The foregoing instrument was acknowledged before me this 20 day of _______ by Chad Patrick Peer, a single person.

6099730

STATE OF TENNESSEE NOTARY PUBLIC

Agricultural Land Sales Worksheet

Cnty No.	Вс	ook	Page	" ' Sa	le Date) (Harris			. S	choo	l Dist	rict Code	westfor i			
91	20	18	1756	8/2	7/2018	Base:	91-00	02	Αfi	iliate	1: 91	1-0002	2 Unified: 91-0002			
Location	\mathbf{m}	Sale	Number	2 Useabilit	y & Code #					Par	cel N	umber		ie ir	建	\$10.50 E
0014087	701		205	1		GeoCde	i Twn	Rng	Se	ct /	Qrt	Subdiv	Агеа	Bik	P	arcei
	D i	ate of S	ale Assessed	Value 💮		4489	1	10	2	1	2	00000	1	000	90/14/17/00/5	95
Land		Imp	provements		Cotal .	100	D	ate of	Sale	Proj	perty	Classific	ation (Code :		州 李宗
15	,765		108,575		124,340	Status	Pro	perty Ty	pe	Zoi	aing	Location	Ci	y Size	Parc	el Size
	į ir	Irrigat	ion Type:			A) 1	B)	05	LF V, 5585	C)	5	D) 3	E)	0	F)	7
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Outb	uildings	N. A. C.			2,860	Nor	ı-AG T	OTA	L		2	.310		-	L5,7	65
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
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	aments:
WD	
	(Continue on back)

MIPS Inc.

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/12/18 01:27 PM

www.nebra	askaass	essors	online.us				2017	' Real Estate	Breakd	own Repo	rt					9/12/18 01:27 PM
Parcel ID Owner CARLSON, S 1120 NORTH YORK, NE 6	STEVEN H BURL			E		i	Legal A 2.31 AC TRAC S-T-R: 21-01-10	CT IN NW1/4 21-1 Acres: 2.310	I-10			Card File Situs 1543 ROAD HEBRON, N	D	108701		
County Area		1	AREA 1				Class Code	01-05-05-03-	00-07			Value			Previous	Curren
Neighborhoo		1	AREA 1				State GEO	4489-21-2-00		4095		Buildings			105,715	105,71
Location / Gi		80	RURAL				Cadastral	00002-00036				Improvemen	ıt		2,860	2,860
District		45	2F2\$ - 9		:		Book / Page	2018 / 1756				Land / Lot			15,765	15,76
School		91-000	2 91-0	0002	91-0002		Sale Date Sale Amount	08/27/2018 150,000				Total			124,340	124,340
Date Added								·								
06/03/2013	MODU	LAR - I	RURAL RES	SIDENT	IAL.		_		Permit N	lo. Type	Desc	ription	E	ate Op	en Date Closed	Amoun
									0002	00 N/A	~201	5 PORCHES & MENT FINISH		1/02/20		
									0001	00 N/A	~201	2 NEW HOUSE	0	4/18/20		
Soil L	Use		LCG/LVG	Soil	Description	1	LVG Desc	ription	Spo	t Code	Acres	Value/Acre	Assessed		Market/Acre	Market Sul
ROAD F	RÓAD		ROAD	COL	JNTY ROAD		ROAD		N		0.350	0	0	0		
BLD1RR S	SITE		BLD1RR	BUII	LDING SITE	1ST ACRE	- BLD1RR		N		1.000	5,765	5,765	0		
HOM1RR H	HOME		HQM1RR	MOH	ME SITE 1ST	ACRE - R	URA HOM1RR		N		0.960	10,000	10,000	0		
							······································	······································		Land Total	2.310		15,765			
Sale Date		Book		Page	,	Extend	Ow	mership History								Amoun
08/27/2018		2018		1756				RLSON, STEVEN								150,000
03/10/2016		02016		0050				ER, CHAD PATR								170,000
Year Staten				<u>Building</u>		Other	Land			otal	Exemp		Taxa		Total Tax	Penalty Tax
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	8701	45		105,715		2,860	16,910			,485		0	125,4		1,735.72	
	8701	45		123,140		5,705	24,875		153			D D	153,1 142,9		2,116.24 2,185.38	
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MIPS Inc.

WEBSTER COUNTY

Page 2 RECORDCARD

2017 Appraisal Property Record Card 9/12/18 01:27 PM Parcel ID (2250) Primary Image 001408701 Sketch Image 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 BURLINGTION AVENUE YORK, NE 68467 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 Property Valuation Buildings Marshall & Swift Cost Approach Year/Effective Age (06/2013) Residential Information 105,715 Single-family Residence Type Improvement 2,860 Quality 3.00 - Average Land/Lot Condition 3.50 - Average Plus 0.5 1,512 / 1,512 100 % - One Story 100 % - Frame, Siding, Wood 108,575 Total Base/Total Review Information 10/14/2014 Style Entered CJ Exterior Wall 10/09/2014 Inspect TS Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl n Fixture/Roughin 8/0 Bed/Bathroom 3/2.0 Basement Area 1,512 Code Description Year in Units Depreciation MS Residential Slab w/Roof 180 0 180 0.000 % SLRF 483 Slab w/Roof MS Residential 483 0 0.000 % Date Added Notes 06/03/2013 MODULAR - RURAL RESIDENTIAL

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MIPS In		
www.nebraskaassess	orsonline.L	18

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 3 RECORDCARD 9/12/18 01:27 PM

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Parcel ID Cadastral ID			(2200	7							
	00002-00036-0014A			-							
PAD Class Code	01-05-05-03-00-07										
State GEO	4489-21-2-00000-000-4095										
Owner											
CARLSON, STEVE	EN L. LINGTION AVENUE										
1120 NORTH BUR	LINGTION AVENUE										
YORK, NE 68467											
Situs											
1543 ROAD D HEE	BRON NE 68970			1							
Neighborhood	1 - AREA 1										
District	45 - 2F2S - 91-0002										
Legal											
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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: PEER, CHAD PATRICK Buver: 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 **Aariculture** 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 exchane; is it going to a holding company? Yes Νo 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?

explain

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

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 exhange of property? Yes No If yes, explain
Was the property made availablee 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 TRAC	CT IN NW1/4 21-1-10	
If pasture, how do you wate Other	r your cattle? Pond Dugout Stream W —	ell
Comments/other information:		
Signature:		Buyer/Seller (circle one)
Phone #	Date:	

WEBSTER COUNTY ASSESSOR

621 N CEDAR RED CLOUD, NE 68970

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	=2018-	-1719	# PAGE	ss	_ G	RANTEE MASTER NAME	#JYMO	organ
PARCEL# FILING NUMBE	/ <i>0</i> 0033	8600	_		· · · · · · · · · · · · · · · · · · ·	_	Chase	Bank
DOC STAMP	s Exen	not #24	2	tax/lien		_		
SALES FILE	7/	de	_ #PAGE	s	-			
NEIGHBORHOOD:	# 1	100	105	200	205	200	205	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL HOVEN'S A	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTIA
	405	500	505	510	515	Hovers Ac	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/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	inavale/ no home site	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIA	L RURAL COMMERCIA
	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 RESIDENTIA	
OTAL SALE PRICE		, <u>600</u>						
R ADJUSTMENTS	\$							
REVIEW CODE	140							
SALES DATE	8-2	9-2018						
DEED TYPE	TW	19-2018 UShees	Deed					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
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	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	For	cclosu	re_					
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	PARCEL#(S)	7		Ī				
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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 recor	ded unless this stateme	ent is signed and i	items 1-25 are acc	urately complete	d.
1 County Name	2 County Numb	er	3 Date of Sale/Tra		4 Date of Deed	
	WEBSTER - 91	<u> </u>	мо. <u>08</u> ра	_{ly} 29 _{Yr.} 2018	Mo08	Day 29 Yr. 2018
	iress, and Telephone (Please Prin	nt)	·	e, Address, and Tele	phone (Please Print)
Grantor's Name (Seller) Eric H. Lindquist	. Successor Trustee		Grantee's Name (I JPMorgan C	^{Buyer)} hase Bank, Na	itional Associat	tion
Street or Other Mailing A	Address ge Road, Suite 260		Street or Other Ma	ailing Address		
City	State	Zip Code	3415 Vision	Urive	State	Zip Code
Omaha	NE NE	68114	Columbus		OH	43219
Phone Number (402) 829-0400			Phone Number (877) 314-63		ntee a 501(c)(3) orga he grantee a 509(a) f	
Email Address elindquist@elinde	suictlaw com		Email Address	100,100	no granto a dodici, i	GONIAGON. 1CO WIN
	ion Number. Check one box in ca	Megazies A and B. Chast C	if property is also a	mahila hawa		
(A) Status	THE PARTY WILLIAM OF BOX 111 OF		3) Property Type	mobile nome.		(C)
✓ Improved	Single Family	Industrial	Mineral Interests	-Nonproducing	State Assess	
Unimproved	Multi-Family	Agricultural	Mineral Interests	. •	Exempt	ST ISSUE THE THE
OLL	Commercial [Recreational		_		į.
	/Conservator	Distribution L	and Contract/Memo	Partition	Sheriff	Other:
	Corrective		ease	= '	Trust/Trustee	
	Death Certificate - Transfer on De		ineral	Quit Claim	Warranty	
9 Was the property pur part of an IRS like-kir	nd exchange?		closure Inrevocat	=		Transfer on Death
(i.R.C.§ 1031 Exchar	• -	Easement Gift Exchange Gran	Life Estat tor Trust Partition	=	=	Trustee to Beneficiary
11 Was ownership transfe	erred in full? (If No, explain the divis					Other (Explain) If No, state the intended use.
✓ Yes No		· - -		✓ Yes ☐ No _		
	een relatives, or if to a trustee, are t		atives? (If Yes, check	the appropriate box.)	
Yes _√ No		_ ` `	Partnership, or LLC	Self		ther
	Brothers and Sisters	= :	and Grandchild	Spouse		
A What is the current	Ex-spouse	Parents and C		Step-parent a		
\$95,675	rket value of the real property?		. —	ige assumed? (If Yes	, state the amount an	d interest rate.)
	divide a current parcel of land?		·	No \$	vant or a title compon	y? (If Yes, include the name
Yes 🔽 No			of the agent or t	title company contact	·) Tyes	y: (ii res, include the hame
8 Address of Property			19 Name and Addr	ess of Person to Who	m the Tax Statement	
1005 West Seward :	Street		Same as #6			
Blue Hill, NE 68930			040 40 110	abovo		
8a No address assig	gned 18b Vacant land					
•						
Lot Three (3) a	and the East Fifteen	Feet (E 15') of Lo	ot Four (4), B	lock Fourtee	n (14), Hoov	er's Addition to
Blue Hill, Web	ster County, Nebrasl	ka				
I If agricultural, list total r	number of acres					
						
2 Total purchase price	e, including any liabilities assur	med			22 3	76,000,00
3 Was non-real prope	erty included in the purchase?	□ Vos □ No (If Vos o	nter dollar amount a		\$	
	-		ner donar amount a	ano attach itemized	list.) 23	
4 Adjusted purchase p	price paid for real estate (line 2	22 minus line 23)	* * * * * * * * * * * * * * * *		24	76,000 , 00
5 if this transfer is exe	empt from the documentary sta	mp tax, list the exemption	number 24			
Under correct and	r penalties of law, I declare that I that I am duly authorized to sign t	have examined this stateme	nt and that it is, to the	e best of my knowled	lge and belief, true, o	complete, and
	Lindquist	us statement.				/400\ P20_0400
Print or Typ	e Mame of Grantee or Authorized F	Representative				(402) 829-0400 Phone Number
sign <u>(</u> i	wfl. T	a comment	Attorne	ey/Successor	Frustee	08/29/2018
nere Signature o	f Grantee or Authorized Represent	ativé	Title	 ,,		Date
		egister of Deed's Use On				Fau Band 11 O :
Date Deed Recorded	27 Value of Stamp		28 Recording Data	·		For Dept. Use Only
Mo Day .201	8 Aug 30 11:00 AM Ex					
praska Department of Revenu					Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)
m 140. 96-269-2008 9-2017 R e	ev. Supersedes 96-269-2008 Rev. 2-2016	;				

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.

Enc H. Lindquist, Successor Trustee

Xva K Batutt Notary Public

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.

A GENERAL NOTARY - State of Nebraska LISA K. BARTLETT My Comm. Exp. October 6, 2020

My Commission Expires: 10-6-2020

LKB

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX Date: 08/30/18 \$ Ex024 By BB Bk 2018, Pg 1779

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 2018, at 11:00 o'clock AM. Recorded in Book 2018 on Pages 1779-1780

Here & Standard 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.

COVER PAGE PROPERTY TRANSFER

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PARCEL#(S)	COMMENTS								
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NEBRASKA Good Life, Great Service

Real Estate Transfer Statement

FORM

521 • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Dav __19 2018 7 Mo. 7 Day 19 WEBSTER - 91 Mo. _ Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Webster County Sheriff City of Blue Hill Street or Other Mailing Address 517 W Gage St, PO Box 277 Street or Other Mailing Address 641 N Cedar St State Zip Code Zip Code City 68930 Red Cloud ΝE 68970 Blue Hill NE √ No √ No Phone Number (402) 746-2722 Phone Number (402) 756-2056 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address tschmitzwsco945@vahoo.com 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 (B) Property Type (C) Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt I IOLL Commercial Recreational Distribution Partition ✓ Sheriff Other Land Contract/Memo 8 Type of Deed Conservator Easement Corrective Personal Rep. Trust/Trustee Bill of Sale Lease Cemetery Death Certificate - Transfer on Death Mineral Quit Claim Warranty Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Sale Gift Life Estate Trustee to Beneficiary Auction ☐ Easement Partition Satisfaction of Contract Other (Explain) Yes Yes ✓ No Court Decree Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Yes Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent City of Blue Hill 209 S Webster St 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 756-2056 Tricia Allen Print or Type Nam Grantee or Authorized Representative Phone Number City Clerk/Treasurer 8/29/18 Title Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

28 Recording Data

BK2018, Pg 1794

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 31 day of Alagust A.D., 2018, at 1:30 o'clock P. M. Recorded in Book 2018 on Page 1794-1795

Deb Klingenberger County Clerk 16.00 Beputy Ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-3/-/8
\$Exempl#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 theeof.are Defendants, a decree was rendered finding that there is due and owing to STATE OF NEBRSKA, 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.

BK2018, Pg 1795

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 Hugust, 2018. TROY R. SCHMITZ
SHERIFE OF WEBSTER COUNTY,
NEBRASKA
STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)
On this Aday of August 2018, before me, the undersigned Troy School 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.

ABBEY HARIG
State of Nebraska-General Notary
My Commission Expires
September 28, 2020

Notary Public

BOOK & PAGE <u>2018 - 1796</u>		# PAGES G		_ GI	ANTEE MASTER NAME # Richard M. +				
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	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL	
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LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR	
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41	will be	combin	ed wit	hract	1. par	cel# 1-	104402.		
	PARCEL # (S)								

DEPARTMENT OF REVENUE

FORM 521

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.

	it 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 31 Yr. 2018 Mo. 8 Day Yr. 2018					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)					
Randall L. and Jenae Kort	Richard M. and Cheryl J. Thallman					
Street or Other Mailing Address 56825 716th Road	Street or Other Mailing Address 1927 Road R					
City State Zip Code	City State Zip Code					
Fairbury NE 68352 Phone Number	Blue Hill NE 68930 Phone Number Is the grantee a 501(c)(3) organization? Yes Vivo					
	(402) 756-3803 If Yes, is the grantee a 509(a) foundation? Yes No					
Email Address	Email Address mark.thallman@gmail.com					
7 Property Classification Number, Check one box in categories A and B. Check C						
	Property Type (C)					
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home					
✓ Unimproved Multi-Family ✓ Agricultural [Mineral Interests-Producing Exempt					
	od Contract/Minns Destrict Destrict					
	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee					
	neral Quit Claim Warranty					
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Force	osure Irrevocable Trust Revocable Trust Transfer on Death					
(I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Trustee to Beneficiary					
	or Trust Partition Satisfaction of Contract Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	——————————————————————————————————————					
	Partnership, or LLC Self Other					
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse					
Ex-spouse Parents and C	ild 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.)					
\$14,950 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					
✓ Yes No	of the agent or title company contact.)					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
	Richard M. and Cheryl J. Thallman					
	1927 Road R					
18a ✓ No address assigned 18b Vacant land	Blue Hill, NE 68930					
20 Legal Description						
SEE ATTACHED						
21 If agricultural, list total number of acres 3.27						
22 Total purchase price, including any liabilities assumed						
	1 \$					
23 Was non-real property included in the purchase? Yes L/I No (If Yes, e	ofer dollar amount and attach itemized list.) 23					
	nter dollar amount and attach itemized list.) 23					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)25 If this transfer is exempt from the documentary stamp tax, list the exemption						
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						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	number n/a nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 463-1383					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	number n/a nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 463-1383 Phone Number					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	number n/a nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 463-1383 Phone Number Attorney 8/31/18					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	number n/a nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 463-1383 Phone Number					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	14,950,00 14,950,00					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 14,950 00					

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NEBRASKA DOCUMENTARY STAMP TAX Date: 08/31/18

\$ 33.75 By BB

Bk 2018, Pg 1796

State of Nebraska 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, Dunmire, 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 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 1/4), thence N89°40°26"E (assumed bearing) on the South line of said Southeast Quarter (SE 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 1/4) a distance of 97.21 Feet to the South line of said Southeast Quarter (SE.14), 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 ½) 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 ½), thence N00°03'42"E (assumed bearing) on the West line of said Southeast Quarter (SE ½) 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 ½) a distance of 508.96 Feet, thence N89°40'26"E parallel with the South line of said Southeast Quarter (SE ½) 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 GRANTEES 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;
- 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.

Råndall L. Kort

STATE OF NEBRASKA

) ss:

COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me on August 3012 2018 by RANDALL L. KORT and JENAE KORT, husband and wife, GRANTORS.

Notary Public

Get for that

GENERAL NOTARY-State of Nebraska
PATRICIA K ENDORF
My Comm. Exp. July 27, 2021

ATTACHMENT TO FORM 521

20 Legal Description

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 ½) 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 ½), thence N00°03′42″E (assumed bearing) on the West line of said Southeast Quarter (SE ½) 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 ½) a distance of 508.96 Feet, thence N89°40′26″E parallel with the South line of said Southeast Quarter (SE ½) 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.

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Bk 2018, Pg 1798

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

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 <u>I</u> day of <u>A > > > ...</u>, 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 ½) 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 1/4) 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

Page 1 of 5

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:

- 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.
- 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.
- 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:

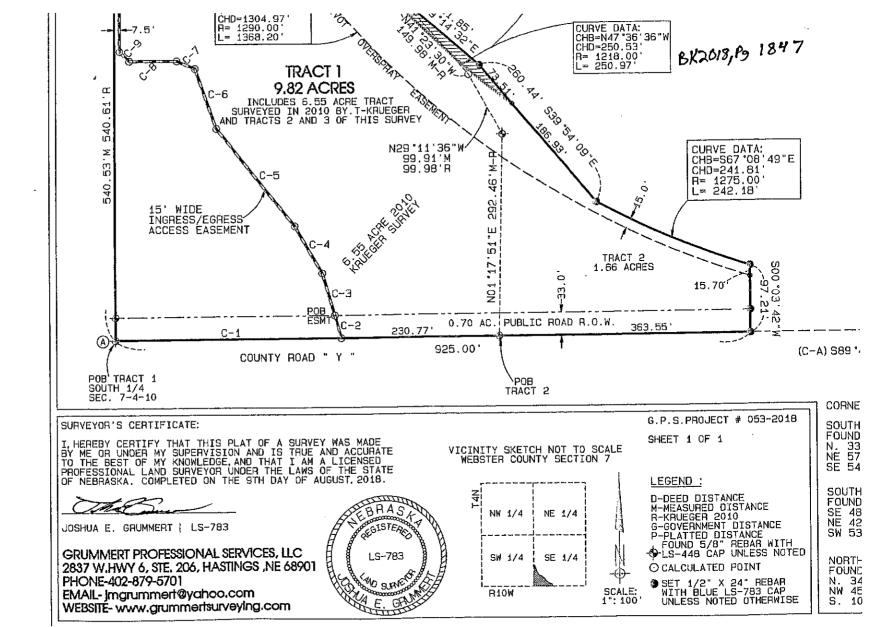
A tract of land located in the Southeast Quarter (SE 1/4) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE 4), thence N00°03'42"E (assumed bearing) on the West line of said Southeast Quarter (SE 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, thence N00°03'42"E parallel with the West line of said Southeast Quarter (SE 1/4) a distance of 508.96 Feet, thence N89°40'26"E parallel with the South line of said Southeast Quarter (SE 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 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 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 Quarter (SE 1/4) a distance of 15.32 Feet to the point of beginning, containing 1.10 acres, more or less.

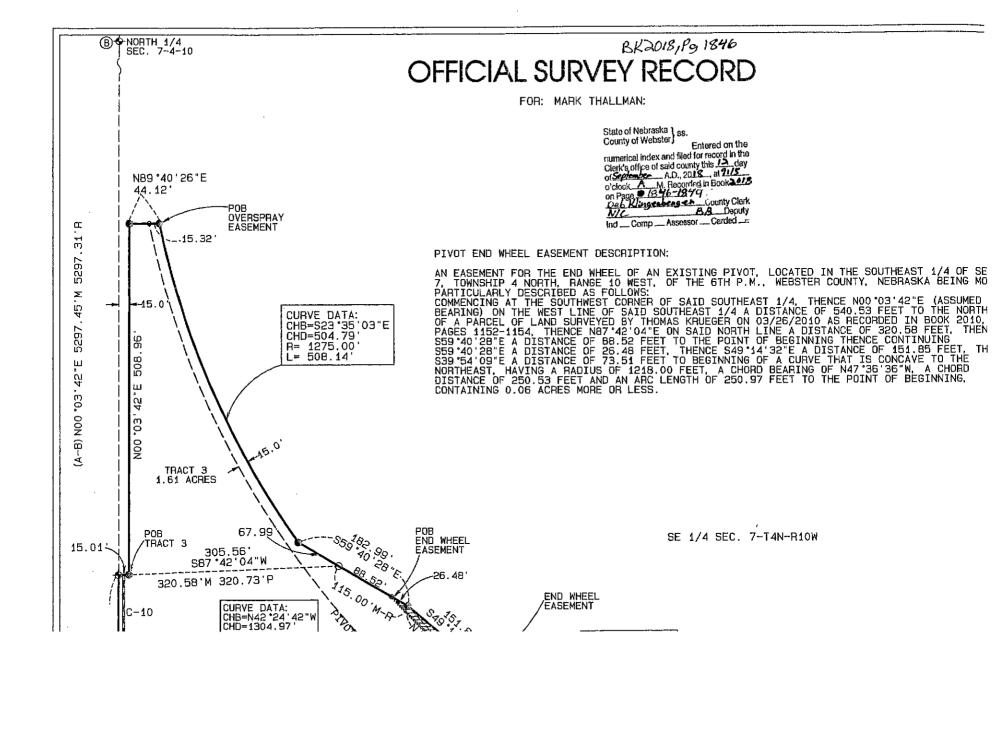
INGRESS/EGRESS ACCESS EASEMENT:

The centerline of a 15.00 Feet Wide Ingress/Egress Access Easement, located in the Southeast Quarter (SE ½) 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 ½), thence N89°40'26"E (assumed bearing) on the South line of said Southeast Quarter (SE ½) 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.





BK2618, Pg 1848

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 NOO 03/42"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 15.01 FEET, THENCE NOO 03/42"E PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 15.01 FEET, THENCE NOO 03/42"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 508.96 FEET, THENCE NOO 04/26"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 S39 54'09"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 587'08'49"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 S99'40'26"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 Y, NEBRASKA BEING MORE

00°03'42"E (ASSUMED 53 FEET TO THE NORTH LINE CORDED IN BOOK 2010, OF 320.58 FEET, THENCE NCE CONTINUING E OF 151.85 FEET, THENCE IS CONCAVE TO THE "36"36"W, A CHORD INT OF BEGINNING, 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 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 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, NO1'17'51"E A DISTANCE OF 292.46 FEET, THENCE N29'11'36"W A DISTANCE OF 99.91 FEET, THENCE N41'23'09"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 S67'0B'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 NOO '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 A PARCEL OF LAND SURVEYED BY THOMAS KRUEGER ON 03/26/2010 AS RECORDED IN BOOK 2010, PAGES 1152-1154, THENCE NB7 '42'04"E ON SAID NORTH LINE A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING, THENCE NOO '03' 42"E PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 508.96 FEET, THENCE NB9 '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, 1/4 A DISTANCE OF 44.12 FEET, A CHORD BEARING OF \$23" 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 S59' 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 NO0 *03 '42 "E (ASSUMED CONTROL 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 HECUHUEU IN BUUK 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. HAVING A RADIUS 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 1904.97 FEET, AND AN ARC LENGTH OF 1368.20 FEET, THENCE N89*40'26"E PARALELL 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 29.18 FEET, THENCE N90°00'00"W A DISTANCE OF 29.18 FEET, THENCE N90°00'00"W A DISTANCE OF 29.18 FEET, THENCE N90°00'00"W A DISTANCE OF 20.03 FEET, THENCE N00°03'42"W A DISTANCE OF 20.03 FEET, THENCE N00°03'42"W A DISTANCE OF 20.03 FEET,

C-10=N00 *03 42 E 121.76

)'26"W 2641.48'M 2641.52'R

A "U" POST 0.8' DEEP

FOUND NAIL & BOTTLE CAP IN A P.P.

50' FOUND PK-NAIL IN A BRACE POLE .99' FOUND PK-NAIL IN A P.P.

1716 471

SE CORNER © SEC. 7-4-10

INGRESS-EGRESS ACCESS EASEMENT COURSES $C-1=N89^{\circ}40^{\circ}26^{\circ}E = 330.68^{\circ}$ TIES: C-2=N16 °13 '41"W 34.31" 1/4 CORNER SEC.7-T4N-R10W ALUMINUM CAP, LS-448, 0.8' DEEP C-3=N16 *13 '41 "W 63.55" 11' FOUND 5/8" REBAR WITH LS-448 CAP FOUND PK-NAIL & LS-448 DISK IN A FENCE POST FOUND PK-NAIL & LS-448 DISK IN A TPED POST C-4=N30~00'52"W~78.92"C-5=N38 '49'34"W 182.31' AST CORNER SEC. 7-T4N-R10W C-6=N19 '29' 47" W 92.67' 2" ALUMINUM CAP, LS-345, 0.6' DEEP 20' FOUND NAIL & BOTTLE CAP IN A C.F.P. C-7=N67 "07 '21" W 29.18" 00' FOUND PK-NAIL & LS-448 DISK IN A P.P. 50' FOUND PK-NAIL & LS-448 DISK IN A TPED POST C-8=N90 00'00"W 69.62 C-9=N45'00'00''W 20.03'1/4 CORNER SEC.7-T4N-R10W

Survey Record Repository RECEIVED 52 31 49 Webster 1384-382

BK2018, Pg 1660

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

Deh Klingenberger County Clerk

3 (6.00 B. 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 ½ of the Northeast ¼ of the Southwest ¼ and the North ½ of Lot 8 and all of Lot 6, in the Southeast ¼ of the Northwest ¼ 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

-KS018-14-9-16-64

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

CERTIFIER

28a. REGISTRAR'S SIGNATURE

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



STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES 18 00873 CERTIFICATE OF DEATH Middle, Last, Suffix) 3. DATE OF DEATH (Ma., Day, Yr.) 2. SEX January 19, 2018 6. DATE OF BIRTH (MS, Day, Yr) Jerry Fry Kenny Male AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH 5c. UNDER 1 DAY 5a. AGE Last Birthday 5b. UNDER 1 YEAR (Yrs.) « MOS, DAYS HOURS MINS. Red Cloud, Nebraska 62 August 16, 1955 Ba. PLACE OF DEATH HOSPITAL X Inpatie OTHER | Nursing Home/LTC 65. FACILITY-NAME (If not institution, give street and number ER/Outpatient Decedent's Home ☐ DOA Other (Specify) Kearney Regional Medical Center c. CITY OR TOWN OF DEATH (Include Zip Gode) 8d. COUNTY OF DEATH Keamey 68845 94. RESIDENCE STATE Nebraska 9b. COUNTY 9c. CITY OR TOWN Buffalo Keamev Od. STREET AND NUMBER 9f. ZIP CODE 5431 Cottonwood Rd YES X NO 68845 10a. MARITAL STATUS AT TIME OF DEATH 🗵 Married 🔲 Never Married 10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give ma Married, but separated: Widowed Divorced Unknown Bridget Marie Barron 1. FATHER'S-NAME (First, Middle, Last, Suffix) 12. MOTHER'S-NAME (First, Middle, Maiden Surname) Wayne Kenny Viola Fry 3. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. 14a. INFORMANT-NAME 14b. RELATIONSHIP TO DECEDENT (Yes, No, or Unk.) No Bridget Marie Barron Wife 5. METHOD OF RISPOSITION 16a FMRA! MED SIGNATURE 165. LICENSE NO. 16c. DATE (Mo., Day, Yr.) Denstion Not Embalmed January 22, 2018 □ Cremation □ Entombment 16d. CEMETERY, CREMATORY OR OTHER LOCATION CITY / TOWN STATE Removal Other (Specify) Central Nebraska Cremation Services Nebraska Gibbon 17a. FUNERAL HOME NAME AND MAILING ADDRESS (Steet, City or Town, State) Horner Lieske McBride & Kuhl Funeral and Cremation, 2421 Avenue A. Box 777, Kearney, Nebraska 75. Zip Code 68848 CAUSE OF DEATH (See instructions and examples) lications-that directly caused the death DO NOT entertorning agents such as cardia 18 PARCI Enter the chain of events-diseases, injuries, or compressionately arrest, or wintercular fibrillation without showing APPROXIMATE INTERVAL IMMEDIATE CAUSE: IMMEDIATE CAUSE (Final a) Sepsis Due To Klebsiella And Enterococcus Bacteremia 24 Hours n death) DUE TO, OR AS A CONSEQUENCE OF: onset to death precially list conditions, if b) DUE TO, OR AS A CONSEQUENCE OF onset to death Enter the UNDERLYING CAUSE C) Enter the UNDERLYING CAUSE (disease of injury that initiated the events resulting in death) LAST DUE TO, OR AS A CONSEQUENCE OF onset to death d) 8. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not re ulting in the underlying cause given in PART I. 19. WAS MEDICAL EXÁMINER OR CORONER CONTACTED? Acute Renal Failure 🛛 YES 🖺 NO 🥬 20. IE EEMALE: 21a. MANNER OF DEATH 21b. IF TRANSPORTATION INJURY 21c. WAS AN AUTOPSY PERFORMED? Homicicle ☐ YES NO NO Pregnant at time of death Passenger Accident Pending I Not pregnant, but pregnant w 21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? ithin 42 days of death Redestrian Suicide Could not be det Not prognant, but pregnant 43 days to 1 year before death Other (Specify) Unknown If pregnant within the past yea YES □ NO 2a, 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) . INJURY AT WORK? 22e. DESCRIBE HOW INJURY OCCURRED ☐ YES ·□NO 22. LOCATION OF INJURY - STREET & NUMBER, APT.NO. CITY/TOWN STATE ZIP CODE 23a. DATE OF DEATH (Mo., Day, Yr.) 24a. DATE SIGNED (Mo., Day, Yr.) 24b. TIME OF DEATH <u>J</u>anuary.19, 2018 23b, DATE SIGNED (Mo., Day, Yr.) 23c. TIME OF DEATH 4c. PRONOUNCED DEAD (Mo., Day, Yr.) 24d. TIME PRONOUNCED DEAD :: 1 January 24, 2018 08:32 AM 23d. To the best of my knowledge, death occurred at the time, date and pla and due to the cauce(t) stated. (Signature and Title) Kristin R Lawson, MD 25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? 26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED TED? ☐ YES ☑ NO ☐ PROBABLY ☐ UNKNOWN 27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Pri YES Not Applicable if 26a is NO ☐ YES

Kristin R. Lawson, MD, 816 22nd Ave., Suite 100, Kearney, Nebraska, 68845

D. Cooper

Stanley

28b, DATE FILED BY REGISTRAR (Mo., Day, Yr.)

January 25, 2018

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 Alacust A.D., 2018, at 9:00 o'clock A.M. Recorded in Book 2018 on Page 1749-1750

Debra Klagenhergen County Clerk 316.00

Assessor_Carded

SCHMIDT, DON & BETTY

(206/352 LT 3 & N½ LT 4, BLK 1, SMITH & MOORE'S ADD, RED CLOUD (BK 2013 PG 2362)

120801

S¹₂ OF LOT '4, ALL OF LOT 5, BLK 1, SMITH & MOORE'S ADD, RED CLOUD (BOOK 2017, PG 2046)

X BROCK TO WEST

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

RUSSELL FOSLER INTERIM ASSISTANT STATE REGISTRAR HUMAN SERVICES

DEPARTMENT HEALTH AND



18 08106

	STATE OF N	EBRASKA - DEPAR CERTIF	ICATE OF	DEATH	WIAN SERVICES		18 081
1. DECEDENTS-NAME (First	Middle, Last, Suff	lix)		77.7.71	2. SEX		OF DEATH (Mo., Day, Yr.)
Donnie Dean Schmi	idt				Male		e 24, 2018 E OF BIRTH (Mo., Day, Yr.)
4. CITY AND STATE OR TERRIT	ORY, OR FOREIGN COUN	TRY OF BIRTH 5a. AG	rs.}	MOS. DAY	EAR 5c. UNDER 1	IINS.	ember 9, 1937
Gibbon, Nebraska	<u> </u>		80 8a. PLACE O	DCATU		Dec	ember a _i , 1937
7, COCIAL SECURITY NUMBER			HOSPITAL	X Inpatient		lursing Home/L	- ~
8b. FACILITY-NAME (If not Insti	tution, give street and num	iber)		ER/Outpatie	nt 🔲 🗈	ecedent's Hom	0
Webster County Comm	unity Hospital		100	DOA.		other (Specify)	30,730
Sc. CITY OR TOWN OF DEATH (84. COUNTY OF D	EATH	
Red Cloud 68970					Webster		
ea. RESIDENCE-STATE Nebraska	эь. cou Web	NTY Oster		ed Cloud			
9d. STREET AND NUMBER	<u>l</u>			9e. A	PT. NO. 9f. ZIP		9g: INSIDE CITY LIM
637 North Elm Street					6897		X YES
10a. MARITAL STATUS AT TIME	OF DEATH X Married	Never Married 10b.	, NAME OF SPOL	ISE (First, Mid	dle, Last, Suffix) if wife, give m	aiden name
Married, but separated			etty J Bank				
11. FATHER'S-NAME (First,	Middle, Last, Suffix			OTHER'S-NAMI	(First, Middle,	Maiden Suri	ıame)
William Schmidt		•		hanna Fri			
13. EVER IN U.S. ARMED FORCE	ES? Give dates of service	If Yes. 14a. INFORM	ANT-NAME				RELATIONSHIP TO DECEDE
(Yes, No, or Unk.) No		Betty Sc		5 1 200			ouse
15. METHOD OF DISPOSITION	16a. EMBALMER-S			16b. LS0	ENSE NO.	16c.	DATE (Mo., Day, Yr.)
Burial Donation	Not Embalme		194 19	7		Ju	ne 25, 2018
Cremation Entombre		CREMATORY OR OTHE	R LOCATION		CITY / TOWN		STATE
Removal Other (Spe	cify)			400			Nebraska
	BV Cremation		<u> </u>	281.0	Hastings		17b. Zip Code
17a, FUNERAL HOME NAME AI Simonson-Williams Ful	ND MAILING ADDRESS (St	reet, City or Town, State	e) 1 Nebraeka	9.4			68970
On to its of its of the		••••					
	DUE TO, OR AS A CONSEC	UENCE OF:		1.0			onset to death Years
Sequentially list conditions, if any, leading to the cause listed)Type 2 Diabetes						
	UE TO, OR AS A CONSEC	UENCE OF:		; 4" -			onset to death
Enter the UNDERLYING CAUSE C	:)						
(disease or injury that initiated the events resulting in death)	DUE TO, OR AS A CONSEC	HIFNCE OF	<u> </u>				onset to death
1407	i)			1			1.5
tion of	•						1
18. PART II. OTHER SIGNIFICA	NT CONDITIONS-Condition	ns contributing to the d	eath but not rest	lting in the unde	rlying cause given i	n PART I. 19.	WAS MEDICAL EXAMINER OR CORONER CONTACTED
Hypertension				4			☐ YES 🌣 🔯 NO 👙
		21a. MANNER OF DE	Δ1"Η	21h, 16 TRAN	ISPORTATION IN III		NAUTOPSY PERFORMED?
20. IF FEMALE: Not pregnant within past year		Z1a_MANNER OF DE X Natural Hom		Driver/O	perator	☐ YES	
Prognant at time of death		Accident Pend		2asseng	o r		
Not pregnant, but pregnant with	hin 42 days of death	i 	ld not be determine	Pedestria			AUTOPSY FINDINGS AVAIL APLETE CAUSE OF DEATH
Not pregnant, but pregnant 43		L 30		Other (S)	pecify)	∏ YES	1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m
Unknown If pregnam within the				<u> </u>		-	
22a. DATE OF INJURY (Mo., Da	y, Yr.) 22b. TIME OF	INJURY 22c, PLACE	OF INJURY-At I	iome, farm, stree	t, factory, office buil	ding, construct	ion site, etc. (Specify)
·		<u> </u>					C. 20 1
22d, INJURY AT WORK? 22	e. DESCRIBE HOW INJUR	Y OCCURRED	100				
☐YES ☐NO		427	1.				***
22f. LOCATION OF INJURY - S	TREET & NUMBER, APT N	O. CITY/TOW	/N		STATE		ZIP CODE
334 DATE OF DEATH	(Mo., Day, Yr.)		26	24a, DATE SIG	NED (Mo., Day, Yr.)	24b. TIM	E OF DEATH
	3		FEME E				E BEGINNINGED DEAT
## 3		IME OF DEATH	Y YES	24c. PRONOUN	CED DEAD (Mo., Da	y, Yr.) 24d. IIM	E PRONOUNCED DEAD
23b, DATE SIGNED (N June 25, 2018 9 y 0 23d. To the best of my kin	owledge, death occurred at the	2:49 PM		240. On the basis	of examination and/or in	vestigation, in my	opinion death occurred at
23d. To the best of my known and due to the cause of the	owiedge, pastn occurred at the e(s) stated. (Signature and Title)		A SO	the time, date	e and place and due to b	he cause(s) stated	(Signature and Title)
요필 Kyle S. Myers, N	AD.		To be completed by CORONER'S PHYSICLAN or COUNTY ATTORNER ONCLY				ring of profession
25. DID TOBACCO USE CONTI		26a. HAS ORGAN	OR TISSUE DO	NATION BEEN C	ONSIDERED? 266	. WAS CONSEN	IT GRANTED?
25. DID TOBACCO USE CONTI		***	IX NO			pplicable if 26a	
27. NAME, TITLE AND ADDRES	S OF CERTIFIER (Type or		W 110			*******	
Kyle S. Myers, MD, 3	907 oth Ave, Realney	, Nebrasita, 000-5		·			
Kyle S. Myers, MD, 31 28a: REGISTRAR'S SIGNATUR		, Ivebraska, 000-40			28b, DA	TE FILED BY R	EGISTRAR (Mo., Day, Yr.)
		, Nebraska, 000-1			;	TE FILED BY R	EGISTRAR (Mo., Day, Yr.)

BW2018, Pg 1713

State of Nebraska 7 County of Webster.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day at 3'.⊋0 Hua A.D., 20 18 M. Recorded in Book 2018 1713-1714 nogherser County Clerk 16,00 Deputy 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.
- 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.

Jakas S. Son

Subscribed and acknowledged before me on Tuly

GENERAL NOTARY - State of Nebraska SEAL

DAVID B. GARWOOD My Comm. Exp. October 22, 2018 30_, 2018, by LaRae L. Schunk.

Notary Public

BUDDIS BITTE

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 ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND HUMAN SERVICES



LINCOLN, NEBRASKA STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

,			13 11 11	JAIL	<i>,</i> , ,,,		•				P		
	1	ast, Suffix)						2, SEX	ľ		F DEATH (Mo., Day, Yr.)		
	Roger Allen Schunk 4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH 5a. AGE • Last Birthday 5b. UN						Male 5b. UNDER 1 YEAR 5c. UNDER 1 DAY		DAY	January 10, 2017 Y 6, DATE OF BIRTH (Mo., Day, Yc.)			
	V. G. T. AND STATE ON JESTITION TO GIVE	IGH GOODHIII OF BIRTH	IYps		_	uos.	DAYS		MINS.	., _,,,,			
	Hastings, Nebraska		' "	69	1					March	6, 1947		
	7. SOCIAL SECURITY NUMBER		<u> </u>	8a. PLACE	OF DE	HTA							
ļ				HOSPITA	AL []	Inpatie	nt	OTHER	lursing f	lome/LTC	Hospice Facility		
_ ا	3b, FACILITY-NAME (If not Institution, give stro	et and numb st)		İ	X	ER/Out	patient		Seceçani	's Home	A STATE OF THE STA		
ğ	Most Lagring Hoghbaro				П	DOA		П	Other (Sp	ecify)			
DIRECTOR	Mary Lanning Healthcare sc. City OR TOWN OF DEATH (Include Zip Coo	+at					8.1	COUNTY OF D					
뚭	Hastings 68901	10)					ſ	Adams					
₹	9a, RESIDENCE-STATE	9b. COUNTY		90	L CITY (OR TOV					The second second		
FUNERAL	Nebraska	Webster			Blue I	Hill							
[∄.	9d. STREET AND NUMBER					}	9e, APT, N				9g. INSIDE CITY LIMITS		
ξģ	1010 West Lancaster Street							689			X YES □ NO		
Fled	10a, MARITAL STATUS AT TIME OF DEATH ⊠		1	AME OF SP			міааіе,	Last, Sunix	j ir wite,	give malde	n name		
reri	Married, but separated Widowed		LaR	ae Lynn									
completed/verifled	11. FATHER'S-NAME (First, Middle, Las Gilbert Schunk	it, Suffix)		1			kAME (Fin ie Schu		Maide	эя Şuғлат	e)		
plet	Gilbert Schunk 13. EVER IN U.S. ARMED FORCES? Give dates		NFORMAN		Aima	Iviali	e suit	ille		14b BEI	ATIONSHIP TO DECEDENT		
· E	(Yes, No, or Unk.) Yes 02/28/1966-02			n Schunk						Wife	Wildigian 10 projection		
pe (BALMER-SIGNATURE	100 2711		`	161	. LICENSE	E NO.			E (Mo., Day, Yr.)		
Ţ	Burial Domation John	W. Weddingfeld				.	1034			Janua	ry 14, 2017		
	Cremation Entombment 16d, CEI	METERY, CREMATORY OR	OTHER	OCATION	•		CITY	//TOWN		•	STATE		
٠	Removal Other (Specify)	Hill Catholic Cemeter	v .				Blue	e Hill			Nebraska		
	17a, FUNERAL HOME NAME AND MAILING ADI										17b. Zip Code		
	Merten-Butler Mortuary, Inc., 501 W			. Blue Hil	II, Neb	raska					68930		
		CAUSE OF DE	EATH (S	ee instri	uction	ns and	i examp	(es)			<u> </u>		
	18. PART I. Enter the chain of events-diseases, injuries,	or complications-that directly c	aused the d	eath. DO NOT	enter ter	rminal ev	ents such as	s cardiac arrest,		A	PROXIMATE INTERVAL		
	respiratory arrest, or ventricular fibrillation without		SEREVIATI	E. Enter only o	one cause	e oin a lin	e. Add addit	ional lines if nocc	esary.	i	nset to death		
	IMMEDIATE CAUSE (Fins: a) Cardiac Arre										nmediate		
	disease or condition resulting in death]												
	DUE TO, OR AS A Sequentially list conditions, if b) Unknown	CONSEQUENCE OF:								or	set to death		
	any, leading to the cause listed			1.0						į			
		DUE TO, OR AS A CONSEQUENCE OF:							onset to death				
	Enter the UNDERLYING CAUSE C) (disease or injury that initiated									į			
	the events resulting in death) DUE TO, OR AS A	CONSEQUENCE OF:								01	set to death		
	ď)									:			
	18. PART II. OTHER SIGNIFICANT CONDITIONS	-Conditions contributing to	the deata	but not re	sulting i	in the u	nderlying	cause given in	PART I.	19, WAS	MEDICAL EXAMINER		
	Coronary Artery Disease									1	ORONER CONTACTED?		
IER.	20. IF FEMALE:	21a. MANNER (DE DE AT		104	15 15 37	2410000	TATION IN INC	vd na - 10	<u> </u>	'ES NO TOPSY PERFORMED?'		
E E	Nor pregnant within past year		Homicid				r/Operator	IA HON MUJUN					
E	Pregnant at time of death		Pending	Investigation	. 1	Pens	enger		\perp	YES	X NO		
λí	Not pregnant, but pregnant within 42 days of death	[Suicide	Could no	ot be determin	ted	_	estrian				AUTOPSY FINDINGS AVAILABLE MPLETE CAUSE OF DEATH?		
pe le	Not prognant, but prognant 43 days to 1 year before Unknown if pregnant within the past year	a death	_			Orpe	r (Specify)		1 -	YES	□ NO		
be completed by: CERTIFIER		. TIME OF INJURY 22c, F	N AGE OF	161 2710757 84							ite, etc. (Specify)		
	228. DA : E OF INJURY (MO., Day, 11.)	. TIMIC OF INJURY 226, F	LACE OF	MJURT-AL	i nome,	ratin, s	creet, racto	ity, onsce build	ilig, con	struction s	ite, etc. (specify)		
- Pe	22d. INJURY AT WORK? 22e. DESCRIBE HO	W INJURY OCCURRED	·								F. S. C. C. C. C. C. C. C. C. C. C. C. C. C.		
P.	TYES NO												
	22f. LOCATION OF INJURY - STREET & NUMBE	R APT NO. CIT	//TOWN					STATE			ZIP CODE		
		.,	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					01/112					
ļ	23a. DATE OF DEATH (Mo., Day, Yr.)					24s, DATE SIGNED (Mo., Day, Yr.) 24b, TIME OF DEATH					DEATH		
Î	출합 January TÛ, 2017 23c. YIME OF DEATH 2 25c. YIME			Sich by ORRE	S S S S S S S S S S S S S S S S S S S			DEAD (Mo. Day Vel 244 Tel		THE DO	E PRONOUNCED DEAD		
1	a Banuary 14, 2017					24c. PRONOUNCED DEAD (N			(Mo., Day, Yr.) 24d. TIME PRONOUNCED DEAD				
	23a. DATE OF DEATH (Mo., Day, Yr.) 24a. DATE SIGNED (Mo., Day, Yr.) 25b. DATE SIGNED (Mo., Day, Yr.) 25c. TIME OF DEATH 25c. DATE SIGNED (Mo., Day, Yr.) 25c. TIME OF DEATH 25c. DATE SIGNED (Mo., Day, Yr.) 25c. TIME OF DEATH 25c. DATE SIGNED (Mo., Day, Yr.) 25c. TIME OF DEATH 25c. DATE SIGNED (Mo., Day, Yr.) 25c. TIME OF DEATH 25c. DATE SIGNED (Mo., Day, Yr.) 25c. TIME OF DEATH 25c. DATE SIGNED (Mo., Day, Yr.) 25c. TIME OF DEATH 25c. DATE SIGNED (Mo., Day, Yr.) 26c. TIME OF DEATH 25c. DATE SIGNED (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. TIME OF DEATH 26c. PRONOUNCED DEAD (Mo., Day, Yr.) 26c. PRONOUNCED								n death occurred at				
	and due to the cause(s) stated. (Signature	ranu (100)		of of or of the base of the ba	'	une timo.	gate and pla	ice and due to the	cause(s):	stated. (Sign	ature and Title)		
Į				<u> </u>							- 127 - 147 - 1		
.	25. DID TOBACCO USE CONTRIBUTE TO THE D	1	RGAN OR			N BEE	ONSIDE	1		NSENT GR			
ı	YES NO PROBABLY X	UNKNOWN X YES (Type or Print)		Пис	U			Not Ap	pucable	IT 26a IS NO	YES NO		
	Benjamin L. Fago, MD, 715 N Saint	Joseph Ave, Hasting			01_								
	28a. REGISTRAR'S SIGNATURE	Ley. D. C	(M) (D)	· ·				28b. DAT	E FILED	BY REGIS	TRAR (Mo., Day, Yr.)		
		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~						lan	цагу 17	2017	and Salata State of Salata		

BOREN, WILLIAM BRADLEY, Subject of Life Estate of William Alan & Raeoma M. Boren eta Now to: Deanne R. Wehnes **>**√NW¹ 30-1-11 ✓ SE¼ 18-1-11 √ SE½NW½ & SW½NE½ 18-1-11  $\sqrt{S_2^1}$  county road running E & W adjacent to NW 1  30-1-11 √ Lots, 22,23,24, Blk 1, Sub-div of Annex Lot 12

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2 / day of August A.D., 2018, at 2:00 o'clock P M. Recorded in Book 2018 on Page / 7/7-/7/8

Deb Klingenberger County Clerk \$16.00 RB_Deputy

Ind Comp _Carded_

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

Ko-tock

ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND



Yun.	8/16/2018 Lincoln, nebraska	RUSSELL FOS	SLER SISTANT STA	ATE REGISTRAR		STATE REGIS NT HEALTH A RVICES		
		STATE OF NEBRASKA - D	DEPARTMENT	Maria Salah Balan	HUMAN SERVIC			18 06906
90.50	1	Last, Suffix)	Klimon	2 Umpens	2. SEX	I .	3. DATE OF DEATH (Mo	o., Day, Yr.)
30	William Bradley Boren 4 CITY AND STATE OR TERRITORY, OR FOR	REIGN COUNTRY OF BIRTH		Birthday 55. UNDER	Male R1YEAR Sc. UND	DER 1 DAY 6	April 24, 2018 6. DATE OF BIRTH (MC	os Day, Yri)
	Red Cloud, Nebraska		(7)(6.) 65	MCS.	DAYS HOURS	MINS.	March 29, 1953	1824
sath.	7. COOK SECURITY MILMBER		8a. PL	LACE OF DEATH	ОТНЕВ	ET Numerican H		
of death	86. FACILITY-NAME (If not institution, give str	treet and number)	The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s	SPITAL   Inpatient		Nursing Ho	1985	ospice Facility
at the Line	Sunrise Country Manor			DOA	§	Cther (Spe	40.407	
at the	8c. CITY OR TOWN OF DEATH (Include Zip Co Miliford 68405	ade)			8d. COUNTY			
residad	9a. RESIDENCE STATE	9b. COUNTY		9c. CITY OR TOW!	νN .			
	NEDraska 9d. Street and number	Douglas	- 100 C S	Omaha	9e. APT. NO. 9f.	f. ZIP CODE		IDE CHYLIMITS
decedent	1320 N. 109th Plaza 19a. MARITAL STATUS AT TIME OF DEATH	Married X Never Marris	and JanhoNAME (	>= SPOUSE (First,		68154 Suffix) If wife, g	give maiden name	
he de	Married, but separated  Widowed		m Sala	JF SPOUGE (Filal,	Allouse,		greniadan	
where t	11. FATHER'S NAME (First, Middle, La William Alan Boren	Last, Suffix)	W.) W.	12 MOTHER'S N. Raeoma	NAME (First, Min Etherton	iddle, Maider	ел Ѕиглале)	KASY D
	13. EVER IN U.S. ARMED FORCES? Give date		INFORMANT-NA	WE 12 250	Effection	<u> </u>	14b. RELATIONSHIP	
the county	(Yes, No, or Unik.) No 15. METHOD OF DISPOSITION 15a. EI	De:	eanna Wehne		, LICENSE NO.		Sister 16c. DATE (Mo., Day,	
n the	Burial Donation Will	illiam J. Lauber		1	1097		April 26, 2018	
court in	Removal Other (Specify)	CEMETERY, CREMATORY OF	R OTHER LOCAT	ION	CITY / TOWN		#A 25	TATE
	Rec	ed Cloud Cernetery ADDRESS (Street, City or Tow	ıwıı, State)		Red Cloud		17b.2ip	
the county	Simonson-Williams Funeral Home	e, 241 W. 4th Ave., Red	d Cloud, Nebra	aska			6897	
the the	jā. PART l'Enjerthe chaid of ayentsdiseases, Injuris	ries, or complications-that directly o	y caused the death. Do		gents such as cardiac ar		APPROXIMAT	PE INTERVAL
are filed with	respiratory street, or ventricular fibrillation without IMMEDIATE CA	out showing the etiology. DO NOT					onset to death	
ire fils	IMMEDIATE CAUSE (Final 8) Cardiac Pi	Pulmonary Failure	79p ( 6	ATT STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE S			Minutes	They god
	to deaths or differen	AS A CONSEQUENCE OF:			÷		onset to desti	# 2
deceased	any, leading to the cause listed			<u>, ş m qu</u>			V/2006	
å	DUE TO, OR AS Enter the UNDERLYING CAUSE C) Hepatitis E	B CONSEQUENCE OF:		Service Materials			onset to death Years	h.
ate of		AS A CONSEQUENCE OF:		2 - 2 - 17 - 1 Se 2 - 1 - 1 - 1	S.		onset to deat	oh
re estate	d) Failure 10	-	THE TA		•	· 	Months	
affect the	18. PART II. OTHER SIGNIFICANT CONDITION	NS-Conditions contributing f			nderlying cause gi	ven in PART I.	OR CORONER CO	ONTACTED?
₩ Å	20.1/FEMALE:	Iota MANNE	R OF DEATH		TANSPORTATION	% IIIDV 210, V	YES X	45 2 20 20 20
which inay	20. W. FEMALE:  Not pregnant within past year  Pregnant at time of death	X Natural	Homicide	Drive	er/Operator		YES 🗓 NO	
	Not prognant, but pregnant within 42 days of de	leath Suicide	Pending investi	Pede	estrian	21d. W	NERE AUTOPSY FINDS	INGS AVAILABLE
notice	Not pregnam, but pregnant 43 days to 1 year be	fore death		Cathe	er (Spacify)	1	OCOMPLETE CAUSE YES □ NO	and the second and the
s for	22a, DATE OF INJURY (Mo., Day, Yr.)	22b. TIME OF INJURY 22c.	. PLACE OF INJU	RY-At home, farm, s	treet, factory, offic	e building, con	struction site, etc. (Sp	pecify)
Pursuant to section 30-2413, demands	22d: INJURY AT WORK? 22e. DESCRIBE	HOW INJURY OCCURRED	生新洲		1			P 45 5 . 3
3, der	□YES □NO				ž.		<u> </u>	
9-241	22f. LOCATION OF INJURY - STREET & NUM	BER, APT.NO. CF	ITY/TOWN	<del>Mill</del> die C.	STAT	ne.	z	ZIP CODE
ğ.	23a. DATE OF DEATH (Mo., Day, Yr.	-)	80.14	3 € 24a, DATE S	SIGNED (Mo., Day,	Yr.) 24k	b. TIME OF DEATH	7 8 % V
Sect	ADRII 24, 2018 23b. DATE SIGNED (Mo., Day, Yr.)	23c. TIME OF DEATH		ŽE > 24c PRON(	OUNCED DEAD (Mo	o., Day, Yr.) 24r	Id, TIME PRONOUNCÉ	D DEAD
a to	ADEII 24, 2018  Sab. DATE SIGNED (Mo., Day, Yr.)  May 9, 2018  DATE for the best of my knowledge, death or and due to the carse(s) stated. (Signal of the carse)	02:26 AM education at the time, date and place		THE THE THE THE THE THE THE THE THE THE	asis of examination an	d/or investigation,	n, in my opinion death occur ) stated. (Signature and Title	arrod.at
ingin	and due to the cause(s) stated. (Signal	stone aug litte?		Z4a, DATE S  Z4c, PRONO  Z4c, PRONO  Z4c, PRONO  Linux  Linux  Z4c, On the sa the time,	, date and prove one	A 10 MB Letuckin, .	STREE, (SIGNALING M	
	25. DID TOBACCO USE CONTRIBUTE TO THE	_	S ORGAN OR TISS	SUE DONATION BEE!			ONSENT GRANTED?	- Vin II.
	☐ YES *** NO** ☐ PROBABLY ☐ 27. NAME, TITLE AND ADDRESS OF CERTIFI	FIER (Type or Print)		⊠ NO	<u>-</u> <u>-</u>	Not Applicable i	if 26a is NO 🏻 ∰YE	ES NO **
	Jill S, McAdam, PA, PO Box 2235		~		». <b>2</b> 8	3b. DATE FILED	BY REGISTRAR (Mo.	, Day, Yr.)
Wal-	Da	integ D. C	cooper	of he wife	ř l	May 31 20	167.207	