

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1806

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

GRANTEE MASTER NAME # Scott + Theresa

PARCEL # / FILING NUMBER 000517300

Bokelman

DOC STAMPS 112.50

tax/lien

SALES FILE # 209

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 140

TOTAL SALE PRICE 50,000

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

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

REVIEW CODE NO

SALES DATE 8-31-2018

DEED TYPE \_\_\_\_\_

SALE QUAL

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

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

LOCATION CODE

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

COMMENTS + Death Certificate for Loene Wessels

PARCEL # (S)

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Real Estate Transfer Statement

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

209

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 08 Day 31 Yr. 2018 4 Date of Deed Mo. 08 Day 30 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rayburn W. Wessels Grantee's Name (Buyer) Scott and Theresa Bokelman

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

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

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? \$50,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property 610 North Main Bladen, NE 68928 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same As No. 6 Above

20 Legal Description The South 114.71 feet of a square one acre tract out of the Northwest corner of Lot 7 in the Southwest Quarter (SW 1/4) of Section 8, Township 4 North, Range 11 West of the 6th P.M., New Territory to Bladen, Webster County, Nebraska.

21 If agricultural, list total number of acres

Table with 2 columns: Description and Amount. Row 22: Total purchase price, including any liabilities assumed \$ 50,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 50,000.00.

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

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

Signatures: Mike Benitas (Print Name of Grantee or Authorized Representative), Mike Benitas (Signature of Grantee or Authorized Representative), Broker (Title), 402-463-4591 (Phone Number), 8-31-18 (Date)

Register of Deed's Use Only

26 Date Deed Recorded Mo. 9 Day 4 Yr. 18 27 Value of Stamp or Exempt Number \$ 112.50 28 Recording Data BK2018, Pg 1806

BK2018, Pg 1804

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 4 day  
of September A.D., 2018, at 2:00  
o'clock P. M. Recorded in Book 2018  
on Page 1804-1805  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

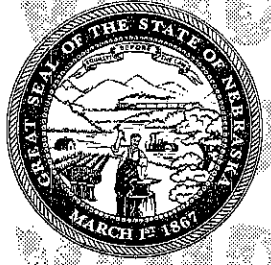
Return to: Town & Country Realty, 700 East Side Blvd, Hastings, NE 68901

The South 114.71 feet of a square one acre tract out of the Northwest corner of Lot 7 in the Southwest Quarter (SW ¼) of Section 8, Township 4 North, Range 11 West of the 6<sup>th</sup> P.M., New Territory to Bladen, Webster County, Nebraska.

STATE OF NEBRASKA

BK 2018, Pg 1805

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

9/11/2017  
LINCOLN, NEBRASKA

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

STATE OF NEBRASKA-DEPARTMENT OF HEALTH AND HUMAN SERVICES FINANCE AND SUPPORT  
VITAL STATISTICS  
CERTIFICATE OF DEATH

02 04485

1. DECEASED - NAME FIRST MIDDLE LAST <b>Loene Carol Wessels</b>			2. SEX <b>Female</b>	3. DATE OF DEATH (Mo., Day, Year) <b>April 1, 2002</b>	
4. CITY AND STATE OF BIRTH (If not in U.S.A., name country) <b>Hastings, Nebraska</b>			5a. AGE - Last Birthday (Yrs.) <b>59</b>	5b. MOS <b>59</b>	5c. HOURS <b>59</b>
7. SOCIAL SECURITY NUMBER			8. DATE OF BIRTH (Mo., Day, Year) <b>July 14, 1942</b>		
9a. FACILITY - Name (If not resident, give street and number) <b>610 N. Main Street</b>			9b. PLACE OF DEATH HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> ER Outpatient <input type="checkbox"/> DOA OTHER: <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Nursing Home <input type="checkbox"/> Other (Specify)		
10. CITY/TOWN OR LOCATION OF DEATH <b>Bladen</b>			11. COUNTY OF DEATH <b>Webster</b>		
12. RESIDENCE - STATE <b>Nebraska</b>		13. COUNTY <b>Webster</b>		14. CITY/TOWN OR LOCATION <b>Bladen</b>	
15. STREET AND NUMBER (Including Zip Code) <b>610 N. Main 68928</b>		16. INSIDE CITY LIMITS Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		17. INSIDE CITY LIMITS Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
18. RACE (Specify) <b>White</b>		19. ANCESTRY (Specify) <b>American</b>		20. MARRIAGE STATUS <input checked="" type="checkbox"/> MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> NEVER MARRIED <input type="checkbox"/> DIVORCED	
21. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) <b>Medical Transcriptionist</b>		22. KIND OF BUSINESS/INDUSTRY <b>Kearney Co. Health Ser.</b>		23. NAME OF SPOUSE (If wife, give maiden name) <b>Rayburn W. Wessels</b>	
24. FATHER - NAME FIRST MIDDLE LAST <b>Albert Katzberg</b>		25. MOTHER - NAME FIRST MIDDLE MAIDEN SURNAME <b>Dorothy Groff</b>			
26. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes, no, or unknown) (If yes, give year and dates of service) <b>NO</b>		27. INFORMANT - NAME <b>Rayburn Wessels</b>			
28. INFORMANT MAILING ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP) <b>610 N. Main Street - Bladen, Nebraska 68928</b>					
29. EMBALMER - SIGNATURE & LICENSE NO. <i>[Signature]</i> 918		30. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Removal <input type="checkbox"/> Cremation <input type="checkbox"/> Donation		31. DATE <b>April 3, 2002</b>	
32. FUNERAL HOME NAME <b>Simonson-Williams Funeral Home</b>		33. CEMETERY OR CREMATORY NAME <b>East Lawn Cemetery</b>			
34. FUNERAL HOME ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP) <b>241 West 4th Ave. - Red Cloud, Nebraska 68970</b>		35. CEMETERY OR CREMATORY LOCATION (CITY OR TOWN, STATE) <b>Bladen, Nebraska</b>			
36. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c)) (a) <b>multisystems Organ Failure</b> (b) <b>metastatic Lung Cancer</b> (c) <b>Other Significant Conditions - Conditions contributing to the death but not related to the cause of death</b> <b>COPD</b>					
37. DATE OF INJURY (Mo., Day, Yr.)		38. HOUR OF INJURY (Mo., Day, Yr.)		39. DESCRIBE HOW INJURY OCCURRED	
37a. DATE OF DEATH (Mo., Day, Yr.) <b>4-1-02</b>		37b. DATE SIGNED (Mo., Day, Yr.) <b>4-5-02</b>		37c. TIME OF DEATH <b>L 0340</b>	
38a. DATE SIGNED (Mo., Day, Yr.)		38b. TIME OF DEATH		39a. PRONOUNCED DEAD (Mo., Day, Yr.)	
38c. PRONOUNCED DEAD (Mo., Day, Yr.)		38d. PRONOUNCED DEAD (Hour)		39b. ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION, IN MY OPINION DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED. (Signature and Title)	
39. TO THE BEST OF MY KNOWLEDGE AND BELIEF, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED. (Signature and Title) <i>[Signature]</i>		40. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
41. WAS CASE REFERRED TO MEDICAL EXAMINER OR CORONER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		42. WAS CONSENT GRANTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
43. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, CORONER'S PHYSICIAN OR COUNTY ATTORNEY) (Type or Print) <b>Daniel Mazour, M.D. 121 15th Street - Franklin, Nebraska 68939</b>					
44. REGISTRAR <i>Stanley S. Cooper</i>				45. DATE FILED BY REGISTRAR (Mo., Day, Yr.) <b>APR 18 2002</b>	

FOR VA PURPOSES ONLY

0243167

State of Nebraska } ss.  
County of Webster }

BK 2018, Pg 1806

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of September A.D., 2018, at 2:10 o'clock P M. Recorded in Book 2018 on Page 1806  
Deb Klingsberg County Clerk  
\$10.00 BB Deputy  
Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9-4-18  
\$112.50 By BB

Return to: Scott & Theresa Bokelman, 610 North Main, Bladen, NE 68928

**JOINT TENANCY WARRANTY DEED**

**RAYBURN W. WESSELS, A SINGLE PERSON, Grantor, whether one or more,**

**In consideration of One Dollar and Other Valuable Consideration (\$ 1.00),**

**Receipt of which is hereby acknowledged, conveys to**

**SCOTT BOKELMAN AND THERESA BOKELMAN, HUSBAND AND WIFE,  
Grantees,**

**As joint tenants and not as tenants in common, the following described real estate  
(as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:**

**The South 114.71 feet of a square one acre tract out of the Northwest corner of Lot 7  
in the Southwest Quarter (SW ¼) of Section 8, Township 4 North, Range 11 West of  
the 6<sup>th</sup> P.M., New Territory to Bladen, Webster County, Nebraska.**

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

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

Executed: 8/30, 2018

Rayburn W. Wessels  
Rayburn W. Wessels

State of Nebraska



County of Adams

The foregoing instrument was acknowledged before me on 8/30/2018,  
2018 by RAYBURN W. WESSELS, A SINGLE PERSON.

Patrick Markle  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1806	8/31/2018	Base: 01-0123	Affiliated: 01-0123	Unified: 01-0123								
Location ID		Sale Number		Useability & Code #		Parcel Number								
000517300		209		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	8	3	30035		000	1700
Land		Improvements		Total		Date of Sale Property Classification Code								
1,885		39,395		41,280		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 3			
						Residential				Commercial				
<b>Multiple Improvements:</b>						Multiple Improvements. :				Multiple Improvements. :				
<b>Construction Date:</b>						Construction Date : 1900				Construction Date :				
<b>Floor:</b>						Floor Sq. Ft. : 1,548				Floor Sq. Ft. :				
<b>Building Cost New:</b>						Cost : 147,715				Cost :				
<b>Single Family Style:</b> 104						<b>Residential Condition:</b> 30				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:				
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input checked="" type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>						<b>Residential Quality:</b> 40				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>						<b>Comments:</b>								
JTWD														
(Continue on back)														



**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

<b>Parcel ID</b> 000517300	<b>Legal</b> S 114.71' OF 1A IN SW1/4 OF 7 8-4-11 BLADEN NEW TERRITORY S-T-R: 08-04-11	<b>Card File</b> 000517300
<b>Owner</b> BOKELMAN, SCOTT & THERESA 610 NORTH MAIN BLADEN, NE 68928		<b>Situs</b> 610 NORTH MAIN ST BLADEN, NE 68928


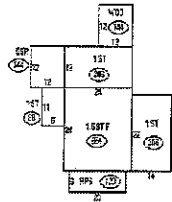
<b>County Area</b> 0 N/A	<b>Class Code</b> 01-01-01-01-07-03	<b>Value</b>	<b>Previous</b>	<b>Current</b>
<b>Neighborhood</b> 400 BLADEN	<b>State GEO</b> 4131-08-3-30035-000-1700	<b>Buildings</b>	45,305	39,395
<b>Location / Group</b> 10 BLADEN (BLA)	<b>Cadastral</b> 00002-00059-008A0	<b>Improvement</b>	0	0
<b>District</b> 140 B123FN - 01-0123	<b>Book / Page</b> 2018 / 1806	<b>Land / Lot</b>	1,885	1,885
<b>School</b> 01-0123 01-0123 01-0123	<b>Sale Date</b> 08/31/2018	<b>Total</b>	47,190	41,280
	<b>Sale Amount</b> 50,000			

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
10 BLADEN	02 SqFoot	23,712.000	114.000	N	14,001	0.131	0.000	1,885	0
					999,999.	0.004			

Sale Date	Book	Page	Extend	Ownership History	Amount
				WESSELS, RAYBURN	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	517300	140	45,305	0	1,885	47,190	47,190	0	0.00	0
2016	517300	140	40,870	0	1,885	42,755	42,755	0	0.00	0
2015	517300	140	17,235	0	1,885	19,120	19,120	0	0.00	0
2014	517300	140	17,235	0	1,885	19,120	19,120	0	0.00	0
2013	517300	140	24,395	0	1,885	26,280	26,280	0	0.00	0

**WEBSTER COUNTY**  
2017 Appraisal Property Record Card

<p>Parcel ID 000517300 (1073) Cadastral ID 00002-00059-008A0 PAD Class Code 01-01-01-01-07-03 State GEO 4131-08-3-30035-000-1700 Owner BOKELMAN, SCOTT &amp; THERESA 610 NORTH MAIN BLADEN, NE 68928 Situs 610 NORTH MAIN ST BLADEN NE 68928 Neighborhood 400 - BLADEN District 140 - B123FN - 01-0123 Legal S-T-R: 08-04-11 S 114.71' OF 1A IN SW1/4 OF 7 8-4-11 BLADEN NEW TERRITORY</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p> 
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<p><b>Property Valuation</b></p> <p>Buildings 39,395 Improvement 0 Land/Lot 0 Total 39,395</p> <p><b>Review Information</b></p> <p>10/05/2007 Inspect TS Entered</p>	<p><b>Residential Information</b></p> <p>Type Single-family Residence Quality 4.00 - Good Condition 3.00 - Average Base/Total 1,260 / 1,548 Style 56 % - 1 1/2 Story Finished 44 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Wamed &amp; Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 3 / 1.0 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach</b> (06/2013)</p> <p>Year/Effective Age 1900/0</p>
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Code Description	Quality	Year	Dimensions	Units	PD, FD
706 Detached Garage(SF)	2.00	0		294 sqft	0.000 % / 0.000 %

Approximate value after 77.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 635

Code	Description	Cost Source	Size	Year In	Units	Depreciation
SH1	SHED DIRT	MS Residential	256	0	256	32.000 %
SH1	SHED DIRT	MS Residential	180	0	180	32.000 %
PAVA	Paving, Asphalt 3-4 Inch.	MS Residential	440	0	440	32.000 %
RPS	Raised Slab Porch with Roof	MS Residential	120	0	120	0.000 %
OSP	Open Slab Porch	MS Residential	144	0	144	0.000 %
WOD	Wood Deck	MS Residential	144	0	144	0.000 %



**WEBSTER COUNTY ASSESSOR**

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

**Seller: WESSELS, RAYBURN**

**Buyer: BOKELMAN, SCOTT & THERESA**

**Parcel ID: 000517300**

**Additional Parcels:**

**Book: 2018 Page: 1806**

**Sale Date: 08/31/2018**

**Legal Description: 08-04-11 THE S 114.71' OF 1A IN SW1/4 OF 7 8-4-11 BLADEN NEW TERRITORY**

**Residential**

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

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

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

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

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

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

If Appraised, what was the appraised value? \_\_\_\_\_

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

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

**WEBSTER COUNTY ASSESSOR**

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

**Seller: WESSELS, RAYBURN**

**Buyer: BOKELMAN, SCOTT & THERESA**

**Parcel ID: 000517300**

**Additional Parcels:**

**Book: 2018 Page: 1806**

**Sale Date: 08/31/2018**

**Legal Description: 08-04-11 THE S 114.71' OF 1A IN SW1/4 OF 7 8-4-11 BLADEN NEW TERRITORY**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Seller: WESSELS, RAYBURN**  
**Buyer: BOKELMAN, SCOTT & THERESA**  
**Parcel ID: 000517300**  
**Additional Parcels:**  
**Book: 2018 Page: 1806**  
**Sale Date: 08/31/2018**  
**Legal Description: 08-04-11 THE S 114.71' OF 1A IN SW1/4 OF 7 8-4-11 BLADEN NEW TERRITORY**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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



Real Estate Transfer Statement

210

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 08 Day 31 Yr. 2018
4 Date of Deed Mo. 08 Day 27 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print) Savannah G. Murphy
6 Grantee's Name, Address, and Telephone (Please Print) Matthew J. & Summer A. Lukasiewicz

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

8 Type of Deed: Conservator, Bill of Sale, Cemetery, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Sheriff, Trust/Trustee, Warranty, Other

9 Was the property purchased as part of an IRS like-kind exchange?
10 Type of Transfer: Auction, Court Decree, Exchange, Distribution, Easement, Grantor Trust, Foreclosure, Gift, Partition, Irrevocable Trust, Life Estate, Sale, Revocable Trust, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other

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

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

14 What is the current market value of the real property? \$20,000
15 Was the mortgage assumed? Yes, No

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

18 Address of Property: 605 West Seward St., Blue Hill, NE 68930
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantee
18a No address assigned, 18b Vacant land

20 Legal Description: Lot 4, Block 24, Original Town, now Village of Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres

Table with 3 columns: Question number, Amount, and Total. Row 22: Total purchase price, 20,000.00. Row 23: Was non-real property included? No. Row 24: Adjusted purchase price paid for real estate, 20,000.00.

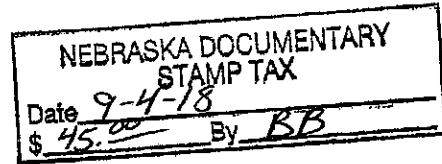
25 If this transfer is exempt from the documentary stamp tax, list the exemption number. Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael W. Kassebaum, Title Agent, (402) 463-4198, 08-31-2018

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 9 Day 4 Yr. 18; 27 Value of Stamp or Exempt Number: \$ 45.00; 28 Recording Data: BK2018, Pg 1807-1808

BK2018, Pg 1807

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 4 day of September A.D., 2018, at 2:15 o'clock P M. Recorded in Book 2018 on Page 1807-1808  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind      Comp      Assessor      Carded     



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

### Warranty Deed

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

Lot Four (4), Block Twenty-four (24), Original Town, now Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed 8-27, 2018.

*Savannah Murphy*  
Savannah G. Murphy

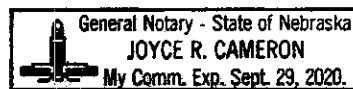
STATE OF NEBRASKA }  
COUNTY OF ANTELOPE }<sup>SS</sup>

On this 27 day of August, 2018, before me personally appeared **Savannah G. Murphy, a single person.**



Notary Public

My Commission Expires: 9-29-2020



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1807	8/31/2018	Base: 91-0074		Affiliated: 91-0074		Unified: 91-0074						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000310800				1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20005		024	7010
Land		Improvements		Total		Date of Sale Property Classification Code								
1,480		22,405		23,885		Status	Property Type	Zoning	Location	City-Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1900				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 979				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 81,845				Cost :						
<b>Single Family Style:</b> 101				<b>Residential Condition:</b> 25				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b> 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>						<b>Comments:</b>								
WD														


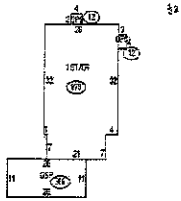
(Continue on back)





**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

Parcel ID 000310800		Legal LOT 4 BLOCK 24 BLUE HILL ORIGINAL TOWN		Card File 000310800						
Owner LUKASIEWICZ, MATTHEW J. & SUMMER A. P.O. BOX 193 BLUE HILL, NE 68930				Situs 605 W SEWARD ST						
County Area 0 N/A	Neighborhood 300 BLUE HILL	Class Code 01-01-01-01-06-01	State GEO 4133-00-0-20005-024-7010	Value Buildings 22,405	Current 22,405					
Location / Group 20 BLUE HILL (BH)	District 195 74HF6N - 91-0074	Cadastral 00002-00070-00026	Book / Page 2018 / 1807	Improvement 0	0					
School 91-0074 91-0074 91-0074		Sale Date 08/31/2018	Sale Amount 20,000	Land / Lot 1,480	1,480					
				Total 23,885	23,885					
Model 8 BLUE HILL	Method 02 SqFoot	Lot Size 5,940.000	Frontage 44.000 N	Spot Code	Cutoff 17,000					
				Value 0.249	Add (+/-) 0.000					
				Lot Value 1,480	Appr ID 0					
				999,999	0.029					
Sale Date 08/31/2018	Book 2018	Page 1807	Extend 1808	Ownership History LUKASIEWICZ, MATTHEW J. & SUMMER A. Amount 20,000						
06/11/2012	02012	01272		MURPHY, SAVANNAH G 27,500						
11/22/1996	01996	1610A		MACKIN, JAMES W & MADALYN 0						
Year 2017	Statement 310800	District 195	Building 22,405	Other 0	Land 1,480	Total 23,885	Exempt 0	Taxable 23,885	Total Tax 461.88	Penalty Tax 0
2016	310800	195	22,405	0	1,480	23,885	0	23,885	460.46	0
2015	310800	195	26,520	0	1,480	28,000	0	28,000	532.56	0
2014	310800	195	26,520	0	1,480	28,000	0	28,000	583.84	0
2013	310800	195	29,250	0	1,480	30,730	0	30,730	690.68	0

Parcel ID 000310800 Cadastral ID 00002-00070-00026 PAD Class Code 01-01-01-01-06-01 State GEO 4133-00-0-20005-024-7010 Owner LUKASIEWICZ, MATTHEW J. & SUMMER A. P.O. BOX 193 BLUE HILL, NE 68930 Situs 605 W SEWARD ST Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal LOT 4 BLOCK 24 BLUE HILL ORIGINAL TOWN	(648) Primary Image 	Sketch Image 
--	---	---

<b>Property Valuation</b> Buildings 22,405 Improvement 0 Land/Lot 0 Total 22,405	<b>Residential Information</b> Type Single-family Residence Quality 3.00 - Average Condition 2.50 - Badly Worn Plus 0.5 Base/Total 979 / 979 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Wamed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 979 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0	<b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1900/0
--	---	--

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	1.00	0		200 sqft	0.000 % / 0.000 %
Approximate value after 74.000 % physical, 5.000 % functional and 0.000 % economic depreciation is 270						

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	416	0	416	37.000 %
RPO	Raised Slab Porch	MS Residential	12	0	12	0.000 %
RPO	Raised Slab Porch	MS Residential	12	0	12	0.000 %
NV	NO VALUE BUILDING	MS Residential	308	0	308	0.000 %

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: MURPHY, SAVANNAH G**

**Buyer: LUKASIEWICZ, MATTHEW J. & SUMMER A.**

**Parcel ID: 000310800**

**Additional Parcels:**

**Book: 2018 Page: 1807**

**Sale Date: 08/31/2018**

**Legal Description: LOT 4 BLOCK 24 BLUE HILL ORIGINAL TOWN**

**Residential**

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

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

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

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

Check the primary motivation for purchase of property?

\_\_\_ Location \_\_\_ Outbuildings \_\_\_ Price \_\_\_ Investment \_\_\_ Size

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

If Appraised, what was the appraised value? \_\_\_\_\_

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

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

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

**Seller: MURPHY, SAVANNAH G**  
**Buyer: LUKASIEWICZ, MATTHEW J. & SUMMER A.**  
**Parcel ID: 000310800**  
**Additional Parcels:**  
**Book: 2018 Page: 1807**  
**Sale Date: 08/31/2018**  
**Legal Description: LOT 4 BLOCK 24 BLUE HILL ORIGINAL TOWN**

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

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

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

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

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

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

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

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

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

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

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

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

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: MURPHY, SAVANNAH G**

**Buyer: LUKASIEWICZ, MATTHEW J. & SUMMER A.**

**Parcel ID: 000310800**

**Additional Parcels:**

**Book: 2018 Page: 1807**

**Sale Date: 08/31/2018**

**Legal Description: LOT 4 BLOCK 24 BLUE HILL ORIGINAL TOWN**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

  No If manufactured; what brand? \_\_\_\_\_ If

manufactured; what type of home is this? \_\_\_\_\_ Mobile Home

\_\_\_\_\_ Manufactured If manufactured is the home still siton on

(circle one) Metal Frame Foundation Basement

Signature: \_\_\_\_\_ Buyer/Seller

(circle one) Phone# \_\_\_\_\_ Date: \_\_\_\_\_

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1806  
 PARCEL # / FILING NUMBER 000517300

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

GRANTEE MASTER NAME # Scott + Theresa Bokelman

DOC STAMPS 112.50

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

SALES FILE # 209

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

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

TAX DISTRICT 140

TOTAL SALE PRICE 50,000

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

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

REVIEW CODE NO

SALES DATE 8-31-2018

DEED TYPE \_\_\_\_\_

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

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

COMMENTS + Death Certificate for Loene Wessels

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

# Real Estate Transfer Statement

209

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

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

1 County Name <b>WEBSTER - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>31</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>08</u> Day <u>30</u> Yr. <u>2018</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Rayburn W. Wessels</b> Street or Other Mailing Address <b>4807 Avenue L Place</b> City <b>Kearney</b> State <b>NE</b> Zip Code <b>68847</b> Phone Number <b>(308) 293-7795</b> Email Address <b>N/A</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Scott and Theresa Bokelman</b> Street or Other Mailing Address <b>610 North Main</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N/A</b>	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$50,000**

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

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

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

18 Address of Property  
**610 North Main  
Bladen, NE 68928**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same As No. 6 Above**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**The South 114.71 feet of a square one acre tract out of the Northwest corner of Lot 7 in the Southwest Quarter (SW 1/4) of Section 8, Township 4 North, Range 11 West of the 6th P.M., New Territory to Bladen, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	22	\$	50,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	50,000.00

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

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

sign here

**Mike Bonitas**  
Print by Name of Grantee or Authorized Representative

**Mike Bonitas**  
Signature of Grantee or Authorized Representative

**Broker**  
Title

**402-463-4591**  
Phone Number

**8-31-18**  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>4</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>112.50</u>	28 Recording Data <b>BK2018, Pg 1806</b>

BK2018, Pg 1804

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 4 day  
of September A.D., 2018, at 2:00  
o'clock P. M. Recorded in Book 2018  
on Page 1804-1805  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

Return to: Town & Country Realty, 700 East Side Blvd, Hastings, NE 68901

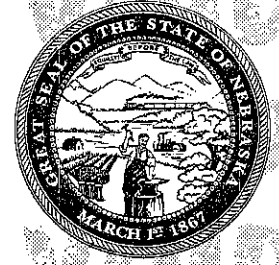
The South 114.71 feet of a square one acre tract out of the Northwest corner of Lot 7 in the Southwest Quarter (SW ¼) of Section 8, Township 4 North, Range 11 West of the 6<sup>th</sup> P.M., New Territory to Bladen, Webster County, Nebraska.



STATE OF NEBRASKA

BK 2018, Pg 1805

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

9/11/2017  
LINCOLN, NEBRASKA

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

STATE OF NEBRASKA-DEPARTMENT OF HEALTH AND HUMAN SERVICES FINANCE AND SUPPORT  
VITAL STATISTICS  
CERTIFICATE OF DEATH

02 04485

1. DECEASED - NAME FIRST: <b>Loene</b> MIDDLE: <b>Carol</b> LAST: <b>Wessels</b>			2. SEX <b>Female</b>	3. DATE OF DEATH (Mo., Day, Year) <b>April 1, 2002</b>	
4. CITY AND STATE OF BIRTH (If not in U.S.A., name country) <b>Hastings, Nebraska</b>			5a. AGE - Last Birthday (Yrs.) <b>59</b>	5b. MOS <b>59</b>	5c. HOURS <b>59</b>
7. SOCIAL SECURITY NUMBER			8. DATE OF BIRTH (Mo., Day, Year) <b>July 14, 1942</b>		
9a. FACILITY - Name (If not resident, give street and number) <b>610 N. Main Street</b>			9b. PLACE OF DEATH HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> ER Outpatient <input type="checkbox"/> DOA OTHER: <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Nursing Home <input type="checkbox"/> Other (Specify)		
10. CITY/TOWN OR LOCATION OF DEATH <b>Bladen</b>			11. COUNTY OF DEATH <b>Webster</b>		
12. RESIDENCE - STATE <b>Nebraska</b>		13. COUNTY <b>Webster</b>		14. CITY/TOWN OR LOCATION <b>Bladen</b>	
15. STREET AND NUMBER (Including Zip Code) <b>610 N. Main 68928</b>		16. INSIDE CITY LIMITS Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
17. RACE (Specify) <b>White</b>		18. ANCESTRY (Specify) <b>American</b>		19. MARRIAGE STATUS <input checked="" type="checkbox"/> MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> NEVER MARRIED <input type="checkbox"/> DIVORCED	
20. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) <b>Medical Transcriptionist</b>		21. KIND OF BUSINESS/INDUSTRY <b>Kearney Co. Health Ser.</b>		22. NAME OF SPOUSE (If wife, give maiden name) <b>Rayburn W. Wessels</b>	
23. FATHER - NAME FIRST: <b>Albert</b> MIDDLE: <b>Katzberg</b> LAST: <b>Katzberg</b>		24. MOTHER - NAME FIRST: <b>Dorothy</b> MIDDLE: <b>Groff</b> MAIDEN SURNAME: <b>Groff</b>			
25. WAS DECEASED EVER IN U.S. ARMED FORCES? <b>NO</b>		26. INFORMANT - NAME <b>Rayburn Wessels</b>			
27. INFORMANT MAILING ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP) <b>610 N. Main Street - Bladen, Nebraska 68928</b>					
28. EMBALLER - SIGNATURE & LICENSE NO. <i>[Signature]</i> <b>918</b>		29. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Removal <input type="checkbox"/> Cremation <input type="checkbox"/> Donation		30. DATE <b>April 3, 2002</b>	
31. FUNERAL HOME ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP) <b>241 West 4th Ave. - Red Cloud, Nebraska 68970</b>		32. CEMETERY OR CREMATORY - NAME <b>East Lawn Cemetery</b>			
33. IMMEDIATE CAUSE (PART I) <b>multisystems Organ Failure</b>		34. CEMETERY OR CREMATORY LOCATION (CITY OR TOWN, STATE) <b>Bladen, Nebraska</b>			
35. DUE TO OR AS A CONSEQUENCE OF (PART II) <b>metastatic Lung Cancer</b>		36. INTERVAL BETWEEN ONSET AND DEATH <b>7 hrs</b>			
37. DUE TO OR AS A CONSEQUENCE OF (PART III) <b>COPD</b>		38. INTERVAL BETWEEN ONSET AND DEATH <b>3 mo</b>			
39. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not related to the cause of death <b>COPD</b>					
40. DATE OF INJURY (Mo., Day, Yr.)		41. HOUR OF INJURY (Mo., Day, Yr.)		42. AUTOPSY Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
43. INJURY AT WORK Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		44. TYPE OF INJURY (Specify)		45. WAS CASE REFERRED TO MEDICAL EXAMINER OR CORONER? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
46. DATE OF DEATH (Mo., Day, Yr.) <b>4-1-02</b>		47. TIME OF DEATH <b>L 0340</b>		48. DATE SIGNED (Mo., Day, Yr.)	
49. DATE SIGNED (Mo., Day, Yr.) <b>4-5-02</b>		50. TIME OF DEATH <b>L 0340</b>		51. PRONOUNCED DEAD (Mo., Day, Yr.)	
52. SIGNATURE AND TITLE <i>[Signature]</i>		53. SIGNATURE AND TITLE <i>[Signature]</i>		54. PRONOUNCED DEAD (Hours)	
55. DO TOBACCO USE CONTRIBUTE TO THE DEATH? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		56. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		57. WAS CONSENT GRANTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
58. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, CORONER'S PHYSICIAN OR COUNTY ATTORNEY) (Type or Print) <b>Daniel Mazour, M.D. 121 15th Street - Franklin, Nebraska 68939</b>					
59. REGISTRAR <i>[Signature]</i>				60. DATE FILED BY REGISTRAR (Mo., Day, Yr.) <b>APR 18 2002</b>	

**FOR VA PURPOSES ONLY**

0243167

State of Nebraska }  
County of Webster } ss.

BK 2018, Pg 1806

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of September A.D., 2018, at 2:10 o'clock P M. Recorded in Book 2018 on Page 1806  
Deb Klingsberg County Clerk  
\$10.00 BB Deputy  
Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9-4-18  
\$112.50 By BB

Return to: Scott & Theresa Bokelman, 610 North Main, Bladen, NE 68928

**JOINT TENANCY WARRANTY DEED**

**RAYBURN W. WESSELS, A SINGLE PERSON, Grantor, whether one or more,**

**In consideration of One Dollar and Other Valuable Consideration (\$ 1.00),**

**Receipt of which is hereby acknowledged, conveys to**

**SCOTT BOKELMAN AND THERESA BOKELMAN, HUSBAND AND WIFE,  
Grantees,**

**As joint tenants and not as tenants in common, the following described real estate  
(as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:**

**The South 114.71 feet of a square one acre tract out of the Northwest corner of Lot 7  
in the Southwest Quarter (SW ¼) of Section 8, Township 4 North, Range 11 West of  
the 6<sup>th</sup> P.M., New Territory to Bladen, Webster County, Nebraska.**

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

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

Executed: 8/30, 2018

Rayburn W. Wessels  
Rayburn W. Wessels

State of Nebraska



County of Adams

The foregoing instrument was acknowledged before me on 8/30/2018,  
2018 by RAYBURN W. WESSELS, A SINGLE PERSON.

Patrick Markle  
Notary Public

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2018	1806	8/31/2018	Base: 01-0123	Affiliated: 01-0123	Unified: 01-0123								
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>	<b>Parcel Number</b>										
000517300		209	1	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
<b>Date of Sale Assessed Value</b>				4131	4	11	8	3	30035	000	1700			
<b>Land</b>	<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>										
1,885	39,395	41,280		Status	Property Type	Zoning	Location	City Size	Parcel Size					
<b>Assessor Location: BLADEN (BLA)</b>				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3					
				<b>Residential</b>					<b>Commercial</b>					
<b>Multiple Improvements:</b>				Multiple Improvements :					Multiple Improvements :					
<b>Construction Date:</b>				Construction Date : 1900					Construction Date :					
<b>Floor:</b>				Floor Sq. Ft. : 1,548					Floor Sq. Ft. :					
<b>Building Cost New:</b>				Cost : 147,715					Cost :					
<b>Single Family Style: 104</b>				<b>Residential Condition: 30</b>					<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out					Primary:            Other1:            Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn					<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 40</b>					(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low					<b>Cost Rank:</b>		<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average					(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>				<b>Comments:</b>										
JTWD														
(Continue on back)														



**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

<b>Parcel ID</b> 000517300 <b>Owner</b> BOKELMAN, SCOTT & THERESA 610 NORTH MAIN BLADEN, NE 68928	<b>Legal</b> S 114.71' OF 1A IN SW1/4 OF 7 8-4-11 BLADEN NEW TERRITORY S-T-R: 08-04-11	<b>Card File</b> 000517300 <b>Situs</b> 610 NORTH MAIN ST BLADEN, NE 68928
---	---	---


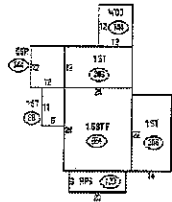
<b>County Area</b> 0 N/A <b>Neighborhood</b> 400 BLADEN <b>Location / Group</b> 10 BLADEN (BLA) <b>District</b> 140 B123FN - 01-0123 <b>School</b> 01-0123 01-0123 01-0123	<b>Class Code</b> 01-01-01-01-07-03 <b>State GEO</b> 4131-08-3-30035-000-1700 <b>Cadastral</b> 00002-00059-008A0 <b>Book / Page</b> 2018 / 1806 <b>Sale Date</b> 08/31/2018 <b>Sale Amount</b> 50,000	<b>Value</b> <b>Buildings</b> 45,305 <b>Improvement</b> 0 <b>Land / Lot</b> 1,885 <b>Total</b> 47,190	<b>Previous</b> 39,395 0 1,885 41,280	<b>Current</b> 39,395 0 1,885 41,280
--	--	---	---	--

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
10 BLADEN	02 SqFoot	23,712.000	114.000	N	14,001	0.131	0.000	1,885	0
					999,999.	0.004			

Sale Date	Book	Page	Extend	Ownership History	Amount
				WESSELS, RAYBURN	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	517300	140	45,305	0	1,885	47,190	47,190	0	0.00	0
2016	517300	140	40,870	0	1,885	42,755	42,755	0	0.00	0
2015	517300	140	17,235	0	1,885	19,120	19,120	0	0.00	0
2014	517300	140	17,235	0	1,885	19,120	19,120	0	0.00	0
2013	517300	140	24,395	0	1,885	26,280	26,280	0	0.00	0

**WEBSTER COUNTY**  
2017 Appraisal Property Record Card

<p>Parcel ID 000517300 (1073) Cadastral ID 00002-00059-008A0 PAD Class Code 01-01-01-01-07-03 State GEO 4131-08-3-30035-000-1700 Owner BOKELMAN, SCOTT &amp; THERESA 610 NORTH MAIN BLADEN, NE 68928 Situs 610 NORTH MAIN ST BLADEN NE 68928 Neighborhood 400 - BLADEN District 140 - B123FN - 01-0123 Legal S-T-R: 08-04-11 S 114.71' OF 1A IN SW1/4 OF 7 8-4-11 BLADEN NEW TERRITORY</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p> 
--	--	--

<p><b>Property Valuation</b></p> <p>Buildings 39,395 Improvement 0 Land/Lot 0 Total 39,395</p>	<p><b>Residential Information</b></p> <p>Type Single-family Residence Quality 4.00 - Good Condition 3.00 - Average Base/Total 1,260 / 1,548 Style 56 % - 1 1/2 Story Finished 44 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Wamed &amp; Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 3 / 1.0 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach</b> (06/2013)</p> <p>Year/Effective Age 1900/0</p>
--	--	---

Code Description	Quality	Year	Dimensions	Units	PD, FD
706 Detached Garage(SF)	2.00	0		294 sqft	0.000 % / 0.000 %

Approximate value after 77.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 635

Code	Description	Cost Source	Size	Year In	Units	Depreciation
SH1	SHED DIRT	MS Residential	256	0	256	32.000 %
SH1	SHED DIRT	MS Residential	180	0	180	32.000 %
PAVA	Paving, Asphalt 3-4 Inch.	MS Residential	440	0	440	32.000 %
RPS	Raised Slab Porch with Roof	MS Residential	120	0	120	0.000 %
OSP	Open Slab Porch	MS Residential	144	0	144	0.000 %
WOD	Wood Deck	MS Residential	144	0	144	0.000 %

**WEBSTER COUNTY ASSESSOR**

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

**Seller: WESSELS, RAYBURN**

**Buyer: BOKELMAN, SCOTT & THERESA**

**Parcel ID: 000517300**

**Additional Parcels:**

**Book: 2018 Page: 1806**

**Sale Date: 08/31/2018**

**Legal Description: 08-04-11 THE S 114.71' OF 1A IN SW1/4 OF 7 8-4-11 BLADEN NEW TERRITORY**

**Residential**

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

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

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

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

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

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

If Appraised, what was the appraised value? \_\_\_\_\_

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

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

**WEBSTER COUNTY ASSESSOR**

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

**Seller: WESSELS, RAYBURN**

**Buyer: BOKELMAN, SCOTT & THERESA**

**Parcel ID: 000517300**

**Additional Parcels:**

**Book: 2018 Page: 1806**

**Sale Date: 08/31/2018**

**Legal Description: 08-04-11 THE S 114.71' OF 1A IN SW1/4 OF 7 8-4-11 BLADEN NEW TERRITORY**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Seller: WESSELS, RAYBURN**  
**Buyer: BOKELMAN, SCOTT & THERESA**  
Parcel ID: 000517300  
Additional Parcels:  
Book: 2018 Page: 1806  
Sale Date: 08/31/2018  
**Legal Description: 08-04-11 THE S 114.71' OF 1A IN SW1/4 OF 7 8-4-11 BLADEN NEW TERRITORY**

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

Manufactured Housing: Was this home manufactured off site then moved to this location? \_\_\_yes  
\_\_\_No If manufactured; what brand? \_\_\_\_\_ If  
manufactured; what type of home is this? \_\_\_\_\_ Mobile Home  
\_\_\_\_\_ Manufactured If manufactured is the home still siton on  
(circle one) Metal Frame Foundation Basement

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





Real Estate Transfer Statement

210

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 08 Day 31 Yr. 2018
4 Date of Deed Mo. 08 Day 27 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print) Savannah G. Murphy
6 Grantee's Name, Address, and Telephone (Please Print) Matthew J. & Summer A. Lukasiewicz

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

8 Type of Deed: Conservator, Bill of Sale, Cemetery, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Sheriff, Trust/Trustee, Warranty, Other

9 Was the property purchased as part of an IRS like-kind exchange?
10 Type of Transfer: Auction, Court Decree, Exchange, Distribution, Easement, Grantor Trust, Foreclosure, Gift, Partition, Irrevocable Trust, Life Estate, Sale, Revocable Trust, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other

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

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

14 What is the current market value of the real property? \$20,000
15 Was the mortgage assumed? Yes, No

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

18 Address of Property: 605 West Seward St., Blue Hill, NE 68930
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantee
18a No address assigned, 18b Vacant land

20 Legal Description: Lot 4, Block 24, Original Town, now Village of Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres

Table with 3 columns: Question number, Amount, Total. Row 22: Total purchase price, 20,000.00. Row 23: Was non-real property included? No. Row 24: Adjusted purchase price paid for real estate, 20,000.00.

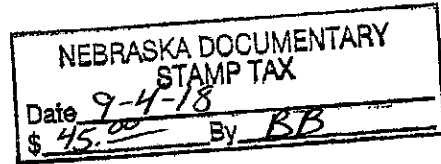
25 If this transfer is exempt from the documentary stamp tax, list the exemption number. Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael W. Kassebaum, Title Agent, (402) 463-4198, 08-31-2018

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 9 Day 4 Yr. 18; 27 Value of Stamp or Exempt Number: \$ 45.00; 28 Recording Data: BK2018, Pg 1807-1808

BK2018, Pg 1807

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 4 day of September A.D., 2018, at 2:15 o'clock P M. Recorded in Book 2018 on Page 1807-1808  
Deb Klingsberger County Clerk  
\$16.00 BB Deputy  
Ind      Comp      Assessor      Carded     



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

### Warranty Deed

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

Lot Four (4), Block Twenty-four (24), Original Town, now Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed 8-27, 2018.

*Savannah Murphy*  
Savannah G. Murphy

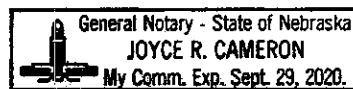
STATE OF NEBRASKA }  
COUNTY OF ANTELOPE }<sup>ss</sup>

On this 27 day of August, 2018, before me personally appeared **Savannah G. Murphy, a single person.**



Notary Public

My Commission Expires: 9-29-2020



# Residential & Commercial Sales Worksheet


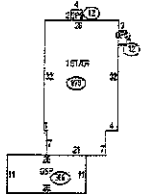
Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1807	8/31/2018	Base: 91-0074	Affiliated: 91-0074	Unified: 91-0074								
Location ID		Sale Number		Useability & Code #		Parcel Number								
000310800				1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20005		024	7010
Land		Improvements		Total		Date of Sale Property Classification Code								
1,480		22,405		23,885		Status	Property Type	Zoning	Location	City-Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 979				Floor Sq. Ft. :						
Building Cost New:				Cost : 81,845				Cost :						
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from						Comments:								
WD														

(Continue on back)



**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

Parcel ID 000310800		Legal LOT 4 BLOCK 24 BLUE HILL ORIGINAL TOWN		Card File 000310800						
Owner LUKASIEWICZ, MATTHEW J. & SUMMER A. P.O. BOX 193 BLUE HILL, NE 68930				Situs 605 W SEWARD ST						
County Area 0 N/A	Neighborhood 300 BLUE HILL	Class Code 01-01-01-01-06-01	State GEO 4133-00-0-20005-024-7010	Value Buildings 22,405	Previous 22,405					
Location / Group 20 BLUE HILL (BH)	District 195 74HF6N - 91-0074	Cadastral 00002-00070-00026	Book / Page 2018 / 1807	Improvement 0	Current 0					
School 91-0074 91-0074 91-0074		Sale Date 08/31/2018	Sale Amount 20,000	Land / Lot 1,480	1,480					
				Total 23,885	23,885					
Model 8 BLUE HILL	Method 02 SqFoot	Lot Size 5,940.000	Frontage 44.000 N	Spot Code	Cutoff 17,000					
					Value 0.249					
					Add (+/-) 0.000					
					Lot Value 1,480					
					Appr ID 0					
					999,999					
					0.029					
Sale Date 08/31/2018	Book 2018	Page 1807	Extend 1808	Ownership History LUKASIEWICZ, MATTHEW J. & SUMMER A. Amount 20,000						
06/11/2012	02012	01272		MURPHY, SAVANNAH G 27,500						
11/22/1996	01996	1610A		MACKIN, JAMES W & MADALYN 0						
Year 2017	Statement 310800	District 195	Building 22,405	Other 0	Land 1,480	Total 23,885	Exempt 0	Taxable 23,885	Total Tax 461.88	Penalty Tax 0
2016	310800	195	22,405	0	1,480	23,885	0	23,885	460.46	0
2015	310800	195	26,520	0	1,480	28,000	0	28,000	532.56	0
2014	310800	195	26,520	0	1,480	28,000	0	28,000	583.84	0
2013	310800	195	29,250	0	1,480	30,730	0	30,730	690.68	0

Parcel ID 000310800 Cadastral ID 00002-00070-00026 PAD Class Code 01-01-01-01-06-01 State GEO 4133-00-0-20005-024-7010 Owner LUKASIEWICZ, MATTHEW J. & SUMMER A. P.O. BOX 193 BLUE HILL, NE 68930 Situs 605 W SEWARD ST Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal LOT 4 BLOCK 24 BLUE HILL ORIGINAL TOWN	(648) Primary Image 	Sketch Image 
--	---	---

<b>Property Valuation</b> Buildings 22,405 Improvement 0 Land/Lot 0 <b>Total 22,405</b>	<b>Residential Information</b> Type Single-family Residence Quality 3.00 - Average Condition 2.50 - Badly Worn Plus 0.5 Base/Total 979 / 979 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Wamed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 979 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0	<b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1900/0
---	---	--

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	1.00	0		200 sqft	0.000 % / 0.000 %
Approximate value after 74.000 % physical, 5.000 % functional and 0.000 % economic depreciation is 270						

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	416	0	416	37.000 %
RPO	Raised Slab Porch	MS Residential	12	0	12	0.000 %
RPO	Raised Slab Porch	MS Residential	12	0	12	0.000 %
NV	NO VALUE BUILDING	MS Residential	308	0	308	0.000 %

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: MURPHY, SAVANNAH G**

**Buyer: LUKASIEWICZ, MATTHEW J. & SUMMER A.**

**Parcel ID: 000310800**

**Additional Parcels:**

**Book: 2018 Page: 1807**

**Sale Date: 08/31/2018**

**Legal Description: LOT 4 BLOCK 24 BLUE HILL ORIGINAL TOWN**

**Residential**

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

Check the primary motivation for purchase of property?

\_\_\_ Location \_\_\_ Outbuildings \_\_\_ Price \_\_\_ Investment \_\_\_ Size

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

\_\_\_\_\_

If Appraised, what was the appraised value? \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_



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

**Seller: MURPHY, SAVANNAH G**  
**Buyer: LUKASIEWICZ, MATTHEW J. & SUMMER A.**  
**Parcel ID: 000310800**  
**Additional Parcels:**  
**Book: 2018 Page: 1807**  
**Sale Date: 08/31/2018**  
**Legal Description: LOT 4 BLOCK 24 BLUE HILL ORIGINAL TOWN**

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

---

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

---

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

---

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

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

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

---

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

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

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

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

---

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

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

---

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: MURPHY, SAVANNAH G**

**Buyer: LUKASIEWICZ, MATTHEW J. & SUMMER A.**

**Parcel ID: 000310800**

**Additional Parcels:**

**Book: 2018 Page: 1807**

**Sale Date: 08/31/2018**

**Legal Description: LOT 4 BLOCK 24 BLUE HILL ORIGINAL TOWN**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

  No If manufactured; what brand? \_\_\_\_\_ If

manufactured; what type of home is this? \_\_\_\_\_ Mobile Home

\_\_\_\_\_ Manufactured If manufactured is the home still siton on

(circle one) Metal Frame Foundation Basement

Signature: \_\_\_\_\_ Buyer/Seller

(circle one) Phone# \_\_\_\_\_ Date: \_\_\_\_\_

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1819

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

GRANTEE MASTER NAME# Bruno A. Irmer

PARCEL # / FILING NUMBER 0005141

1420

DOC STAMPS 2.25

tax/lien

SALES FILE# 211

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

TAX DISTRICT 140

*mobile home*

TOTAL SALE PRICE \$1,500

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

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

REVIEW CODE NO

SALES DATE 7-16-2018

DEED TYPE QCD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS

*mobile home / Real Estate - Rented previous mobile home + Traded Lots.*

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

# Real Estate Transfer Statement

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

211

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

1 County Name <b>Webster</b>		2 County Number Select County & County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>7</b> Day <b>6</b> Yr. <b>2018</b>		4 Date of Deed Mo. <b>9</b> Day <b>6</b> Yr. <b>2018</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Lyle &amp; Mary Heydon</b> Street or Other Mailing Address <b>PO Box 112</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Bruno A. Irmer</b> Street or Other Mailing Address <b>PO Box 4</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>402-460-9244</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$1500**

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

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

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

18 Address of Property  
**646 Webster Street Bladen NE 68928**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Bruno A. Irmer  
PO Box 4  
Bladen NE 68928**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**Lots 1 + 2 Block 1 Spence + Bennett's Addition to Bladen**

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

22 Total purchase price, including any liabilities assumed	\$	1500	-
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	500	-
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1000	00

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

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

sign here

**Bruno A. Irmer**  
Print or type Name of Grantee or Authorized Representative

*Bruno A. Irmer*  
Signature of Grantee or Authorized Representative

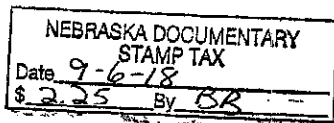
**402-460-9244**  
Phone Number

**9-6-2018**  
Date

\_\_\_\_\_ Title

Register of Deed's Use Only

26 Date Deed Recorded Mo. <b>9</b> Day <b>6</b> Yr. <b>18</b>	27 Value of Stamp or Exempt Number \$ <b>2.25</b>	28 Recording Data <b>BK2018, Pg 1819</b>	For Dept. Use Only
--	--	---	--------------------



QUITCLAIM DEED

Lyle G. Heydon and Mary J. Heydon, husband and wife, GRANTORS, in consideration of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) AND OTHER VALUABLE CONSIDERATION RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, QUITCLAIM AND CONVEY TO Bruno A. Irmer, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block One (1) Spence & Bennett's Addition to Bladen, Webster County, Nebraska.

Executed July 10, 2014.

Signature of Lyle G. Heydon and name Lyle G. Heydon

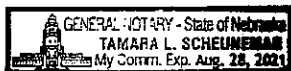
Signature of Mary J. Heydon and name Mary J. Heydon

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on July 6, 2018, by Lyle G. Heydon, and Mary J. Heydon, husband and wife.

Comm. Expires Aug. 28, 2021

Signature of Tamara L. Scheuneman and name Notary Public



State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of September A.D., 2018, at 10:50 o'clock A.M. Recorded in Book 2018 on Page 1819. Deb Klingenberg County Clerk \$10.00 BR Deputy Ind Comp Assessor Carded

Manufactured Housing Transfer Statement

1 County Name <i>Webster</i>	2 County Number <i>91</i>	3 Date of Sale Mo. <i>7</i> Day <i>10</i> Yr. <i>2017</i>	4
---------------------------------	------------------------------	--	---

5 Seller's Name, Address, and Telephone (Please Print)	6 Buyer's Name, Address, and Telephone (Please Print)
--	---

Seller's Name <i>Lyle &amp; Mary Heydon</i>	Buyer's Name <i>Bruno A. Irmer</i>
--	---------------------------------------

Current Mailing Address (Number and Street or PO Box) <i>PO BOX 112</i>	Current Mailing Address (Number and Street or PO Box) <i>P.O. BOX 4</i>
--	--

City <i>Bladen</i>	State <i>NE</i>	Zip Code <i>68928</i>	City <i>Bladen</i>	State <i>NE</i>	Zip Code <i>68928</i>
-----------------------	--------------------	--------------------------	-----------------------	--------------------	--------------------------

Daytime Phone	Email Address	Daytime Phone <i>402-460-9244</i>	Email Address
---------------	---------------	--------------------------------------	---------------

7 Type of Transfer  
 Sale     Auction     Gift     Exchange     Foreclosure     Satisfaction of Contract     Life Estate     Other (Explain.)

8 Was ownership transferred in full? (If No, explain the division.)  
 YES     NO

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  
 YES     NO

10 Was the sale between relatives? (If Yes, check the appropriate box.)  
 YES     NO     Spouse     Step-parent and Step-child     Aunt or Uncle to Niece or Nephew     Family Corp. or Partnership  
 Grandparents and Grandchild     Brothers and Sisters     Self     Other

11 What is the current market value of the manufactured housing?  
 \_\_\_\_\_

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

13 Was the sale through an agent?  
 YES     NO    If Yes, include the name of the agent: \_\_\_\_\_

14 Length (Without Hitch) <i>70</i>	15 Width <i>10</i>	16 Make <i>Skyline</i>	17 Model <i>2FPD3DRA</i>	18 Year <i>1972</i>
--	-----------------------	---------------------------	-----------------------------	------------------------

19 Location of the Home Before Sale <i>646, N. Webster ST. Bladen NE.</i>	20 Name and Address of Person to Whom the Tax Statement Should be Sent <i>Bruno A. Irmer. P.O. Box 4 Bladen NE. 68928</i>
--	--

19a Location of the Home After Sale <i>644, N. Webster ST. Bladen NE</i>	
---	--

21 Name and Address of the Land Owner <i>Bruno A Irmer</i>	22 Legal Description of the Land <i>Lot 142 Block 1 Spence &amp; Bennetts Addition to Bladen</i>
---	---

23 Total purchase price, including any liabilities assumed..... *500.00*

24 Was non-real property included in the purchase?  YES     NO (If Yes, complete 24a, 24b, and 24c indicating the cost amount of each.)

24a Furnishings.....	24a	<input checked="" type="checkbox"/>	
24b Moving Costs.....	24b	<input checked="" type="checkbox"/>	
24c Set-up Costs.....	24c	<input checked="" type="checkbox"/>	

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

**sign here**

*Bruno A. Irmer*  
 Print or Type Name of Buyer or Authorized Representative

*Bruno A. Irmer*  
 Signature of Buyer or Authorized Representative

Daytime Phone \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_

This statement should be filed with the county treasurer in the county where the application for title is made.

Retain a copy for your records.

**NEBRASKA CERTIFICATE OF TITLE**



18249450003

Vehicle Identification Number SK1661F Year 1972 Make SKYLINE Body Style MOTOR HOME

Model 2FPD3DRA

Purchase Date 9/10/2017 Issue Date 9/06/2018 Previous Title Number/State 14262450007 NE Title Type ORIGINAL

Color WHI Odometer EXEMPT

G.V.W.R Capacity 10' X 70' Legends

Owner Name(s) And Address BRUNO IRMER 646 WEBSTER ST BLADEN, NE 68928

Previous Owner(s) City/State LYLE G HEYDON BLADEN, NE 68928

1ST Lien

2ND Lien

Subsequent Liens Filed

LIEN RELEASES	
1st Release By:	
Title:	Date:
County:	Date:
2nd Release By:	
Title:	Date:
County:	Date:

**SELLER MUST COMPLETE**

**PURCHASER'S INFORMATION**

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS.)

The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchasers.

I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked.

ODOMETER READING  NO TENTHS  CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK  1. The mileage stated is in excess of its mechanical limits.  2. The odometer reading is not the actual mileage. **WARNING - ODOMETER DISCREPANCY.**

**ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.**

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY STATE ZIP

SIGNATURE OF SELLER

**I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)**

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

County

Title Number

F 1555950

WEBSTER

18249450003

Witness My Hand And Official Seal The Date

County Official JANET K KNEHANS

*Janet K Knehan*



By J2

F01555950

\$ 10.00

**VOID IF ALTERED OR DUPLICATE ISSUED**

7/10/17

WE SOLD OUR 1972 SKYLINE  
10X70 MOBILE HOME - VEHICLE ID  
NUMBER SK1661F - WITH THE LAND  
IT SITS ON AT 646 NORTH  
WEBSTER ST IN BLADEN, NE.

CONSIDERATION OF \$1500.00 IS  
HEREBY ACKNOWLEDGED, QUITCLAIM  
AND CONVEY TO: BRUNO IRMER,  
SINGLE PERSON, THE FOLLOWING  
DESCRIBED REAL ESTATE (AS  
DEFINED IN NEB. REV. STAT. 76-201):

LOTS ONE (1) AND TWO (2), BLOCK  
ONE (1), SPENCE AND BENNETT'S  
ADDITION TO BLADEN, WEBSTER  
COUNTY, NEBRASKA.

EXECUTED JULY 10, 2017

Lyle D. Heydon  
Mary J. Heydon





**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

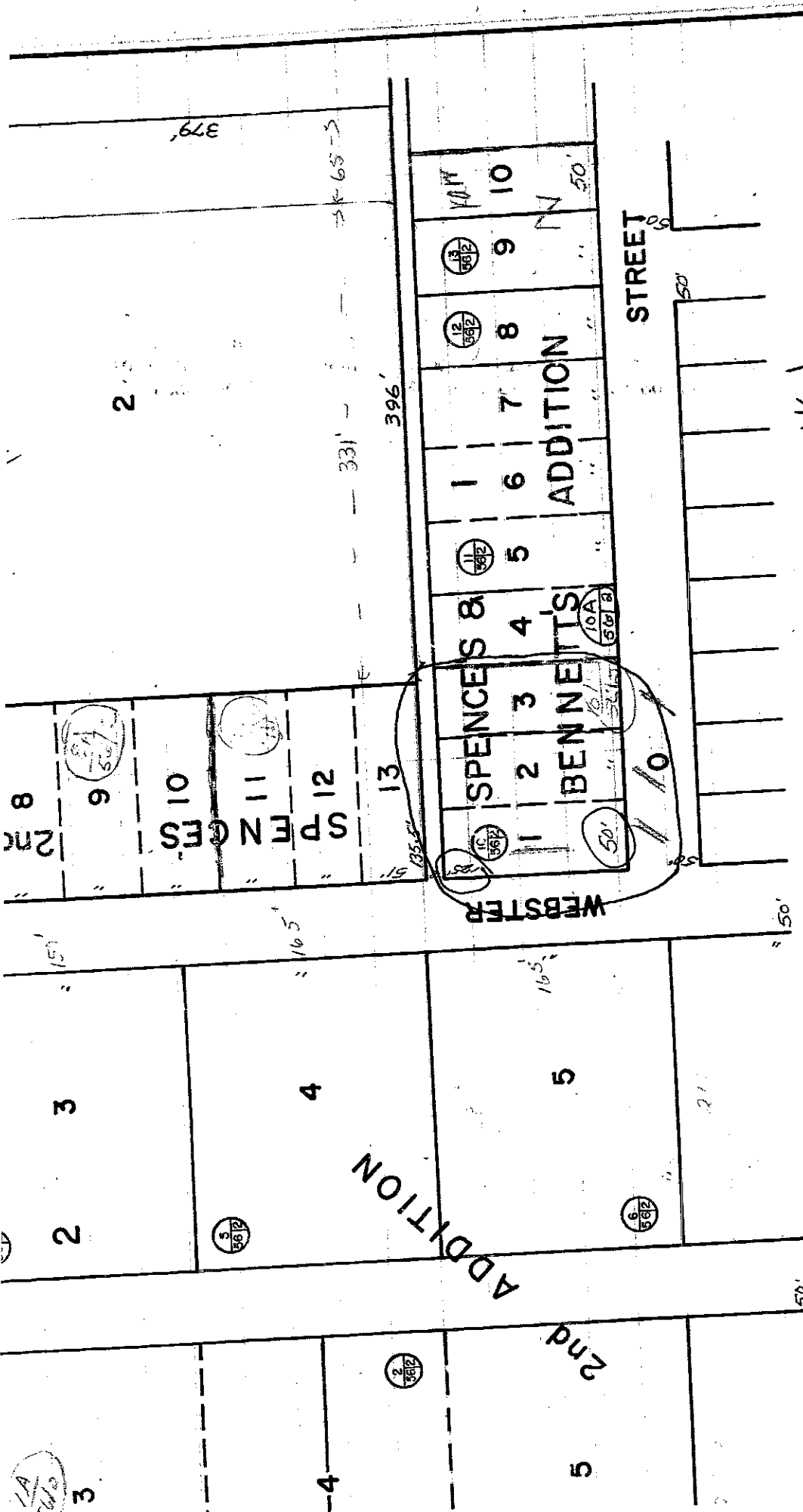
Parcel ID 000514100		Legal LOT 1-2 BLK 1 BLADEN SPENCE & BENNETT ADDITION		Card File 000514100	
Owner IRMER, BRUNO A. PO BOX 4 BLADEN, NE 68928				Situs 646 N WEBSTER ST BLADEN, NE 68928	
County Area 0	N/A	Class Code 01-01-01-01-07-02	Mobile Home	Value	Previous
Neighborhood 400	BLADEN	State GEO 4131-00-0-30030-001-1420		Buildings	2,345
Location / Group 10	BLADEN (BLA)	Cadastral 00002-00056-00010		Improvement	0
District 140	B123FN - 01-0123	Book / Page 2018 / 1819		Land / Lot	825
School 01-0123	01-0123 01-0123	Sale Date 07/06/2018		Total	3,170
		Sale Amount 1,500			4,140

Date Added Notes						
Permit No.	Type	Description	Date Open	Date Closed	Amount	
10/01/2007	CARD #:	1420 GLIDE: 53/MOBILE HOME W/SKIRTING				
0005	00 N/A	-2017 CHECK SHED & TRAILER	07/01/2016	12/13/2016	0	
0004	00 N/A	-2016 CHK TO SEE IF MOBILE HOME WAS REPA	09/22/2014	03/08/2016	0	
0003	00 N/A	-2014 CHECK TO SEE IF MOBILE HOME IS LIV	06/20/2013	02/10/2014	0	
0002	00 N/A	-2009 REVIEW; SOLD MUCH LOWER	07/16/2008	03/09/2009	0	
0001	00 N/A	-2006 CORRECT L & W - 10' X 66' AND 1972	09/22/2005	12/06/2005	0	

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
10 BLADEN	02 SqFoot	12,500.000	100.000	N	14,001	0.131	0.000	1,640	0
					999,999	0.004			

Sale Date	Book	Page	Extend	Ownership History	Amount
09/19/2014	02014	01996		HEYDON, LYLE G & MARY J	2,500
09/19/2014	02014	01996		HEYDON, LYLE G & MARY J	2,500
07/04/2008	02008	01299		HATFIELD, WILLIAM R	1,500
09/05/2005	02005	01905		HAUPTMEIER, JOYCE	3,385
06/01/1998	01998	01024		SIMS, ROCHELLE	0
05/14/1998	01998	00956		GRIGG, EDDY %	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	514100	140	2,345	0	825	3,170	0	3,170	43.38	0
2016	514100	140	1,930	0	825	2,755	0	2,755	36.70	0
2015	514100	140	60	0	825	885	0	885	11.98	0
2014	514100	140	60	0	1,650	1,710	0	1,710	34.96	0
2013	514100	140	60	0	1,650	1,710	0	1,710	39.88	0



Parcel # 5141  
 Should be lots 1-2 Blk 1  
 Parcel # 5142.01 Lot 3 Blk 1


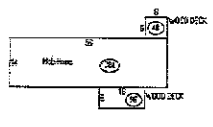
**BLADEN**

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1819	7/6/2018	Base: 01-0123		Affiliated: 01-0123		Unified: 01-0123						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000514100		211		4	09	GeoCde	Tw	Rng	Sect	Qrt	Subdv	Area	Blk	Parcel
Date of Sale Assessed Value						4131			00	0	30030		001	1420
Land		Improvements		Total		Date of Sale Property Classification Code								
1,640		2,500		4,140		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			

		Residential			Commercial		
<b>Multiple Improvements:</b>		Multiple Improvements :			Multiple Improvements :		
<b>Construction Date:</b>		Construction Date : 1978			Construction Date :		
<b>Floor:</b>		Floor Sq. Ft. : 660			Floor Sq. Ft. :		
<b>Building Cost New:</b>		Cost : 33,350			Cost :		
<b>Single Family Style: 100</b>		<b>Residential Condition: 20</b>			<b>Commercial Occupancy Code:</b>		
(100) <input checked="" type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out			Primary:                      Other1:                      Other2:		
(101) <input type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn			<b>Commercial Construction Class:</b>		
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame		
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame		
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls		
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls		
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls		
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality: 20</b>			(6) <input type="checkbox"/> Pole Frame		
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low			<b>Cost Rank:</b>		<b>Condition:</b>
(302) <input type="checkbox"/> Two Story		(20) <input checked="" type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex							(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>Comments from</b>	<b>Comments:</b>
QCD-RENTED MHOME PREVIOUSLY-TRADED LOTS	
(Continue on back)	

<p>Parcel ID 000514100 (1046) Cadastral ID 00002-00056-00010 PAD Class Code 01-01-01-01-07-02 Mobile Home State GEO 4131-00-0-30030-001-1420 Owner IRMER, BRUNO A. PO BOX 4 BLADEN, NE 68928 Situs 646 N WEBSTER ST BLADEN NE 68928 Neighborhood 400 - BLADEN District 140 - B123FN - 01-0123 Legal LOT 1-2 BLK 1 BLADEN SPENCE &amp; BENNETT ADDITION</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 																																										
<p>Property Valuation</p> <p>Buildings 2,500 Improvement 0 Land/Lot 0 Total 2,500</p> <p>Review Information</p> <p>11/07/2017 Entered CJ 10/25/2017 Inspect CJ</p>	<p>Residential Information</p> <p>Type Manufactured Housing Quality 2.00 - Fair Condition 2.00 - Badly Worn Base/Total 660 / 660 Style 100 % - Singlewide Exterior Wall 100 % - Vinyl Lap Heating/Cooling 100 % - Forced Air Furnace Roof Cover Metal, Corrugated Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 0.0 Basement Area 0</p>	<p>Marshall &amp; Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 1978/0</p>																																										
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Cost Source</th> <th>Size</th> <th>Year In</th> <th>Units</th> <th>Depreciation</th> </tr> </thead> <tbody> <tr> <td>MHMS</td> <td>Skirting, Metal or Vinyl</td> <td>MS Residential</td> <td>152</td> <td>0</td> <td>152</td> <td>0.000 %</td> </tr> <tr> <td>WOD</td> <td>Wood Deck</td> <td>MS Residential</td> <td>96</td> <td>0</td> <td>96</td> <td>0.000 %</td> </tr> <tr> <td>WOD</td> <td>Wood Deck</td> <td>MS Residential</td> <td>48</td> <td>0</td> <td>48</td> <td>0.000 %</td> </tr> <tr> <td>WOD</td> <td>Wood Deck</td> <td>MS Residential</td> <td>48</td> <td>0</td> <td>48</td> <td>0.000 %</td> </tr> <tr> <td>CPFR</td> <td>Carport, Flat Roof</td> <td>MS Residential</td> <td>378</td> <td>0</td> <td>378</td> <td>32.000 %</td> </tr> </tbody> </table>			Code	Description	Cost Source	Size	Year In	Units	Depreciation	MHMS	Skirting, Metal or Vinyl	MS Residential	152	0	152	0.000 %	WOD	Wood Deck	MS Residential	96	0	96	0.000 %	WOD	Wood Deck	MS Residential	48	0	48	0.000 %	WOD	Wood Deck	MS Residential	48	0	48	0.000 %	CPFR	Carport, Flat Roof	MS Residential	378	0	378	32.000 %
Code	Description	Cost Source	Size	Year In	Units	Depreciation																																						
MHMS	Skirting, Metal or Vinyl	MS Residential	152	0	152	0.000 %																																						
WOD	Wood Deck	MS Residential	96	0	96	0.000 %																																						
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CPFR	Carport, Flat Roof	MS Residential	378	0	378	32.000 %																																						
<p>Date Added Notes</p> <p>10/01/2007 CARD #: 1420 GLIDE: 53/MOBILE HOME W/SKIRTING</p>																																												

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1820-1821

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

GRANTEE MASTER NAME # Jason S. +

PARCEL # / FILING NUMBER 002405501

E/124-3-12

Jennifer J. Lewis,  
Trustees

DOC STAMPS Exempt #4

tax/lien

SALES FILE # 212

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

SUBURBAN \_\_\_\_\_

TAX DISTRICT 120

Ag Res

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 9-7-2018

DEED TYPE Corrective WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS

Corrective Deed Self to Trustees - correct legal

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

# 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.

212

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

1 County Name <b>WEBSTER</b>	2 County Number Select County & County Number <b>0091</b>	3 Date of Sale/Transfer Mo. <b>9</b> Day <b>7</b> Yr. <b>2018</b>	4 Date of Deed Mo. <b>9</b> Day <b>7</b> Yr. <b>2018</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Jason S. Lewis and Jennifer J. Lewis</b> Street or Other Mailing Address <b>1829 Rd 400</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>402-460-8553</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jason S. Lewis and Jennifer J. Lewis, Trustees</b> Street or Other Mailing Address <b>1829 Rd 400</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>402-460-8553</b> Email Address	
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$156,715**

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

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

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

18 Address of Property  
**1829 Rd 400  
Campbell, NE 68932**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**See Attached**

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

22 Total purchase price, including any liabilities assumed	<b>\$1+0VC</b>	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)		\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	<b>\$1+0VC</b>	\$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	<b>4</b>		

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

Print or Type Name of Grantee or Authorized Representative: **Henry C. Schenker**

Signature of Grantee or Authorized Representative: **Henry C. Schenker**

Title: **Attorney**

Phone Number: **308-425-6273**

Date: **9/7/2018**

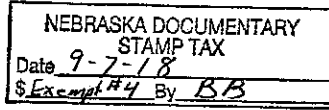
Register of Deed's Use Only

26 Date Deed Recorded Mo. <b>9</b> Day <b>7</b> Yr. <b>18</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 4</b>	28 Recording Data <b>BK2018, Pg 1820-1821</b>	For Dept. Use Only
--	--	--	--------------------

A tract of land located in the Southeast Quarter (SE¼) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the southeast corner of said Section Four (4), thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE¼) 1555.00 feet; thence N87°36'00"W 890.39 feet to the TRUE PLACE OF BEGINNING; thence continuing N87°36'00"W 167.61 feet; thence N01°18'00"W 260.00 feet; thence S87°36'61"E 167.61 feet; thence S01°16'00"E 260.00 feet to the place of beginning containing 1.00 acres; including easement commencing at the southeast corner of said Section Four (4), thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE¼) 1555.00 feet to the TRUE PLACE OF BEGINNING; thence N87°36'00"W 1058.00 feet; thence S01°16'16"E 20.04 feet; thence S87°36'00"E 1057.56 feet to the east line of said Southeast Quarter (SE¼); thence N00°00'00"E along said east line 20.02 feet to the place of beginning containing 0.49 acres.

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 7 day of September A.D., 20 18, at 1:20 o'clock P. M. Recorded in Book 2018 on Page 1820-1821  
Deb Klingenberg County Clerk  
16.DD Deputy  
Ind Comp Assessor Carded



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

**CORRECTIVE WARRANTY DEED**

JASON S. LEWIS and JENNIFER J. LEWIS, husband and wife, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar, and other valuable consideration, receipt of which is hereby acknowledged, conveys to

JASON S. LEWIS AND JENNIFER J. LEWIS, TRUSTEES OF THE JASON S. LEWIS AND JENNIFER J. LEWIS REVOCABLE TRUST, Grantees,

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

A tract of land located in the Southeast Quarter (SE¼) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the southeast corner of said Section Four (4), thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE¼) 1555.00 feet; thence N87°36'00"W 890.39 feet to the TRUE PLACE OF BEGINNING; thence continuing N87°36'00"W 167.61 feet; thence N01°18'00"W 260.00 feet; thence S87°36'61"E 167.61 feet; thence S01°16'00"E 260.00 feet to the place of beginning containing 1.00 acres; including easement commencing at the southeast corner of said Section Four (4), thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE¼) 1555.00 feet to the TRUE PLACE OF BEGINNING; thence N87°36'00"W 1058.00 feet; thence S01°16'16"E 20.04 feet; thence S87°36'00"E 1057.56 feet to the east line of said Southeast Quarter (SE¼); thence N00°00'00"E along said east line 20.02 feet to the place of beginning containing 0.49 acres.

This Corrective Warranty Deed is placed of record to correct the legal description from that contained within a certain deed filed for record on March 10, 2006 and recorded at Book 2006, Pages 583-584, Records in the Office of the County Clerk of Webster County, Nebraska.

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

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

Executed: September 7, 2018.

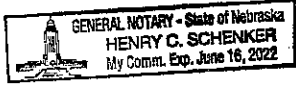
Jason S. Lewis  
Jason S. Lewis.

Jennifer J. Lewis  
Jennifer J. Lewis.



STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing was acknowledged before me on September 7, 2018 by Jason S. Lewis and Jennifer J. Lewis, husband and wife.



Henry C. Schenker  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1822-1923 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Contract -

PARCEL # / FILING NUMBER 002405502 - 72506 Ben + Sam  
split w/ 002405501 Kosse

DOC STAMPS Exempt #13 tax/lien

SALES FILE # 213 # PAGES \_\_\_\_\_

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

TAX DISTRICT 120

TOTAL SALE PRICE 941820

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

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

REVIEW CODE NO

SALES DATE 7-19-2018

DEED TYPE Notice of Interest in Real Estate - Contract

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

314.43 Ben + Sam  
7.07 Jen + Jason

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

COMMENTS Contract for Sale of Real Estate - Split w/ 2405501

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

Real Estate Transfer Statement

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

213

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

1 County Name WEBSTER, 2 County Number 91, 3 Date of Sale/Transfer Mo. 7 Day 19 Yr. 2018, 4 Date of Deed Mo. 9 Day 7 Yr. 2018, 5 Grantor's Name, Address, and Telephone (Please Print) Jason S. Lewis and Jennifer J. Lewis, Trustees, 6 Grantee's Name, Address, and Telephone (Please Print) Benjamin J. Kosse and Samuel J. Kosse, each Justice, P.O. Box 175, Campbell, NE 68932, Phone Number 402-460-8553, 402-460-4797, Is the grantee a 501(c)(3) organization? Yes, Is the grantee a 509(a) foundation? Yes

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

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

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

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

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

14 What is the current market value of the real property? \$941,820. 15 Was the mortgage assumed? No

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

18 Address of Property. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Benjamin J. Kosse and Samuel J. Kosse, P.O. Box 175, Campbell, NE 68932. 18a No address assigned, 18b Vacant land

20 Legal Description: See Attached 314.4. 21 If agricultural, list total number of acres: 314.4

22 Total purchase price, including any liabilities assumed: \$941,820.00. 23 Was non-real property included in the purchase? No. 24 Adjusted purchase price paid for real estate: \$941,820.00. 25 If this transfer is exempt from the documentary stamp tax, list the exemption number: 13

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

sign here: Henry C. Schenker, Print or Type Name of Grantee or Authorized Representative, Henry C. Schenker, Signature of Grantee or Authorized Representative, Attorney, Title, 308-425-6073, Phone Number, 9/7/2018, Date

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 9 Day 7 Yr. 18, 27 Value of Stamp or Exempt Number: \$ Exempt #13, 28 Recording Data: BK 2018, Pg 1822-1823, For Dept. Use Only

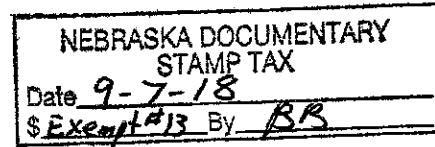
The East Half (E½) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of said Section Four (4), described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 4; thence S00°18'42"E (assumed bearing) on the East line of said Southeast Quarter, a distance of 1085.21 feet to the Northeast corner of an existing 20 foot wide access Easement previously described on a survey plat and recorded in Book 97, Page 1583; thence N87°54'25"W on the North line of said Easement, a distance of 791.63 feet to the point of beginning; thence N37°55'58"W, a distance of 49.96 feet; thence N00°18'42"W, a distance of 355.00 feet; thence S68°51'54"W, a distance of 345.37 feet; thence N87°44'09"W, a distance of 292.59 feet; thence S00°09'26"W, a distance of 275.60 feet; thence S10°02'02"E, a distance of 199.23 feet; thence N89°41'17" E, a distance of 199.00 feet; thence S72°59'32"E, a distance of 243.67 feet; thence N37°39'23"E, a

distance of 296.79 feet; thence N00°18'41"W, a distance of 25.59 feet to the point of beginning; and subject to an EASEMENT described as follows: A tract of land located in the Southeast Quarter (SE¼) of Section 4, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Section 4, thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE¼) 1555.00 feet to the TRUE PLACE OF BEGINNING; thence N87°36'00"W 1058.00 feet; thence S01°16'00"E 20.04 feet; thence S87°36'00"E 1057.56 feet to the east line of said Southeast Quarter (SE¼); thence N00°00'00"E along said East line 20.02 feet to the place of beginning,

BK2018, Pg 1822

State of Nebraska }  
County of Webster }ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 7 day  
of September A.D., 2018, at 1:25  
o'clock P M. Recorded in Book 2018  
on Page 1822-1823  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



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

**NOTICE OF INTEREST IN REAL ESTATE**

TO WHOM IT MAY CONCERN:

You are hereby notified that on September 7, 2018, BENJAMIN J. KOSSE and SAMUEL J. KOSSE, husband and wife, entered into a Contract for Sale of Real Estate with JASON S. LEWIS and JENNIFER J. LEWIS, Trustees of the JASON S. LEWIS and JENNIFER J. LEWIS REVOCABLE TRUST, for the purchase of the following described real estate:

The East Half (E½) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of said Section Four (4), described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 4; thence S00°18'42"E (assumed bearing) on the East line of said Southeast Quarter, a distance of 1085.21 feet to the Northeast corner of an existing 20 foot wide access Easement previously described on a survey plat and recorded in Book 97, Page 1583; thence N87°54'25"W on the North line of said Easement, a distance of 791.63 feet to the point of beginning; thence N37°55'58"W, a distance of 49.96 feet; thence N00°18'42"W, a distance of 355.00 feet; thence S68°51'54"W, a distance of 345.37 feet; thence N87°44'09"W, a distance of 292.59 feet; thence S00°09'26"W, a distance of 275.60 feet; thence S10°02'02"E, a distance of 199.23 feet; thence N89°41'17" E, a distance of 199.00 feet; thence S72°59'32"E, a distance of 243.67 feet; thence N37°39'23"E, a

distance of 296.79 feet; thence N00°18'41"W, a distance of 25.59 feet to the point of beginning; and subject to an EASEMENT described as follows: A tract of land located in the Southeast Quarter (SE¼) of Section 4, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Section 4, thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE¼) 1555.00 feet to the TRUE PLACE OF BEGINNING; thence N87°36'00"W 1058.00 feet; thence S01°16'00"E 20.04 feet; thence S87°36'00"E 1057.56 feet to the east line of said Southeast Quarter (SE¼); thence N00°00'00"E along said East line 20.02 feet to the place of beginning,

and that a deed has been placed in escrow with Duncan, Walker, Schenker & Daake, P.C., L.L.O., Attorneys, Franklin, Nebraska, which will be delivered when the purchase price has been paid in full.

The said BENJAMIN J. KOSSE and SAMUEL J. KOSSE will pay the real estate taxes for 2018 and all subsequent taxes.

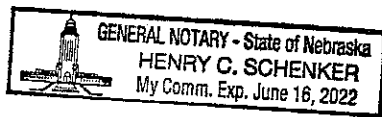
Dated this 7 day of September, 2018.

Jason S. Lewis  
Jason S. Lewis, Trustee.

Jennifer J. Lewis  
Jennifer J. Lewis, Trustee.

STATE OF NEBRASKA )  
WEBSTER COUNTY ) ss.

The foregoing instrument was acknowledged before me by Jason S. Lewis and Jennifer J. Lewis, Trustees of the Jason S. Lewis and Jennifer J. Lewis Revocable Trust, on September 7, 2018.



Henry C. Schenker  
Notary Public.

# Agricultural Land Sales Worksheet

Cnty No.		Book		Page		Sale Date		School District Code						
91		2018		1822		7/19/2018		Base: 01-0123		Affiliated: 01-0123		Unified: 01-0123		
Location ID		Sale Number		Useability & Code #		Parcel Number								
002405502				4 09		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4247	3	12	4	4	00000	1	000	2505
Land		Improvements		Total		Date of Sale Property Classification Code								
758,260				758,260		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	1.770	✓	2,520				
	1A						1G	2.440	✓	3,475				
	2A1						2G1							
	2A						2G	3.080	✓	4,390				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	15.670	✓	22,330				
DRYLAND	1D1	20.110	✓	54,400		Shelterbelt/Timber								
	1D	203.590	✓	550,710		Accretion								
	2D1					Waste		3.710	✓	2,745				
	2D	10.250	✓	23,215		Other								
	3D1	2.000	✓	4,530		<b>AG LAND TOTAL</b>		<b>303.570</b>		<b>758,260</b>				
	3D	3.500	✓	7,930		Roads		7.920	✓					
	4D1	8.940	✓	19,580		Farm Sites								
	4D	28.510	✓	62,435		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>7.920</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>		<b>Total Recapture Value:</b>	
<b>Assessor Comments and Reason for Adjustment:</b>			
<b>Comments from</b>		<b>Comments:</b>	
NOTICE OF INTEREST IN REAL ESTATE CONTRACT FOR SALE OF REAL ESTATE			
EXEMPT#13 FROM DOC STAMP-LAND CONTRAC			
(Continue on back)			



**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

Parcel ID 002405502			Legal E1/2 4-3-12 EXCEPT A 7.07 ACRE TRACT S-T-R: 04-03-12 Acres: 311.490			Card File 002405502			Situs 1829 ROAD 400			
Owner KOSSE, BENJAMIN J. & SAMUEL J. -REAL ESTATE CONTRACT PO BOX 175 CAMPBELL, NE 68932												
County Area	1	AREA 1	Class Code	02-05-05-03-00-10		Value			Previous	Current		
Neighborhood	1	AREA 1	State GEO	4247-04-4-00000-000-2505		Buildings			0	0		
Location / Group	80	RURAL (RUR)	Cadastral	00001-00041-007A0		Improvement			0	0		
District	120	123F3S - 01-0123	Book / Page	2018 / 1822 Ext: 1823		Land / Lot			0	758,260		
School	01-0123	01-0123 01-0123	Sale Date	07/19/2018		Total			0	758,260		
			Sale Amount	941,820								
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2521	DRY	4D	COLY-HOBBS SILT LOAMS, 0-	4D	N	28.510	2,190	62,435	0			
2524	DRY	4D1	COLY SILT LOAM, 3-11% SLO	4D1	N	8.940	2,190	19,580	0			
2667	DRY	1D	HOLDREGE SILT LOAM, 0-1%	1D	N	122.020	2,705	330,065	0			
2668	DRY	1D	HOLDREGE SILT LOAM, 1-3%	1D	N	20.060	2,705	54,260	0			
2669	DRY	1D	HOLDREGE SILT LOAM, 1-3%	1D	N	4.500	2,705	12,175	0			
2671	DRY	3D1	HOLDREGE SILT LOAM, 3-7%	3D1	N	2.000	2,265	4,530	0			
2675	DRY	2D	HOLDREGE SILT LOAM, 3 TO	2D	N	10.250	2,265	23,215	0			
3864	DRY	1D1	HASTINGS SILT LOAM, 0-1%	1D1	N	20.110	2,705	54,400	0			
4147	DRY	3D	HOLDREGE SOILS, 3-7% SLOP	3D	N	3.500	2,265	7,930	0			
8869	DRY	1D	HORD SILT LOAM, 0-1% SLOP	1D	N	57.010	2,705	154,210	0			
						<b>276.900</b>		<b>722,800</b>				
2521	GRAS	4G	COLY-HOBBS SILT LOAMS, 0-	4G	N	15.670	1,425	22,330	0			
2667	GRAS	1G	HOLDREGE SILT LOAM, 0-1%	1G	N	1.180	1,425	1,680	0			
2669	GRAS	1G	HOLDREGE SILT LOAM, 1-3%	1G	N	0.390	1,425	555	0			
2675	GRAS	2G	HOLDREGE SILT LOAM, 3 TO	2G	N	3.080	1,425	4,390	0			
3864	GRAS	1G1	HASTINGS SILT LOAM, 0-1%	1G1	N	1.770	1,425	2,520	0			
8869	GRAS	1G	HORD SILT LOAM, 0-1% SLOP	1G	N	0.870	1,425	1,240	0			
9999	GRAS	GWAS	WATER	GWAS - WASTE	N	3.710	740	2,745	0			
						<b>26.670</b>		<b>35,460</b>				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	7.920	0	0	0			
						<b>Land Total 311.490</b>		<b>758,260</b>				
Sale Date	Book	Page	Extend	Ownership History					Amount			
07/19/2018	2018	1822	1823	KOSSE, BENJAMIN J. & SAMUEL J. LEWIS, JASON S & JENNIFER J - TRUSTEES					941,820 0			





**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

<b>Parcel ID</b> 002405501	<b>Legal</b> A PARCEL OF LAND IN SE1/4 4-3-12 S-T-R: 04-03-12 Acres: 7.070	<b>Card File</b> 002405501
<b>Owner</b> LEWIS, JASON S. & JENNIFER J., TRUSTEES 1829 RD 400 CAMPBELL, NE 68932		<b>Situs</b> 1829 ROAD 400

<b>County Area</b> 1 AREA 1	<b>Class Code</b> 01-05-05-03-00-04	<b>Value</b>	<b>Previous</b>	<b>Current</b>
<b>Neighborhood</b> 1 AREA 1	<b>State GEO</b> 4247-04-4-00000-000-2505	<b>Buildings</b>	112,645	112,645
<b>Location / Group</b> 80 RURAL (RUR)	<b>Cadastral</b> 00001-00041-007A0	<b>Improvement</b>	39,070	39,070
<b>District</b> 120 123F3S - 01-0123	<b>Book / Page</b> 2018 / 1820 Ext: 1821	<b>Land / Lot</b>	758,990	22,985
<b>School</b> 01-0123 01-0123 01-0123	<b>Sale Date</b> 09/07/2018	<b>Total</b>	910,705	174,700
	<b>Sale Amount</b> 0			

**Date Added Notes**

08/24/2006 AG RESIDENTIAL

Permit No.	Type	Description	Date Open	Date Closed	Amount
0004	00 N/A	--2012 ADD GROWTH OF \$13955	11/07/2011	01/05/2012	0
0003	00 N/A	--2012 CORRECT ACRES CHANGES IN CARD	06/14/2011	01/05/2012	0
0002	00 N/A	--2008 3 BUILDINGS AND A GRAIN BIN	04/24/2007	11/09/2007	0
0001	00 N/A	--ADDED CONCRETE TO BUILDING; LOOK FOR FI	11/05/2002	01/09/2003	0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2521	GRAS	4G	COLY-HOBBS SILT LOAMS, 0-	4G	N		3.120	1,425	4,445	0			
2667	GRAS	1G	HOLDREGE SILT LOAM, 0-1%	1G	N		0.110	1,425	155	0			
3864	GRAS	1G1	HASTINGS SILT LOAM, 0-1%	1G1	N		1.800	1,425	2,565	0			
8869	GRAS	1G	HORD SILT LOAM, 0-1% SLOP	1G	N		0.040	1,425	55	0			
							<b>5.070</b>		<b>7,220</b>				
BLD1	FARM	BLD1	BUILDING SITE 1ST ACRE	BLD1	N		<b>1.000</b>	5,765	<b>5,765</b>	0			
HOM1	HOME	HOM1	HOME SITE 1ST ACRE, AG RE	HOM1	N		<b>1.000</b>	10,000	<b>10,000</b>	0			
							<b>Land Total</b>	<b>7.070</b>		<b>22,985</b>			

Sale Date	Book	Page	Extend	Ownership History	Amount
09/07/2018	2018	1820	1821	LEWIS, JASON S. & JENNIFER J.,	0
07/29/1997	01997	01214		LEWIS, JASON S & JENNIFER J	0
				LEWIS, JASON S & JENNIFER J -TRUSTEES	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	405501	120	112,645	39,070	758,990	910,705	0	910,705	8,086.44	0
2016	405501	120	112,645	39,070	753,690	905,405	0	905,405	7,837.08	0
2015	405501	120	73,315	48,365	833,915	955,595	0	955,595	8,512.78	0
2014	405501	120	73,315	48,365	583,820	705,500	0	705,500	8,116.62	0
2013	405501	310	64,335	16,020	460,280	540,635	0	540,635	7,679.52	0

**WEBSTER COUNTY**  
2017 Appraisal Property Record Card

<p>Parcel ID 002405501 (3930) Cadastral ID 00001-00041-007A0 PAD Class Code 01-05-05-03-00-04 State GEO 4247-04-4-00000-000-2505 Owner LEWIS, JASON S. &amp; JENNIFER J., TRUSTEES 1829 RD 400 CAMPBELL, NE 68932 Situation 1829 ROAD 400 Neighborhood 1 - AREA 1 District 120 - 123FSS - 01-0123 Legal S-T-R: 04-03-12 A PARCEL OF LAND IN SE1/4 4-3-12</p>	<p>Primary Image</p> 	<p>Sketch Image</p>
--	---	---------------------

<p><b>Property Valuation</b></p> <p>Buildings 112,645 Improvement 39,070 Land/Lot 7,220 Total 158,935</p>	<p><b>Residential Information</b></p> <p>Type Single-family Residence Quality 3.00 - Average Condition 3.50 - Average Plus 0.5 Base/Total 1,444 / 1,905 Style 73 % - 1 1/2 Story Finished 27 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Forced Air Furnace Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/RoughIn 8 / 0 Bed/Bathroom 0 / 2.0 Basement Area 922 922 Part</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <p>Year/Effective Age 1900/0</p>
---	---	---

Code	Description	Quality	Year	Dimensions	Units	PD, FD
701	Attached Garage(SF)	0.00	0		576 sqft	0.000 % / 0.000 %
Approximate value after 41.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 7,820						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
W0D	Wood Deck	MS Residential	336	0	336	0.000 %

<p><b>Date Added Notes</b></p> <p>08/24/2006 AG RESIDENTIAL</p>
---



**WEBSTER COUNTY**  
2017 Appraisal Property Record Card

Parcel ID 002405501 (3930)  
 Cadastral ID 00001-00041-007A0  
 PAD Class Code 01-05-05-03-00-04  
 State GEO 4247-04-4-00000-000-2505  
**Owner**  
 LEWIS, JASON S. & JENNIFER J.,  
 TRUSTEES  
 1829 RD 400  
 CAMPBELL, NE 68932  
**Situs**  
 1829 ROAD 400  
**Neighborhood** 1 - AREA 1  
**District** 120 - 123F3S - 01-0123  
**Legal**  
 S-T-R: 04-03-12  
 A PARCEL OF LAND IN SE1/4 4-3-12

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
SH1	SHED DIRT Building Components	D	1.00	1.00	0	0	60x20x6	Dirt	Metal	1,200
EQSH	Equipment Shed Building Components	D	3.00	1.00	0	0	48x40x13	Dirt	Metal	1,920
DR	DRYING BIN Building Components	D	3.00	1.00	0	0				4,451
SH2	SHED CONC Building Components	D	3.00	2.00	0	0	24x14x0	Concrete	Asphalt-Shingles	336



**WEBSTER COUNTY**  
**2017 Appraisal Property Record Card**

Parcel ID	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
002405501	Yard Shed Building Components	D	2.00	2.00	0	0	12x8x0	Dirt	Metal	96
	Equipment Shed Building Components	D	3.00	3.00	0	0	81x60x0	Dirt	Metal	4,860

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

**Seller: LEWIS, JASON S & JENNIFER J -TRUSTEES**  
**Buyer: KOSSE, BENJAMIN J. & SAMUEL J.**  
**Parcel ID: 002405502**  
**Additional Parcels:**  
**Book: 2018 Page: 1822**  
**Sale Date: 07/19/2018**  
**Legal Description: 04-03-12 E1/2 4-3-12 EXCEPT A 7.07 ACRE TRACT**

**Agriculture**

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

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

Was any personal property included in the sale price? \_\_\_Yes \_\_\_No Personal Property was (circle all that apply): Pivot Irrigation Pipe (above ground/Buried) Motor Machinery Grain/Crops Other (please explain) \_\_\_\_\_

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

If this sale was involved in a 1031 like kind exchange; is it going to a holding company? \_\_\_Yes \_\_\_No

How long was the property on the market? \_\_\_\_\_

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

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

Was this a sale of partial interest in the property? \_\_\_Yes \_\_\_No If yes, explain \_\_\_\_\_

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

**Seller: LEWIS, JASON S & JENNIFER J -TRUSTEES**  
**Buyer: KOSSE, BENJAMIN J. & SAMUEL J.**  
**Parcel ID: 002405502**  
**Additional Parcels:**  
**Book: 2018 Page: 1822**  
**Sale Date: 07/19/2018**  
**Legal Description: 04-03-12 E1/2 4-3-12 EXCEPT A 7.07 ACRE TRACT**

Did this sale involve a trade or exchange of property? Yes\_\_ No\_\_ If yes,  
explain \_\_\_\_\_

Was the property made available to other potential purchasers? Yes\_\_ No\_\_ If no,  
explain \_\_\_\_\_

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

Was there any prior association between the buyer and the seller or with the property? \_\_Yes  
No\_\_ If yes,  
explain \_\_\_\_\_

Do you own other property nearby? \_\_Yes No\_\_ If yes,  
explain \_\_\_\_\_

What influenced your sale/purchase?  
\_\_\_\_\_

Do you think this property sold for its full market value? \_\_Yes No\_\_

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

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

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

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

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: LEWIS, JASON S & JENNIFER J -TRUSTEES**

**Buyer: KOSSE, BENJAMIN J. & SAMUEL J.**

**Parcel ID: 002405502**

**Additional Parcels:**

**Book: 2018 Page: 1822**

**Sale Date: 07/19/2018**

**Legal Description: 04-03-12 E1/2 4-3-12 EXCEPT A 7.07 ACRE TRACT**

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

Other \_\_\_\_\_

Comments/other information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_ Buyer/Seller (circle one)

Phone # \_\_\_\_\_ Date: \_\_\_\_\_

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1826

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

GRANTEE MASTER NAME # Jesske Farms

PARCEL # / FILING NUMBER 17135-66885 21-4-10  
17132 66870 21-4-10  
1700300  
1705300

000321800 - BH Moreys LLC  
000326000 - Sweezy's Add  
1-4-10  
9-4-10

DOC STAMPS 1711400

16-4-10 tax/lien

SALES FILE # 214

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

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

TAX DISTRICT 195, 185

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

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

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

REVIEW CODE NO

SALES DATE 8-28-2018

DEED TYPE Corrective WD

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

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

COMMENTS Limited Partnership to LLC.

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



Real Estate Transfer Statement

214

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 8 Day 28 Yr. 2018
4 Date of Deed Mo. 8 Day 28 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print) Jesske Family Limited Partnership
6 Grantee's Name, Address, and Telephone (Please Print) Jesske Farms, L.L.C.
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
10 Type of Transfer: Auction, Court Decree, Exchange, Distribution, Easement, Gift, Grantor Trust, Partition, Foreclosure, Irrevocable Trust, Life Estate, Sale, Satisfaction of Contract, Other (Explain) Capital Cont., Revocable Trust, Transfer on Death, Trustee to Beneficiary

11 Was ownership transferred in full? (If No, explain the division.)
12 Was real estate purchased for same use? (If No, state the intended use.)

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, Brothers and Sisters, Ex-spouse, Family Corp., Partnership, or LLC, Grandparents and Grandchild, Parents and Child, Self, Spouse, Step-parent and Step-child, Other

14 What is the current market value of the real property? See Attached
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property: See Attached
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Judson J. Jesske, 6749 Old Dominion Road, Lincoln, NE 68516
18a No address assigned, 18b Vacant land

20 Legal Description: See Attached

21 If agricultural, list total number of acres
22 Total purchase price, including any liabilities assumed
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate (line 22 minus line 23)

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4)
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
LaDonna Jesske
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Authorized Agent
Phone Number (402) 750-2298
Date 8-28-18

Register of Deed's Use Only
26 Date Deed Recorded Mo. 9 Day 10 Yr. 2018
27 Value of Stamp or Exempt Number \$ Exempt # 4
28 Recording Data BR 2018, Pg 1826
For Dept. Use Only

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

## ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

### Box 7(A) – Status

Parcel 1:	Unimproved
Parcels 2 and 3:	Unimproved
Parcel 4:	Unimproved
Parcel 5:	Improved
Parcel 6:	Unimproved
Parcel 7:	Unimproved

### Box 7(B) – Property Type

Parcel 1:	Residential
Parcels 2 and 3:	Residential
Parcel 4:	Agricultural
Parcel 5:	Agricultural
Parcel 6:	Agricultural
Parcel 7:	Agricultural

### Box 14 – What is the current market value of the Property?

Parcel 1:	\$1,480
Parcels 2 and 3:	\$10,080
Parcel 4:	\$123,340
Parcel 5:	\$707,800
Parcel 6:	\$124,420
Parcel 7:	\$660,060

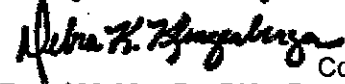
Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 09/10/18  
\$ Ex004 By DK

Bk 2018, Pg 1826

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of September A.D., 2018, at 03:56 o'clock PM. Recorded in Book 2018 on Pages 1826-1829 .



County Clerk  
Fee: \$28.00 By: DK Deputy  
Electronically Recorded

### CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed is made this 28th day of August, 2018, by JESKE FAMILY LIMITED PARTNERSHIP, a Nebraska limited partnership ("Grantor").

WHEREAS, Grantor under that certain Warranty Deed dated September 4, 2015, and recorded on November 3, 2015, in the office of the Webster County, Nebraska Register of Deeds in Book 2015 at Page 2027 (the "Original Deed"), conveyed to Jesske Farms, L.L.C., a Nebraska limited liability company ("Grantee"), the following described real estate located in Webster County, Nebraska:

See Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, said Original Deed through error and inadvertence included an incomplete legal description for Parcel No. 5 in Exhibit "A".

WHEREAS, the parties desire to correct the error set forth in said Original Deed by restating all legal descriptions in their entirety as set forth below.

NOW, THEREFORE, for good and valuable consideration, Grantor hereby conveys to Grantee, all of Grantor's right, title and interest, in and to the following described real estate located in Webster County, Nebraska:

See Exhibit "B" attached hereto and incorporated herein by this reference.

Grantor covenants jointly and severally with Grantee that Grantor:

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

Transaction is exempt from documentary stamp tax pursuant to NEB. REV. STAT. § 76-902(4).

**[REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK; SIGNATURE PAGE FOLLOWS.]**



**EXHIBIT "A"**

Parcel 1:

Lot Seven (7), Block Five (5), Morey's Addition to the City of Blue Hill, Webster County, Nebraska.

Parcel 2:

All of Block Seven (7), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska.

Parcel 3:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Thirteen (13), Sweezy's Addition, City of Blue Hill, Webster County, Nebraska.

Parcel 4:

The East Half of the Southwest Quarter ( $E\frac{1}{2}SW\frac{1}{4}$ ) of Section One (1), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Parcel 5:

The East Half ( $E\frac{1}{2}$ ) of Section Twenty-One (21), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Parcel 6:

That portion South of city limits in the West Half of the Southeast Quarter ( $W\frac{1}{2}SE\frac{1}{4}$ ) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Parcel 7:

The Northeast Quarter ( $NE\frac{1}{4}$ ); the East Half of the Northwest Quarter ( $E\frac{1}{2}NW\frac{1}{4}$ ), more or less; the Northwest Quarter of the Southeast Quarter ( $NW\frac{1}{4}SE\frac{1}{4}$ ); the Southwest Quarter of the Southeast Quarter ( $SW\frac{1}{4}SE\frac{1}{4}$ ); and the East Half of the Northeast Quarter of the Southwest Quarter ( $E\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$ ) all in Section Sixteen (16), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

**EXHIBIT "B"**

Parcel 1:

Lot Seven (7), Block Five (5), Morey's Addition to the City of Blue Hill, Webster County, Nebraska.

Parcel 2:

All of Block Seven (7), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska.

Parcel 3:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Thirteen (13), Sweezy's Addition, City of Blue Hill, Webster County, Nebraska.

Parcel 4:

The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section One (1), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Parcel 5:

The East Half (E $\frac{1}{2}$ ) of Section Twenty-One (21), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT that portion thereof conveyed to Chester A. Yoder and Zora A. Yoder, husband and wife, by that certain Survivorship Warranty Deed dated September 26, 1973, and recorded October 1, 1973 in Book 72 at Page 404 in the office of the Webster County, Nebraska Register of Deeds.

Parcel 6:

That portion South of city limits in the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Parcel 7:

The Northeast Quarter (NE $\frac{1}{4}$ ); the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$ ), more or less; the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ); the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ); and the East Half of the Northeast Quarter of the Southwest Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ) all in Section Sixteen (16), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

**Box 18 – Address of Property**

Parcel 1: SE RAILWAY ST 600 BL  
BLUE HILL, NE 68930

Parcels 2 and 3: SE RAILWAY ST 700  
BLUE HILL, NE 68930

Parcel 4: No address assigned

Parcel 5: 2193 HWY 281  
BLUE HILL, NE 68930

Parcel 6: No address assigned

Parcel 7: No address assigned

**Box 20 – Legal Description**

Parcel 1:

Lot Seven (7), Block Five (5), Morey's Addition to the City of Blue Hill, Webster County, Nebraska.

Parcel 2:

All of Block Seven (7), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska.

Parcel 3:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Thirteen (13), Sweezy's Addition, City of Blue Hill, Webster County, Nebraska.

Parcel 4:

The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section One (1), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Parcel 5:

The East Half (E $\frac{1}{2}$ ) of Section Twenty-One (21), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT that portion thereof conveyed to Chester A. Yoder and Zora A. Yoder, husband and wife, by that certain Survivorship Warranty Deed dated September 26, 1973, and recorded October 1, 1973 in Book 72 at Page 404 in the office of the Webster County, Nebraska Register of Deeds.

Parcel 6:

That portion South of city limits in the West Half of the Southeast Quarter ( $W\frac{1}{2}SE\frac{1}{4}$ ) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Parcel 7:

The Northeast Quarter ( $NE\frac{1}{4}$ ); the East Half of the Northwest Quarter ( $E\frac{1}{2}NW\frac{1}{4}$ ), more or less; the Northwest Quarter of the Southeast Quarter ( $NW\frac{1}{4}SE\frac{1}{4}$ ); the Southwest Quarter of the Southeast Quarter ( $SW\frac{1}{4}SE\frac{1}{4}$ ); and the East Half of the Northeast Quarter of the Southwest Quarter ( $E\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$ ) all in Section Sixteen (16), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

**Box 21 – If agricultural, list number of acres**

Parcel 1:	N/A
Parcels 2 and 3:	N/A
Parcel 4:	80 acres
Parcel 5:	291 acres
Parcel 6:	65 acres
Parcel 7:	320.02 acres



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1834

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

GRANTEE MASTER NAME # Dustin + Robin

PARCEL # / FILING NUMBER 000315700-

Olsen

Rohrer's Add.

DOC STAMPS 247.50

tax/lien

SALES FILE # 215

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

TAX DISTRICT \_\_\_\_\_

TOTAL SALE PRICE 110,000

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

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

REVIEW CODE NO

SALES DATE 6-27-2018

DEED TYPE JTWD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

PARCEL # (5)

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# Real Estate Transfer Statement

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

215

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>27</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>07</u> Day <u>16</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kenton &amp; Marilyn Kendall</b> Street or Other Mailing Address <b>988 East 97th N</b> City <b>Idaho Falls</b> State ID _____ Zip Code <b>83401-5424</b> Phone Number <b>(308) 340-5667</b> Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Dustin &amp; Robin Olsen</b> Street or Other Mailing Address <b>202 South Pine</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(208) 996-1199</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address _____			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  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 trustee and beneficiary relatives? (If Yes, check the appropriate box.)

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

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

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

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

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

18 Address of Property  
**202 South Pine  
Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**Lots One (1), Two (2), Three (3) and the East Half (E1/2) of Lot Four (4), Block Seven (7), Rohrer's Addition to Blue Hill, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	\$ 110,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 110,000.00

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

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

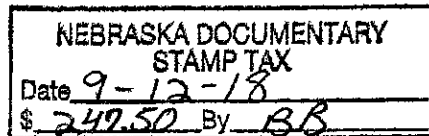
<b>sign here</b>	David B. Garwood Print or Type Name of Grantee or Authorized Representative	(402) 746-3613
	 Signature of Grantee or Authorized Representative	Attorney Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>12</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>247.50</u>	28 Recording Data <b>BK2018, Pg 1834</b>

BK2018, Pg 1834

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of September A.D., 20 18, at 9:00 o'clock A. M. Recorded in Book 2018 on Page 1834  
Deb Klingenberg County Clerk  
310.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



JOINT TENANCY WARRANTY DEED

Kenton W. Kendall and Marilyn P. Kendall, husband and wife, GRANTOR, in consideration of ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$110,000.00) receipt of which is hereby acknowledged, convey to Dustin Olsen and Robin Olsen, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and the East Half (E½) of Lot Four (4), Block Seven (7), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

GRANTOR covenants with the GRANTEES that GRANTOR:

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

Executed July 16, 2018.

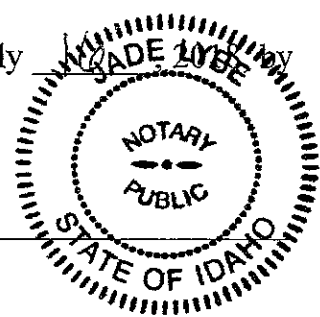
Kenton W. Kendall                      Marilyn P. Kendall  
Kenton W. Kendall                      Marilyn P. Kendall

STATE OF IDAHO, COUNTY OF Bonnerville ) ss.

The foregoing instrument was acknowledged before me on July \_\_\_\_\_  
Kenton W. Kendall and Marilyn P. Kendall, husband and wife.

Comm. expires January 16 2024

Jade Lyle  
Notary Public




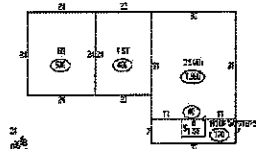
# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1834	6/27/2018	Base: 91-0074		Affiliated: 91-0074		Unified: 91-0074						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000315700		215		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	9	0	20010		007	7570
Land		Improvements		Total		Date of Sale Property Classification Code								
2,590		90,230		92,820		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
Residential						Commercial								
Multiple Improvements:		Multiple Improvements :				Multiple Improvements :								
Construction Date:		Construction Date : 1900				Construction Date :								
Floor:		Floor Sq. Ft. : 2,380				Floor Sq. Ft. :								
Building Cost New:		Cost : 248,700				Cost :								
Single Family Style: 101		Residential Condition: 30				Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:								
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:								
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:		Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low				Cost Rank:		Condition:						
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out						
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn						
(308) <input type="checkbox"/> Split Level		(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average						
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good						
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent						
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from					Comments:									
JTWD														
(Continue on back)														



**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

Parcel ID 000315700			Legal ID LOTS 1-3 & E1/2 LOT 4 BLOCK 7 BLUE HILL ROHRERS ADDITION S-T-R: 09-04-10			Card File 000315700			Situs 202 SOUTH PINE STREET BLUE HILL, NE 68930										
Owner OLSEN, DUSTIN & ROBIN 202 SOUTH PINE STREET BLUE HILL, NE 68930																			
County Area	0	N/A	Class Code	01-01-01-01-06-02		Value			Previous	Current									
Neighborhood	300	BLUE HILL	State GEO	4133-00-0-20010-007-7570		Buildings			90,230	90,230									
Location / Group	20	BLUE HILL (BH)	Cadastral	00002-00068-00087		Improvement			0	0									
District	195	74HF6N - 91-0074	Book / Page	2018 / 1834		Land / Lot			2,590	2,590									
School	91-0074	91-0074 91-0074	Sale Date	06/27/2018		Total			92,820	92,820									
			Sale Amount	110,000															
			Permit No.	Type	Description	Date Open	Date Closed	Amount											
			0005	00 N/A	-2015 REVIEW OF HOUSE INSIDE	03/12/2014	01/26/2015	0											
			0004	00 N/A	-2014 CHECK FOR ROOMS FINISHED	02/15/2013	03/12/2014	0											
			0003	00 N/A	2009-4-2010 REMOVE EXISTING PATIO AND PU	11/05/2009	01/06/2010	0											
			0002	00 N/A	2007-10-2008 CHECK FOR YARD SHED TO BE R	05/03/2007	11/07/2007	1,200											
			0001	00 N/A	-2007 CHECK FOR YARD SHED TO BE REMOVED/	08/01/2006	01/05/2007	0											
Model	8 BLUE HILL	Method	02 SqFoot	Lot Size	10,395,000	Frontage	77.000	Spot Code	N	Cutoff	17,000	Value	0.249	Add (+/-)	0.000	Lot Value	2,590	Appr ID	0
										122,000	0.080								
										999,999	0.029								
Sale Date	Book	Page	Extend	Ownership History			Amount												
06/27/2018	2018	1834		OLSEN, DUSTIN & ROBIN			110,000												
04/27/2006	02006	01383		KENDALL, KENTON & MARILYN			85,000												
09/30/2002	02002	01864		DANEHEY, SUSAN A			66,000												
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax									
2017	315700	195	90,230	0	2,590	92,820	0	92,820	1,794.92	0									
2016	315700	195	90,230	0	2,590	92,820	0	92,820	1,789.44	0									
2015	315700	195	67,210	0	2,590	69,800	0	69,800	1,327.56	0									
2014	315700	195	52,800	0	2,590	55,390	0	55,390	1,154.98	0									
2013	315700	195	59,455	0	2,590	62,045	0	62,045	1,394.50	0									

Parcel ID 000315700 Cadastral ID 00002-00088-00087 PAD Class Code 01-01-01-01-06-02 State GEO 4133-00-0-20010-007-7570 Owner OLSEN, DUSTIN & ROBIN 202 SOUTH PINE STREET BLUE HILL, NE 68930 Situs 202 SOUTH PINE STREET BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal S-T-R: 09-04-10 LOTS 1-3 & E1/2 LOT 4 BLOCK 7 BLUE HILL ROHRERS ADDITION	(683) Primary Image 	Sketch Image 
--	---	---

<b>Property Valuation</b> Buildings 90,230 Improvement 0 Land/Lot 0 Total 90,230 <b>Review Information</b> 08/25/2015 Entered CJ 07/08/2015 Inspect CJ	<b>Residential Information</b> Type Single-family Residence Quality 4.00 - Good Condition 3.00 - Average Base/Total 1,450 / 2,380 Style 22 % - One Story 78 % - Two Story Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 8 / 0 Bed/Bathroom 4 / 2.0 Basement Area 930	<b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1900/0
---	--	--

Code Description	Quality	Year	Dimensions	Units	PD, FD
701 Attached Garage(SF)	0.00	0		576 sqft	0.000 % / 0.000 %
Approximate value after 62.000 % physical, 8.000 % functional and 0.000 % economic depreciation is 6,195					

Code	Description	Cost Source	Size	Year in	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	1078	0	1,078	27.000 %
YDS	Yard Shed	MS Residential	96	0	96	17.000 %
RPS	Raised Slab Porch with Roof	MS Residential	170	0	170	0.000 %
OSP	Open Slab Porch	MS Residential	144	0	144	0.000 %

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

**Seller: KENDALL, KENTON & MARILYN**  
**Buyer: OLSEN, DUSTIN & ROBIN**  
**Parcel ID: 000315700**  
**Additional Parcels:**  
**Book: 2018 Page: 1834**  
**Sale Date: 06/27/2018**  
**Legal Description: LOTS 1-3 & E1/2 LOT 4 BLOCK 7 BLUE HILL ROHRERS ADDITION**

**Residential**

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

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

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

\_\_\_\_\_

If Appraised, what was the appraised value? \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

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

**Seller: KENDALL, KENTON & MARILYN**  
**Buyer: OLSEN, DUSTIN & ROBIN**  
**Parcel ID: 000315700**  
**Additional Parcels:**  
**Book: 2018 Page: 1834**  
**Sale Date: 06/27/2018**  
**Legal Description: LOTS 1-3 & E1/2 LOT 4 BLOCK 7 BLUE HILL ROHRERS ADDITION**

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

---

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

---

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

---

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

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

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

---

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

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

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

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

---

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

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

---



**WEBSTER COUNTY ASSESSOR**  
621 N CEDAR  
RED CLOUD, NE 68970  
Phone: (402) 746-2717  
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**Seller: KENDALL, KENTON & MARILYN**  
**Buyer: OLSEN, DUSTIN & ROBIN**  
**Parcel ID: 000315700**  
**Additional Parcels:**  
**Book: 2018 Page: 1834**  
**Sale Date: 06/27/2018**  
**Legal Description: LOTS 1-3 & E1/2 LOT 4 BLOCK 7 BLUE HILL ROHRERS ADDITION**

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

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

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



# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **216**  
• 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. 9 Day 7 Yr. 2018		Mo. 9 Day 7 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Christopher D. Blakely and Cathleen E. Carusone				Grantee's Name (Buyer) Webster County School District 91-0074 Blue Hill Community Schools			
Street or Other Mailing Address 2620 S. Baltimore Ave.				Street or Other Mailing Address P. O. Box 217			
City Hastings		State NE		City Blue Hill		State NE	
Zip Code 68901		Zip Code 68930		Phone Number (402) 984-8439		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address joe@rybalid@bluehillschools.org		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No Parking lot

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

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

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

\$11,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes  No

18 Address of Property

505 West Maple Street, Blue Hill, NE 68930

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

Webster County School District 91-0074 Blue Hill Community Schools  
P. O. Box 217  
Blue Hill, NE 68930

18a  No address assigned    18b  Vacant land

20 Legal Description

Lots One (1), Two (2) and Three (3), Block Eight (8), Morey's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof

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

22 Total purchase price, including any liabilities assumed	\$ 11,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 11,000.00

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

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

Richard C. Witt (402) 463-6671

Print or Type Name of Grantee or Authorized Representative Phone Number

*Richard C. Witt* Attorney 9-10-18

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 12 Yr. 18	\$ 24.75	BK2018, Pg 1855

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



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1856

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

GRANTEE MASTER NAME # Charlotte E. Figgins

PARCEL # / FILING NUMBER 000151800 38910

000152000 38930

DOC STAMPS Exempt 5A

tax/lien

SALES FILE # 217

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

TAX DISTRICT 65

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

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

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

REVIEW CODE NO

SALES DATE 9-13-2018

DEED TYPE WD

SALE QUAL CODE

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

LOCATION CODE

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

COMMENTS Spouse to Spouse (gift)

PARCEL # (S)

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

# Real Estate Transfer Statement

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

217

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>09</u> Day ____ Yr. <u>2018</u>	4 Date of Deed Mo. <u>09</u> Day ____ Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Ronald G. &amp; Charlotte E. Figgins</b> Street or Other Mailing Address <b>21 S Cedar St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Charlotte E. Figgins</b> Street or Other Mailing Address <b>21 S Cedar St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>	
Phone Number <b>(402) 746-4609</b>		Phone Number <b>(402) 746-4609</b>	is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

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

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

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

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

**18 Address of Property**  
**21 S Cedar St**  
**Red Cloud, NE 68970**

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

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

**20 Legal Description**  
 Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block One (1), Jackson's Addition to Red Cloud, Webster County, Nebraska.

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

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

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

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

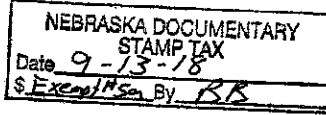
**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**David B. Garwood** Attorney  
 Signature of Grantee or Authorized Representative Title Date **9-13-18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>13</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2018, Pg 1856</u>

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of September A.D., 20 18, at 3:20 o'clock P. M. Recorded in Book 2018 on Page 1856  
Deb Klingshagen County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     



WARRANTY DEED

Ronald G. Figgins and Charlotte E. Figgins, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), love and affection, receipt of which is hereby acknowledged, convey to Charlotte E. Figgins, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block One (1), Jackson's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed September 13, 2018.

RONALD G. FIGGENS

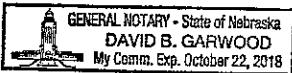
By Charlotte E. Figgins  
Charlotte E. Figgins, his Attorney in Fact

Charlotte E. Figgins  
Charlotte E. Figgins

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 13, 2018, by Charlotte E. Figgins, and by Charlotte E. Figgins, Attorney in Fact for Ronald G. Figgins.

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



State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of September A.D., 2018, at 3:10 o'clock P M. Recorded in Book 2018 on Page 1932  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

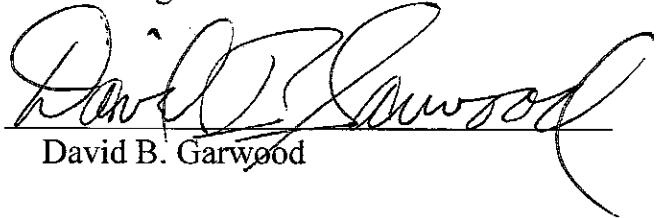
**AFFIDAVIT OF IDENTITY**

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

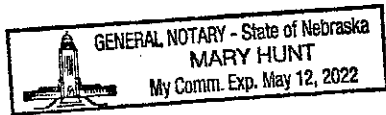
The undersigned of Red Cloud, Webster County, Nebraska, being first duly sworn on oath, deposes and says:

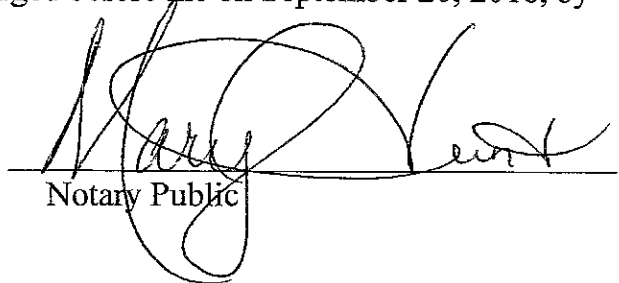
1. That affiant prepared the Warranty Deed recorded in Book 2018, page 1856, and the Agent's Certification as to the Validity of Power of Attorney and Agent's Authority recorded in Book 2018, page 1857. That through clerical error the last name of the parties was spelled "Figgens" when in fact it is "Figgins".
2. That the signature of Charlotte E. Figgins is the correct spelling, and she is one and the same person as Charlotte E. Figgins, notwithstanding the discrepancy in names.

IN WITNESS WHEREOF, I have signed and acknowledged this instrument on September 20, 2018.

  
David B. Garwood

The foregoing affidavit was acknowledged before me on September 20, 2018, by David B. Garwood.



  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1867

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

GRANTEE MASTER NAME # Janyce + Steven Perry

PARCEL # / FILING NUMBER 000609800-17,000

DOC STAMPS Exempt #15

tax/lien

SALES FILE # 218

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

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

TAX DISTRICT 25

TOTAL SALE PRICE 0

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 9-4-2018

DEED TYPE P.R. Deed

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

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

COMMENTS No money Exchanged + No Docstamp (Distribution)

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

# Real Estate Transfer Statement

218

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 09 Day 04 Yr. 2018	Mo. 09 Day 04 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Mark A. Beck, PR		Grantee's Name (Buyer) Janyce Perry & Steven Perry	
Street or Other Mailing Address P.O. Box 10		Street or Other Mailing Address 5114 Carole Place	
City Hastings	State NE	Zip Code 68902	City Stone Mountain
			State GA
			Zip Code 30087
Phone Number (402) 463-4500	Phone Number (678) 717-9821	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a	Email Address n/a		

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$500

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes  No

18 Address of Property

18a  No address assigned 18b  Vacant land

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

Janyce & Steven Perry  
5114 Carole Place  
Stone Mountain, GA 30087

20 Legal Description

Lots Eleven (11) and Twelve (12), Block Seven (7), Vance's Addition to Guide Rock, Webster County, Nebraska.

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15

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.

Mark A. Beck (402) 463-4500  
Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* Attorney 09/04/2018  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 14 Yr. 18	\$ Exempt #15	BK2018, Pg 1867

BK2018, Pg 1867

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 14 day of September A.D., 2018, at 11:10 o'clock A M. Recorded in Book 2018 on Page 1867  
Deb Klingenberg County Clerk  
310.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9-14-18  
\$ Exempt # 15 By BB

Return to:  
Beck Law Office, P.C., L.L.O., P.O. Box 10, Hastings, NE 68902-0010

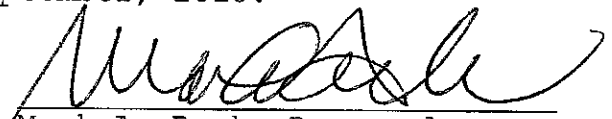
**DEED OF DISTRIBUTION  
BY  
PERSONAL REPRESENTATIVE**

MARK A. BECK, Personal Representative of the Estate of June D. Auker, Deceased, GRANTOR, conveys and releases to JANYCE PERRY and STEVEN PERRY, Wife and Husband, GRANTEE, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eleven (11) and Twelve (12), Block Seven (7), Vance's Addition to Guide Rock, Webster County, Nebraska.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed this 4<sup>th</sup> day of September, 2018.

  
Mark A. Beck, Personal Representative

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on this 4<sup>th</sup> day of September, 2018, by Mark A. Beck, Personal Representative of the Estate of June D. Auker, Deceased.

GENERAL NOTARY - State of Nebraska  
RENAE B. HULL  
My Comm. Exp. Nov. 11, 2018

  
Notary Public

BK2018, Pg 1866

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 14 day  
of September A.D., 2018, at 11:05  
o'clock A M. Recorded in Book 2018  
on Page 1866  
Deb Klingenberg County Clerk  
10.05 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_


Return to:  
Beck Law Office, P.C., L.L.O.  
P.O. Box 10  
Hastings, NE 68902-0010


IN THE COUNTY COURT OF ADAMS COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE ) No. PR 17-68  
 )  
 ) OF ) CERTIFICATE OF COUNTY  
 ) COURT PROCEEDING  
JUNE D. AUKER Deceased. ) INVOLVING REAL ESTATE  
 )  
\_\_\_\_\_ )

This is to certify that there is pending in the County Court of Adams County, Nebraska, the above captioned proceeding, which is a proceeding involving the probate of Estate in which proceeding the following described real estate is involved:

Lots Eleven (11) and Twelve (12), Block Seven (7), Vance's Addition to Guide Rock, Webster County, Nebraska.

  
County Judge



Mark A. Beck, #18760  
P. O. Box 10  
Hastings, Nebraska 68902-0010  
(402) 463-4500

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1870-1871

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

GRANTEE MASTER NAME# Eric P. Ritter

PARCEL # / FILING NUMBER 001107100-

16-2-9

DOC STAMPS 540.00

tax/lien

SALES FILE # 219

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

House w/ 6.47 Acres

TAX DISTRICT 05

TOTAL SALE PRICE 240,000

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

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

REVIEW CODE NO

SALES DATE 9-14-2018

DEED TYPE \_\_\_\_\_

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS

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

# Real Estate Transfer Statement

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

219

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. 09 Day 14 Yr. 2018		Mo. 09 Day 13 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Dusty & Amanda Wulf				Grantee's Name (Buyer) Eric P. Ritter			
Street or Other Mailing Address 1040 Rd 2100				Street or Other Mailing Address 1040 Rd 2100			
City		State		City		State	
Guide Rock		NE		Guide Rock		NE	
Zip Code		68942		Zip Code		68942	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address				Email Address			

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

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

**8 Type of Deed**

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

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

Yes  No

**10 Type of Transfer**

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

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

Yes  No

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

Yes  No

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

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

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

**15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)**

Yes  No \$ \_\_\_\_\_ %

**16 Does this conveyance divide a current parcel of land?**

Yes  No

**17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)**

Yes  No

**18 Address of Property**

1040 Rd 2100  
Guide Rock, NE 68942

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

same as Grantee

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

**20 Legal Description**

see attached

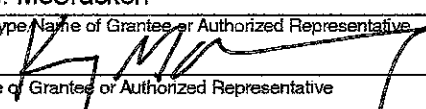
**21 If agricultural, list total number of acres** \_\_\_\_\_

<b>22 Total purchase price, including any liabilities assumed</b> .....	<b>22</b>	\$	240,000.00
<b>23 Was non-real property included in the purchase?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	<b>23</b>	\$	0.00
<b>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</b> .....	<b>24</b>	\$	240,000.00

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

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

**sign here** **Kory J. McCracken** (402) 746-3813  
Print or Type Name of Grantee or Authorized Representative Phone Number

 Attorney 9/14/18  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 9 Day 14 Yr. 18	\$ 540.00	BK2018, Pg 1870-1871	

A parcel of land located in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the southwest corner of said Section Sixteen (16); thence N01°18'38"W (assumed bearing) on the West line of said Southwest Quarter, a distance of 2011.04 feet to the point of beginning; thence continuing N01°18'38"W on said West line, a distance of 637.00 feet to the northwest corner of the Southwest Quarter of said Section 16; thence S89°45'50"E on the North line of said Southwest quarter, a distance of 280.00 feet; thence S00°18'38"E, a distance of 50.00 feet; thence N85°59'26"E, a distance of 358.57 feet; thence S00°18'37"E, a distance of 207.00 feet; thence S25°26'26"W, a distance of 67.14 feet to the beginning of a curve concave to the Southeast having a radius of 1265.00 feet subtended by a central angle of 08°47'09"; thence along said curve, the chord of which bears S49°22'24"W, a distance of 193.79 feet, an arc distance of 193.98 feet (193.79 feet chord distance); thence S74°05'52"W, a distance of 241.98 feet; thence S39°57'22"W, a distance of 149.87 feet; thence S69°54'49"W, a distance of 104.07 feet to the East right of way line of a public road; thence S89°41'21"W, a distance of 33.00 feet to the point of beginning, containing 6.56 acres, more or less.

BK2018, Pg 1870

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 14 day of September A.D., 2018, at 11:50 o'clock A. M. Recorded in Book 2018 on Page 1870-1871  
Deb Klingenberg County Clerk  
16.00 BR Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9-14-18  
\$ 5.90 By BR

**WARRANTY DEED**

Dusty Wulf and Amanda Wulf, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Eric Patrick Ritter, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section Sixteen (16), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the southwest corner of said Section Sixteen (16); thence N01°18'38"W (assumed bearing) on the West line of said Southwest Quarter, a distance of 2011.04 feet to the point of beginning; thence continuing N01°18'38"W on said West line, a distance of 637.00 feet to the northwest corner of the Southwest Quarter of said Section 16; thence S89°45'50"E on the North line of said Southwest quarter, a distance of 280.00 feet; thence S00°18'38"E, a distance of 50.00 feet; thence N85°59'26"E, a distance of 358.57 feet; thence S00°18'37"E, a distance of 207.00 feet; thence S25°26'26"W, a distance of 67.14 feet to the beginning of a curve concave to the Southeast having a radius of 1265.00 feet subtended by a central angle of 08°47'09"; thence along said curve, the chord of which bears S49°22'24"W, a distance of 193.79 feet, an arc distance of 193.98 feet (193.79 feet chord distance); thence S74°05'52"W, a distance of 241.98 feet; thence S39°57'22"W, a distance of 149.87 feet; thence S69°54'49"W, a distance of 104.07 feet to the East right of way line of a public road; thence S89°41'21"W, a distance of 33.00 feet to the point of beginning, containing 6.56 acres, more or less..

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 September 13, 2018.



Dusty Wulf  
Dusty Wulf

Amanda Wulf  
Amanda Wulf

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 13, 2018, by Dusty Wulf and Amanda Wulf, husband and wife.



Comm. expires \_\_\_\_\_

Kory McCracken  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1870	9/14/2018	Base: 91-0501		Affiliated: 91-0501		Unified: 91-0501						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001107100		219		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	16	0	00000	1	000	1290
Land		Improvements		Total		Date of Sale Property Classification Code								
23,105		184,320		207,425		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Imber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>								
	3D					Roads		0.480						
	4D1					Farm Sites		1.000			5,765			
	4D					Home Sites		4.990			17,340			
						Recreation								
	Dwellings				177,750	Other								
	Outbuildings				6,570	<b>Non-AG TOTAL</b>		6.470			23,105			

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>Comments from</b> WD-AG RES	<b>Comments:</b>

(Continue on back)



**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

Parcel ID 001107100			Legal A 6.56 ACRE PARCEL IN THE SW1/4 OF 18-2-9 S-T-R: 16-02-09 Acres: 6.470			Card File 001107100		
Owner RITTER, ERIC P. 1040 ROAD 2100 GUIDE ROCK, NE 68942						Situs 1040 ROAD 2100		
County Area	1	AREA 1	Class Code	01-05-05-03-00-09		Value	Previous	
Neighborhood	1	AREA 1	State GEO	4375-16-0-00000-000-1290		Improvements	184,320	
Location / Group	80	RURAL (RUR)	Cadastral	00002-00010-00009		Land / Lot	23,105	
District	5	GR11F1S - 65-0011	Book / Page	2018 / 1870 Ext: 1871		Total	207,425	
School	91-0501	91-0501 91-0501	Sale Date	09/14/2018			207,425	
			Sale Amount	240,000				

Date Added Notes  
01/18/2018 RURAL RESIDENTIAL

Permit No.	Type	Description	Date Open	Date Closed	Amount
0006	00 N/A	~2016 CHECK FOR POOL	11/16/2015	03/08/2016	0
0005	00 N/A	~2010 IN OFFICE ADD GRANARY OMITTED	11/03/2009	12/29/2009	0
0004	00 N/A	~2009 ADDITION TO HOUSE	12/09/2008	03/12/2009	0
0003	00 N/A	~2007 REMEASURE MAP IN CARD	10/20/2006	01/10/2007	0
0002	00 N/A	~2004 LOOKS LIKE AN ADDITION ON HOUSE FA	02/19/2004	02/24/2004	0
0001	00 N/A	~2003 BOB W. SEE REMARKS	07/12/2002	01/06/2003	0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	0.480	0	0	0			
RES	SITE	RES	RURAL RESIDENTIAL - ADDIT	RES	N	3.990	1,840	7,340	0			
BLD1RR	FARM	BLD1RR	BUILDING SITE 1ST ACRE -	BLD1RR	N	1.000	5,765	5,765	0			
HOM1RR	HOME	HOM1RR	HOME SITE 1ST ACRE - RURA	HOM1RR	N	1.000	10,000	10,000	0			
<b>Land Total</b>						<b>6.470</b>		<b>23,105</b>				

Sale Date	Book	Page	Extend	Ownership History	Amount
09/14/2018	2018	1870	1871	RITTER, ERIC P.	240,000
06/09/2016	02017	01890		WULF, DUSTY & AMANDA	0
10/27/2015	02016	01269		WULF, DUSTY & AMANDA	200,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	107100	5	177,750	6,570	23,105	207,425	0	207,425	3,036.84	0
2016	107100	5	177,750	6,570	21,575	205,895	0	205,895	2,920.38	0
2015	107100	5	122,960	2,905	758,430	884,295	0	884,295	12,268.68	0
2014	107100	5	122,960	2,905	584,495	710,360	0	710,360	11,558.62	0
2013	107100	5	99,875	1,550	374,220	475,645	0	475,645	8,750.76	0

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: WULF, DUSTY & AMANDA**

**Buyer: RITTER, ERIC P.**

**Parcel ID: 001107100**

**Additional Parcels:**

**Book: 2018 Page: 1870**

**Sale Date: 09/14/2018**

**Legal Description: 16-02-09 A 6.56 ACRE PARCEL IN THE SW1/4 OF 16-2-9**

**Agriculture**

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

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

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

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

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

How long was the property on the market? \_\_\_\_\_

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

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

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

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

**Seller: WULF, DUSTY & AMANDA**  
**Buyer: RITTER, ERIC P.**  
**Parcel ID: 001107100**  
**Additional Parcels:**  
**Book: 2018 Page: 1870**  
**Sale Date: 09/14/2018**  
**Legal Description: 16-02-09 A 6.56 ACRE PARCEL IN THE SW1/4 OF 16-2-9**

Did this sale involve a trade or exchange of property? Yes\_\_ No\_\_ If yes,  
explain\_\_\_\_\_

Was the property made available to other potential purchasers? Yes\_\_ No\_\_ If no,  
explain\_\_\_\_\_

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

Was there any prior association between the buyer and the seller or with the property? \_\_Yes  
No\_\_ If yes,  
explain\_\_\_\_\_

Do you own other property nearby? \_\_Yes No\_\_ If yes,  
explain\_\_\_\_\_

What influenced your sale/purchase?  
\_\_\_\_\_

Do you think this property sold for its full market value? \_\_Yes No\_\_

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

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

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

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

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: WULF, DUSTY & AMANDA**

**Buyer: RITTER, ERIC P.**

**Parcel ID: 001107100**

**Additional Parcels:**

**Book: 2018 Page: 1870**

**Sale Date: 09/14/2018**

**Legal Description: 16-02-09 A 6.56 ACRE PARCEL IN THE SW1/4 OF 16-2-9**

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

Comments/other information:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_ Buyer/Seller (circle one)

Phone # \_\_\_\_\_ Date: \_\_\_\_\_

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1893

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

GRANTEE MASTER NAME # Roger + Karen

PARCEL # / FILING NUMBER 000326500

Andersen

Hawleys + Grussels

DOC STAMPS 45.00

tax/lien

SALES FILE # 220

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

SUBURBAN \_\_\_\_\_

TAX DISTRICT 195

TOTAL SALE PRICE 20,000

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

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

REVIEW CODE NO

SALES DATE 7-30-2018

DEED TYPE JTWD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

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

# Real Estate Transfer Statement

• 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.

220

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>07</u> Day _____ Yr. <u>2018</u>	4 Date of Deed Mo. <u>07</u> Day <u>30</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>LaRae L. Schunk</b> Street or Other Mailing Address <b>PO Box 356</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 461-0939</b> Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Roger &amp; Karen Anderson</b> Street or Other Mailing Address <b>PO Box 415</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 984-7750</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____	

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property  
**206 W Nemaha St  
 Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**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.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$	20,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	20,000.00

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

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

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

**\_\_\_\_\_** Attorney  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>17</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>45.00</u>	28 Recording Data <b>BK2018, Pg 1893</b>

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

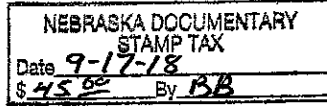
sign here



BK2018, Pg 1893

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of September A.D., 2018, at 2:05 o'clock P. M. Recorded in Book 2018 on Page 1893  
Deb Klingenberg County Clerk  
510.02 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



**JOINT TENANCY WARRANTY DEED**

LaRae L. Schunk, a single person, GRANTOR, in consideration of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) receipt of which is hereby acknowledged, conveys to Roger Anderson and Karen Anderson, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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;

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

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

Executed July 30, 2018.

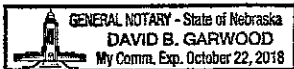
LaRae L. Schunk  
LaRae L. Schunk

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July 30, 2018, by LaRae L. Schunk, a single person.

Comm. expires 10-22-2018

David B. Garwood  
Notary Public


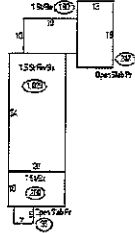


# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1893	7/30/2018	Base: 91-0074		Affiliated: 91-0074		Unified: 91-0074						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000326500		220		1*		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Bik	Parcel
Date of Sale Assessed Value						4133			00	0	20035		002	8790
Land		Improvements		Total		Date of Sale Property Classification Code								
2,645		10,970		13,615		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1884				Construction Date :						
<b>Floor:</b>				Floor Sq. Fl. : 1,410				Floor Sq. Fl. :						
<b>Building Cost New:</b>				Cost : 147,745				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 10</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary:            Other1:            Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 40</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>					<b>Comments:</b>									
JTWD														
(Continue on back)														

**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

Parcel ID 000326500		Legal CENTER 90' X 40' OUTLOT 5 HAWLEYS SUB DIV LOTS 3 & 4 BLOCK 2 GRUSSELS ADDITION TO BLUE HILL			Card File 000326500		Situs 206 W NEMAHA ST BLUE HILL, NE 68930			
Owner ANDERSON, ROGER & KAREN PO BOX 416 BLUE HILL, NE 68930										
County Area	0	N/A	Class Code	01-01-01-01-06-01	Value		Previous	Current		
Neighborhood	300	BLUE HILL	State GEO	4133-00-0-20035-002-8790	Buildings		10,970	10,970		
Location / Group	20	BLUE HILL (BH)	Cadastral	00002-00068-00022	Improvement		0	0		
District	195	74HF6N - 91-0074	Book / Page	2018 / 1893	Land / Lot		2,645	2,645		
School	91-0074	91-0074 91-0074	Sale Date	07/30/2018	Total		13,615	13,615		
		Sale Amount		20,000						
				Permit No.	Type	Description	Date Open	Date Closed	Amount	
				0001	00 N/A	-2012 HOUSE HAS SAT EMPTY FOR YRS; LOWER	11/08/2011	01/13/2012	0	
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID	
8 BLUE HILL	02 SqFoot	10,620.000	90.000	N	17,000	0.249	0.000	2,645	0	
					122,000	0.080				
					999,999	0.029				
Sale Date	Book	Page	Extend	Ownership History			Amount			
07/17/2012	02012	01962		SCHUNK, ROGER A & LARAE L			6,000			
				SCHUNK, LARAE L			0			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	326500	195	10,970	0	2,645	13,615	0	13,615	263.28	0
2016	326500	195	12,330	0	2,645	14,975	0	14,975	288.68	0
2015	326500	195	8,480	0	2,645	11,125	0	11,125	211.60	0
2014	326500	195	8,480	0	2,645	11,125	0	11,125	231.98	0
2013	326500	195	9,155	0	2,645	11,800	0	11,800	265.22	0

<p>Parcel ID 000326500 (782) Cadastral ID 00002-00068-00022 PAD Class Code 01-01-01-01-06-01 State GEO 4133-00-0-20035-002-8790</p> <p><b>Owner</b> ANDERSON, ROGER &amp; KAREN PO BOX 415 BLUE HILL, NE 68930</p> <p><b>Situs</b> 206 W NEMAHA ST BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal CENTER 90' X 40' OUTLOT 5 HAWLEYS SUB DIV LOTS 3 &amp; 4 BLOCK 2 GRUSSELS ADDITION TO BLUE HILL</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p> 
--	--	--

<p><b>Property Valuation</b></p> <p>Buildings 10,970 Improvement 0 Land/Lot 0 Total 10,970</p>	<p><b>Residential Information</b></p> <p>Type Single-family Residence Quality 4.00 - Good Condition 1.00 - Worn Out Base/Total 1,070 / 1,410 Style 28 % - One Story 72 % - 1 1/2 Story Finished</p> <p>Exterior Wall 100 % - Frame, Plywood or Hardboard Heating/Cooling 100 % - Forced Air Furnace Area of Slab 0 Area of Crawl 0 Fixture/Roughin 7 / 0 Bed/Bathroom 3 / 1.5 Basement Area 1,070</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <p>Year/Effective Age 1884/0</p>
<p><b>Review Information</b></p> <p>02/01/2016 Entered DL 09/02/2015 Inspect TS</p>		

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	2.00	0		288 sqft	0.000 % / 0.000 %
Approximate value after 95.000 % physical, 8.000 % functional and 0.000 % economic depreciation is 155						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	110	0	110	37.000 %
OSP	Open Slab Porch	MS Residential	247	0	247	0.000 %
OSP	Open Slab Porch	MS Residential	35	0	35	0.000 %
SH1	SHED DIRT	MS Residential	120	0	120	37.000 %

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

**Seller: SCHUNK, LARAE L**  
**Buyer: ANDERSON, ROGER & KAREN**  
**Parcel ID: 000326500**  
**Additional Parcels:**  
**Book: 2018 Page: 1893**  
**Sale Date: 07/30/2018**  
**Legal Description: CENTER 90' X 40' OUTLOT 5 HAWLEYS SUB DIV LOTS 3 & 4 BLOCK 2 GRUSSELS ADDITION TO BLI**

**Residential**

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

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

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

\_\_\_\_\_

If Appraised, what was the appraised value? \_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

**Seller: SCHUNK, LARAE L**  
**Buyer: ANDERSON, ROGER & KAREN**  
**Parcel ID: 000326500**

**Additional Parcels:**  
**Book: 2018 Page: 1893**  
**Sale Date: 07/30/2018**

**Legal Description: CENTER 90' X 40' OUTLOT 5 HAWLEYS SUB DIV LOTS 3 & 4 BLOCK 2 GRUSSELS ADDITION TO BLI**

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

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

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

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

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

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

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

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

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

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

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

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







# Real Estate Transfer Statement

221

• 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 <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>17</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>09</u> Day <u>17</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>The Congregational-Christian Church of Red Cloud</b> Street or Other Mailing Address <b>630 N Cedar St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-2480</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Red Cloud Bible Church</b> Street or Other Mailing Address <b>630 N Cedar St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-2480</b> Email Address	
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <i>Incorporated</i>

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

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

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

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

**14 What is the current market value of the real property?**  
\$122,040.00

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

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

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

**18 Address of Property**  
 630 N Cedar St  
 Red Cloud, NE 68970

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

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

**20 Legal Description**  
**Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Seven (7), Original Town of Red Cloud, Webster County, Nebraska.**

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

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

**25 If this transfer is exempt from the documentary stamp tax, list the exemption number** 20

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

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

\_\_\_\_\_  
 Signature of Grantee or Authorized Representative      \_\_\_\_\_      \_\_\_\_\_      **9-17-18**  
 \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_      Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>17</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2018, Pg 1894</u>

State of Nebraska } ss.  
County of Webster }

BK2018, Pg 1894

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of September A.D., 2018, at 2:15 o'clock P. M. Recorded in Book 2018 on Page 1894  
Deb Klingenberg County Clerk  
10.02 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9-17-18  
\$ Exempt #20 By BB

WARRANTY DEED

The Congregational-Christian Church, of Red Cloud, Nebraska, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) received from GRANTEE, the Red Cloud Bible Church of Red Cloud, Nebraska, a Corporation organized and existing under the laws of the State of Nebraska, and the successor in interest to GRANTOR, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Seven (7), Original Town of Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except roads and highways, easements and restrictions of record;
- (2) that the conveyance of this property was duly approved by two-thirds (2/3) of the members of the congregation present and voting at a meeting held after such action was announced at a regular church service and all members were notified by letter at least 3 weeks prior to said meeting as required by the Bylaws of the congregation; and that by reason thereof the undersigned have legal power and lawful authority to execute this deed to convey the above described property;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed Sept. 17, 2018

APPROVED BY:

CONGREGATIONAL-CHRISTIAN CHURCH

[Signature]  
Pastor

By [Signature]  
Debra Klingenberg, Trustee

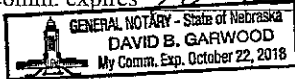
By [Signature]  
Mike McCartney, Trustee

By [Signature]  
Jeff Ord, Trustee, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on Sept. 17, 2018, by Debra Klingenberg, Mike McCartney and Jeff Ord, Trustees of the Congregational-Christian Church of Red Cloud, Nebraska.

Comm. expires 10-22-2018



[Signature]  
Notary Public



# 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.

222

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>17</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>09</u> Day <u>11</u> Yr. <u>2018</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Lois Henderson, Tee-Lois Henderson Family Trust</b> Street or Other Mailing Address <b>PO Box 112</b> City <b>Stuart</b> State <b>NE</b> Zip Code <b>68780</b> Phone Number <b>(402) 746-2876</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Danell W. &amp; Stacia J. Shipman</b> Street or Other Mailing Address <b>441 Rd 2100</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 469-2061</b> Email Address				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

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

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

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

20 Legal Description  
**see attached**

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

22 Total purchase price, including any liabilities assumed .....	22 \$ 338,736.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ 338,736.00

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

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

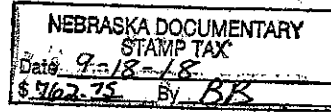
**sign here** **Kory J. McCracken** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Attorney 9/17/18  
 Title Date

26 Date Deed Recorded Mo. <u>9</u> Day <u>18</u> Yr. <u>18</u>		27 Value of Stamp or Exempt Number \$ <u>762.75</u>		28 Recording Data <u>BK2018 Pg 1902-1903</u>		For Dept. Use Only	
---	--	--	--	---	--	--------------------	--

The West Half (W½) of Section Thirty-six (36), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, **EXCEPT** a tract of land more particularly described as follows: Referring to a point located on the NEBRASKA BASE LINE, said point actually being the Southwest corner of Section 36, T1N, R10W, said point also being designated as the POINT OF BEGINNING; running thence N00°17'10"W (assumed bearing) and along the West line of the SW¼ of said Section 36, a distance of 2637.86 feet to the West Quarter Corner of said Section 36; running thence N00°17'58"W and along the West line of the NW¼ of said Section 36 a distance of 301.20 feet; running thence S88°33'44"E, a distance of 371.74 feet; running thence S09°14'40"E a distance of 283.39 feet; running thence S04°03'29"W a distance of 702.60 feet; running thence S86°15'42"E a distance of 519.73 feet; running thence S45°18'29"E a distance of 49.33 feet; running thence S00°34'06"E a distance of 553.40 feet; running thence N89°42'14"W a distance of 400.06 feet; running thence S14°20'05"W a distance of 791.05 feet; running thence S70°48'37"E a distance of 103.18 feet; running thence S05°31'21"E a distance of 529.15 feet to a point located on the South line of the SW¼ of Section 36, said point also being located on the NEBRASKA BASE LINE; running thence S89°42'50"W and along the South line of the SW¼ of Section 36, the NEBRASKA BASE LINE, a distance of 464.50 feet, more or less, to the POINT OF BEGINNING; said tract containing a calculated area of 34.625 Acres, more or less, of which the Westerly 33.00 feet and the Southerly 33.00 feet thereof is county road right of way.

State of Nebraska } ss.  
 County of Webster }

Entered on the  
 numerical index and filed for record in the  
 Clerk's office of said county this 18 day  
 of September A.D., 2018, at 10:15  
 o'clock A M. Recorded in Book 2018  
 on Page 1902-1903  
Deb Klingenberg County Clerk  
\$16.00 Deputy  
 ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



### JOINT TENANCY WARRANTY DEED

Lois Henderson, Trustee of the Lois Henderson Family Trust u/a/d July 27, 2010, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1:00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Danell W. Shipman and Stacia J. Shipman, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W $\frac{1}{2}$ ) of Section Thirty-six (36), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: Referring to a point located on the NEBRASKA BASE LINE, said point actually being the Southwest corner of Section 36, T1N, R10W, said point also being designated as the POINT OF BEGINNING; running thence N00°17'10"W (assumed bearing) and along the West line of the SW $\frac{1}{4}$  of said Section 36, a distance of 2637.86 feet to the West Quarter Corner of said Section 36; running thence N00°17'58"W and along the West line of the NW $\frac{1}{4}$  of said Section 36 a distance of 301.20 feet; running thence S88°33'44"E, a distance of 371.74 feet; running thence S09°14'40"E a distance of 283.39 feet; running thence S04°03'29"W a distance of 702.60 feet; running thence S86°15'42"E a distance of 519.73 feet; running thence S45°18'29"E a distance of 49.33 feet; running thence S00°34'06"E a distance of 553.40 feet; running thence N89°42'14"W a distance of 400.06 feet; running thence S14°20'05"W a distance of 791.05 feet; running thence S70°48'37"E a distance of 103.18 feet; running thence S05°31'21"E a distance of 529.15 feet to a point located on the South line of the SW $\frac{1}{4}$  of Section 36, said point also being located on the NEBRASKA BASE LINE; running thence S89°42'50"W and along the South line of the SW $\frac{1}{4}$  of Section 36, the NEBRASKA BASE LINE, a distance of 464.50 feet, more or less, to the POINT OF BEGINNING; said tract containing a calculated area of 34.625 Acres, more or less, of which the Westerly 33.00 feet and the Southerly 33.00 feet thereof is county road 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 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 September 11, 2018.

Lois Henderson Trustee  
 Lois Henderson, Trustee

STATE OF NEBRASKA, COUNTY OF Holt ) ss.

The foregoing instrument was acknowledged before me on September 11, 2018, by  
Lois Henderson, Trustee of the Lois Henderson Family Trust.

Comm. expires Oct 5, 2020

Shawn R Fetherston  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1902	9/17/2018	Base: 91-0501	Affiliated: 91-0501	Unified: 91-0501								
Location ID		Sale Number		Useability & Code #		Parcel Number								
001414600		222		4 03		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4489	1	10	36	2	00000	1	000	4410
Land		Improvements		Total		Date of Sale Property Classification Code								
412,425				412,425		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G		1.110				1,580	
	3A1						3G1							
	3A						3G		106.630				165,330	
	4A1						4G1							
	4A						4G		171.140				245,515	
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1						<b>AG LAND TOTAL</b>		<b>278.880</b>				<b>412,425</b>	
	3D						Roads		3.400					
	4D1						Farm Sites							
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings						<b>Non-AG TOTAL</b>		<b>3.400</b>					

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>Comments from</b>	<b>Comments:</b>
JTWD-COMBINE PARCEL 001414701 & 001414600 GRANTEE OWNS GROUND NEXT TO IT	
(Continue on back)	

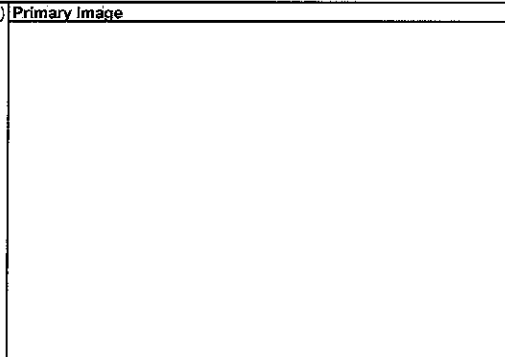
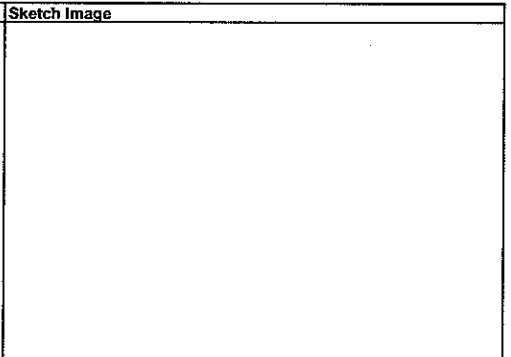


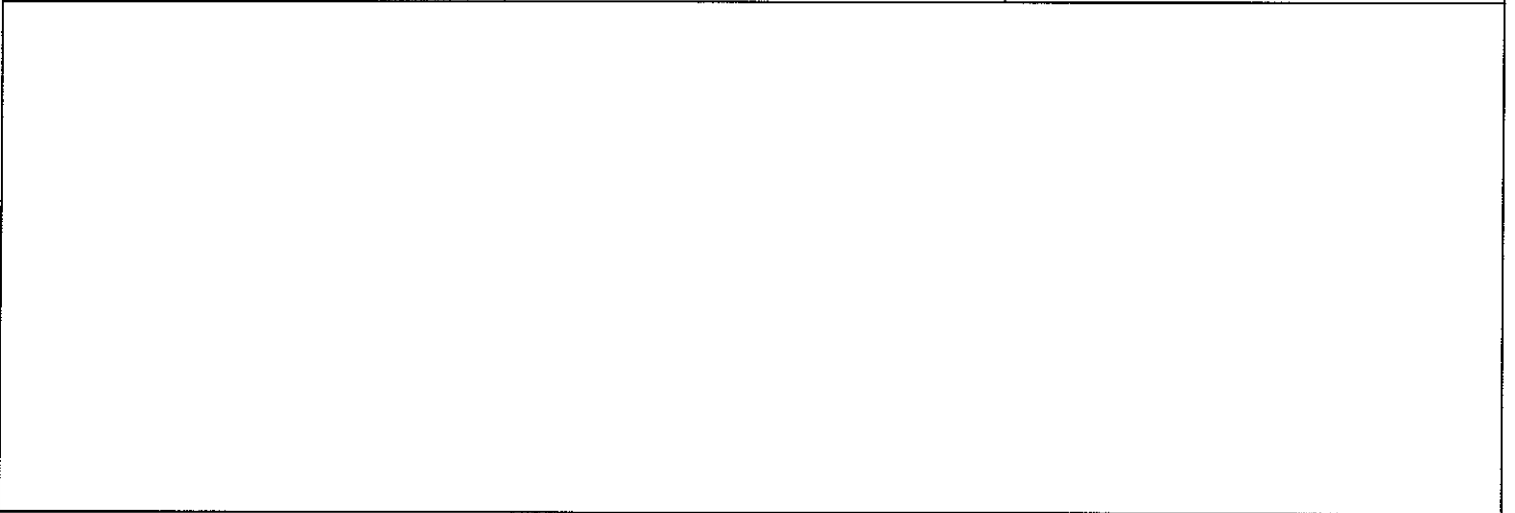
**WEBSTER COUNTY**  
**2017 Real Estate Breakdown Report**

Parcel ID 001414600				Legal W1/2 36-1-10 EXCEPT A 34.62 PARCEL S-T-R: 36-01-10 Acres: 282.280				Card File 001414600				
Owner SHIPMAN, DANELL W. & STACIA J. 441 RD 2100 GUIDE ROCK, NE 68942				Situs 36-1-10								
County Area 1 AREA 1				Class Code 02-05-05-03-00-09				Value				
Neighborhood 1 AREA 1				State GEO 4489-36-2-00000-000-4410				Buildings Previous Current				
Location / Group 80 RURAL (RUR)				Cadastral 00002-00051-00009				Improvement 0 0				
District 5 GR11F1S - 65-0011				Book / Page 2018 / 1902 Ext: 1903				Land / Lot 112,630 412,425				
School 91-0501 91-0501 91-0501				Sale Date 09/17/2018				Total 112,630 412,425				
Sale Amount 338,736												
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2675	GRAS	2G	HOLDREGE SILT LOAM, 3 TO	2G	N	1.110	1,425	1,580	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	69.690	1,425	99,310	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	29.400	1,425	41,895	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	54.160	1,425	77,160	0			
4161	GRAS	4G	KIPSON SILT LOAM, 7-30% S	4G	N	49.640	1,425	70,735	0			
4161	GRAS	4G	KIPSON SILT LOAM, 7-30% S	4G	N	48.980	1,425	69,795	0			
						<b>252.980</b>		<b>360,495</b>				
3852C	CRP	4C	CRP, GEARY-HOBBS SOILS	4C	N	2.210	2,005	4,430	0			
4147C	CRP	3C	CRP, HOLDREGE SOILS, 3-7%	3C	N	23.070	2,005	46,255	0			
4161C	CRP	4C	CRP, KIPSON SILT LOAM, 7-	4C	N	0.620	2,005	1,245	0			
						<b>25.900</b>		<b>51,930</b>				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	1.000	0	0	0			
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	2.400	0	0	0			
						<b>3.400</b>		<b>0</b>				
						<b>Land Total 282.280</b>		<b>412,425</b>				
Sale Date	Book	Page	Extend	Ownership History				Amount				
09/17/2018	2018	1902	1903	SHIPMAN, DANELL W. & STACIA J.				338,736				
07/21/2006	02006	01594		HENDERSON, LYLE D & LOIS HENDERSON, LOIS -TRUSTEE				12,000				
0								0				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax		
2017	414600	5	0	0	112,630	112,630	0	112,630	1,629.14	0		
2016	414600	5	0	0	99,480	99,480	0	99,480	1,411.02	0		
2015	414600	5	0	0	94,255	94,255	0	94,255	1,307.16	0		
2014	414600	5	0	0	67,585	67,585	0	67,585	1,099.70	0		
2013	414600	5	0	0	60,380	60,380	0	60,380	1,110.84	0		



**WEBSTER COUNTY**  
2017 Appraisal Property Record Card

Parcel ID 001414600 (2315) Cadastral ID 00002-00051-00009 PAD Class Code 02-05-05-03-00-09 State GEO 4489-36-2-00000-000-4410 <b>Owner</b> SHIPMAN, DANELL W. & STACIA J. 441 RD 2100 GUIDE ROCK, NE 68942 <b>Situs</b> 36-1-10 <b>Neighborhood</b> 1 - AREA 1 <b>District</b> 5 - GR11F1S - 65-0011 <b>Legal</b> S-T-R: 36-01-10 W1/2 36-1-10 EXCEPT A 34.62 PARCEL	<b>Primary Image</b> 	<b>Sketch Image</b> 
<b>Property Valuation</b> Buildings 0 Improvement 0 Land/Lot 0 <b>Total</b> 0	<b>Residential Information</b> <b>Type</b> <b>Quality</b> .00 - <b>Condition</b> .00 - <b>Base/Total</b> 0 / 0 <b>Area of Slab</b> 0 <b>Area of Crawl</b> 0 <b>Fixture/Roughin</b> 0 / 0 <b>Bed/Bathroom</b> 0 / 0,0 <b>Basement Area</b> 0	<b>Marshall &amp; Swift Cost Approach</b> (06/2013) <b>Year/Effective Age</b> 0/0
<b>Review Information</b> 02/16/2006 Entered SK		



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

**Seller: HENDERSON, LOIS -TRUSTEE**  
**Buyer: SHIPMAN, DANELL W. & STACIA J.**  
**Parcel ID: 001414600**  
**Additional Parcels: 001414701**  
**Book: 2018 Page: 1902**  
**Sale Date: 09/17/2018**  
**Legal Description: 36-01-10 N1/2NW1/4 36-1-10**

**Agriculture**

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

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

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

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

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

How long was the property on the market? \_\_\_\_\_

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

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

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

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: HENDERSON, LOIS -TRUSTEE**

**Buyer: SHIPMAN, DANELL W. & STACIA J.**

**Parcel ID: 001414600**

**Additional Parcels: 001414701**

**Book: 2018 Page: 1902**

**Sale Date: 09/17/2018**

**Legal Description: 36-01-10 N1/2NW1/4 36-1-10**

Did this sale involve a trade or exchange of property? Yes\_\_ No\_\_ If yes, explain\_\_\_\_\_

Was the property made available to other potential purchasers? Yes\_\_ No\_\_ If no, explain\_\_\_\_\_

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

Was there any prior association between the buyer and the seller or with the property? \_\_Yes No\_\_ If yes, explain\_\_\_\_\_

Do you own other property nearby? \_\_Yes No\_\_ If yes, explain\_\_\_\_\_

What influenced your sale/purchase? \_\_\_\_\_

Do you think this property sold for its full market value? \_\_Yes No\_\_

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

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

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

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

**WEBSTER COUNTY ASSESSOR**  
621 N CEDAR  
RED CLOUD, NE 68970  
Phone: (402) 746-2717  
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**Seller: HENDERSON, LOIS -TRUSTEE**  
**Buyer: SHIPMAN, DANELL W. & STACIA J.**  
**Parcel ID: 001414600**  
**Additional Parcels: 001414701**  
**Book: 2018 Page: 1902**  
**Sale Date: 09/17/2018**  
**Legal Description: 36-01-10 N1/2NW1/4 36-1-10**

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

Comments/other information:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_ Buyer/Seller (circle one)

Phone # \_\_\_\_\_ Date: \_\_\_\_\_

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1925-1926

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

GRANTEE MASTER NAME # Shirley West

PARCEL # / FILING NUMBER 050616500

18220

DOC STAMPS 15.75

tax/lien

SALES FILE # 223

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

TAX DISTRICT 25

TOTAL SALE PRICE \$ 6,100.00

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

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

REVIEW CODE NO

SALES DATE 6-15-18

DEED TYPE QCD

SALE QUAL

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

PARCEL # (S)

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

Real Estate Transfer Statement

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

223

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

(A) Status, (B) Property Type, (C) Mobile Home

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

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives...

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

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

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

21 If agricultural, list total number of acres

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

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

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

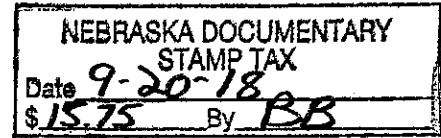
sign here, Sheila West, OWNER, Title, Date, 22 \$6,100.00, 23 \$0, 24 \$6,100.00

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

For Dept. Use Only, Nebraska Department of Revenue, Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of September A.D., 2018, at 9:10 o'clock A M. Recorded in Book 2018 on Page 1925-1926  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



Prepared By: Patterson Law Office, P.O. Box 513, Cambridge, NE 69022

### QUIT CLAIM DEED

**THIS DEED**, made and entered into on this 15th day of June 2018, by and between: Dallas Duffy, a single person, do hereby bargain, deed and convey to Sheila West a single person the following described land in Webster County, Nebraska;

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

*West Fifty Feet (50') of Lot Seven (7) and Lot Three (3), Talbotts Addition to Guide Rock, Webster County, Nebraska;*

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

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

  
Dallas Duffy



BK2018, Pg 1926

STATE OF NEBRASKA        )  
  ) ss  
COUNTY OF WEBSTER     )

On the 15<sup>th</sup> day of June 2018, before me, a Notary Public, appeared Dallas Duffy, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that such was his free and voluntary act.

WITNESS my hand and official seal.



Arlene M. Delka  
Notary Public



**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

Parcel ID 000616500			Legal WEST 50' OF LOT 7 BLK 3 GUIDE ROCK TALBOTS ADDITION			Card File 000616500		
Owner WEST, SHEILA PO BOX 148 ORLEANS, NE 68966						Situs 250 W STATE ST GUIDE ROCK, NE 68942		
County Area	0	N/A	Class Code	01-01-01-01-07-01		Value	Previous	Current
Neighborhood	100	GUIDE ROCK	State GEO	4487-00-0-40020-003-0000		Buildings	16,150	7,025
Location / Group	40	GUIDE ROCK (GR)	Cadastral	00002-00087-00049		Improvement	0	0
District	25	GR11VS - 65-0011	Book / Page	2018 / 1925 Ext: 1926		Land / Lot	75	75
School	91-0501	91-0501 91-0501	Sale Date	06/15/2018		Total	16,225	7,100
			Sale Amount	6,100				

<b>Date Added Notes</b>								
09/25/2007 CARD # 18220 / GLIDE # 63								
11/04/2002 18220								

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK	02 SqFoot	7,000.000	50.000	N	15,000	0.010	0.000	75	0
					40,000	0.002			
					999,999	0.001			

Sale Date	Book	Page	Extend	Ownership History	Amount
06/15/2018	2018	1925	1926	WEST, SHEILA	6,100
01/18/2018	02018	00224		DUFFY, DALLAS E.	3,100
04/20/2009	02009	00598		CABLE, JEANNETTE	22,000
04/05/2002	02002	00616		KINDSCHER, BRIAN & KIMBERLY	25,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	616500	25	16,150	0	75	16,225	0	16,225	300.64	0
2016	616500	25	9,650	0	75	9,725	0	9,725	177.26	0
2015	616500	25	12,425	0	75	12,500	0	12,500	230.88	0
2014	616500	25	5,355	0	75	5,430	0	5,430	112.58	0
2013	616500	25	11,650	0	270	11,920	0	11,920	268.60	0

Parcel ID 000616500 (1201) Cadastral ID 00002-00087-00049 PAD Class Code 01-01-01-01-07-01 State GEO 4487-00-0-40020-003-0000 Owner WEST, SHEILA PO BOX 148 ORLEANS, NE 68966 Situs 250 W STATE ST GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal WEST 50' OF LOT 7 BLK 3 GUIDE ROCK TALBOTS ADDITION	<b>Primary Image</b> 	<b>Sketch Image</b> 
---	--------------------------	-------------------------

<b>Property Valuation</b> Buildings 7,025 Improvement 0 Land/Lot 0 Total 7,025	<b>Residential Information</b> Type Single-family Residence Quality 4.00 - Good Condition 2.00 - Badly Worn Base/Total 1,012 / 1,392 Style 18 % - One Story 82 % - 1 1/2 Story Finished Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 73 % - Warmed & Cooled Air Roof Cover Wood Shake Area of Slab 0 Area of Crawl 1,012 Fixture/Roughin 5 / 0 Bed/Bathroom 3 / 1.0 Basement Area 0	<b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1910/0
--	--	--

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	1.00	0		228 sqft	0.000 % / 0.000 %
Approximate value after 95.000 % physical, 1.200 % functional and 0.000 % economic depreciation is 20						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
FLV100	Flat Value 100	MS Residential	1	0	1	0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	264	0	264	0.000 %
OSP	Open Slab Porch	MS Residential	84	0	84	0.000 %
FLV100	Flat Value 100	MS Residential	1	0	1	0.000 %

**Date Added Notes**

09/25/2007 CARD # 18220 / GLIDE # 63  
 11/04/2002 18220

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1925	6/15/2018	Base: 91-0501		Affiliated: 91-0501		Unified: 91-0501						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000616500		223		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40020			003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
75		7,025		7,100		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1910				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,392				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 131,010				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 40</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>						<b>Comments:</b>								
QCD														
(Continue on back)														

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: DUFFY, DALLAS E.**

**Buyer: WEST, SHEILA**

**Parcel ID: 000616500**

**Additional Parcels:**

**Book: 2018 Page: 1925**

**Sale Date: 06/15/2018**

**Legal Description: WEST 50' OF LOT 7 BLK 3 GUIDE ROCK TALBOTS ADDITION**

**Residential**

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

Check the primary motivation for purchase of property?

\_\_\_ Location \_\_\_ Outbuildings \_\_\_ Price \_\_\_ Investment \_\_\_ Size

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

\_\_\_\_\_

If Appraised, what was the appraised value? \_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

**Seller: DUFFY, DALLAS E.**  
**Buyer: WEST, SHEILA**  
**Parcel ID: 000616500**  
**Additional Parcels:**  
**Book: 2018 Page: 1925**  
**Sale Date: 06/15/2018**  
**Legal Description: WEST 50' OF LOT 7 BLK 3 GUIDE ROCK TALBOTS ADDITION**

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

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

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

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

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

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

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

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

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

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

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

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



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-19271928

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

GRANTEE MASTER NAME # James R. +

PARCEL # / FILING NUMBER 001411902-64257 28-1-10

Cynthia S. Johnson

DOC STAMPS Exempt SA

tax/lien

SALES FILE # 224

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

SUBURBAN \_\_\_\_\_

TAX DISTRICT 45

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 9-5-2018

DEED TYPE JTWD WROS

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

LOCATION CODE

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

COMMENTS WROS

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



Real Estate Transfer Statement

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

224

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 9 Day 5 Yr. 2018 4 Date of Deed Mo. 9 Day 5 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) James R. Johnson & Cynthia S. Johnson James R. Johnson & Cynthia S. Johnson 814 S. Kansas Ave. 814 S. Kansas Ave. Hastings NE 68901 Hastings NE 68901

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

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

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Joint Tenancy

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

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

14 What is the current market value of the real property? \$47,600 15 Was the mortgage assumed? No \$ %

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

18 Address of Property 1553 Rd. C Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent James & Cynthia Johnson 814 S. Kansas Ave. Hastings, NE 68901

20 Legal Description See Attached

21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) 0.00

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

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

Signature of Michael E. Sullivan, Attorney. Title, Date: Sept. 12, 2018. Phone Number: (402) 462-2119

Register of Deed's Use Only 26 Date Deed Recorded Mo. 9 Day 20 Yr. 18 27 Value of Stamp or Exempt Number \$ Exempt # 5a 28 Recording Data BK2018, Pg 1927-1928

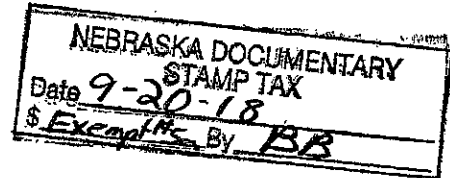
Grantee—Retain a copy of this document for your records.

## EXHIBIT "A"

A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 28, Township 1 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 28; thence N89°31'25"E (assumed bearing) on the North line of said Northwest Quarter of the Northeast Quarter, a distance of 683.42 feet; thence S02°55'35"W, a distance of 287.48 feet; thence S20°28'542"E, a distance of 60.93 feet; thence S78°49'46"W, a distance of 69.94 feet; thence S47°33'08"W, a distance of 62.91 feet; thence S88°27'21"W, a distance of 20.75 feet; thence N52°55'44"W, a distance of 103.21 feet; thence N68°28'44"W, a distance of 51.57 feet; thence S85°24'47"W, a distance of 43.34 feet; thence S47°31'37"W, a distance of 100.82 feet; thence N26°30'41"W, a distance of 175.65 feet; thence N22°17'11"W, a distance of 97.57 feet; thence N54°08'31"W, a distance of 235.62 feet to the point of beginning, containing 4.04 acres, more or less, of which 0.50 acres is occupied as public road right of way.

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 20 day  
of September A.D., 2018, at 12:50  
o'clock P M. Recorded in Book 2018  
on Page 1927-1928  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



Michael E. Sullivan  
Sullivan Shoemaker P.C., L.L.O.  
P.O. Box 309  
Hastings, NE 68902-0309

### JOINT TENANCY WARRANTY DEED

James R. Johnson and Cynthia S. Johnson, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, conveys to James R. Johnson and Cynthia S. Johnson, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, GRANTEE, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

See Attached Exhibit "A"

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

Executed: September 5<sup>th</sup>, 2018.

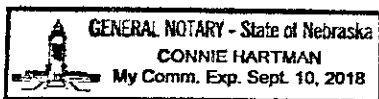
James R. Johnson  
James R. Johnson

Cynthia S. Johnson  
Cynthia S. Johnson

STATE OF NEBRASKA            )  
  ) ss:  
COUNTY OF ADAMS            )

The foregoing instrument was acknowledged before me on the 5<sup>th</sup> day of September, 2018, by James R. Johnson and Cynthia S. Johnson, husband and wife.

Connie Hartman  
Notary Public



BK2018, Pg 1928

EXHIBIT "A"

A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 28, Township 1 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 28; thence N89°31'25"E (assumed bearing) on the North line of said Northwest Quarter of the Northeast Quarter, a distance of 683.42 feet; thence S02°55'35"W, a distance of 287.48 feet; thence S20°28'542"E, a distance of 60.93 feet; thence S78°49'46"W, a distance of 69.94 feet; thence S47°33'08"W, a distance of 62.91 feet; thence S88°27'21"W, a distance of 20.75 feet; thence N52°55'44"W, a distance of 103.21 feet; thence N68°28'44"W, a distance of 51.57 feet; thence S85°24'47"W, a distance of 43.34 feet; thence S47°31'37"W, a distance of 100.82 feet; thence N26°30'41"W, a distance of 175.65 feet; thence N22°17'11"W, a distance of 97.57 feet; thence N54°08'31"W, a distance of 235.62 feet to the point of beginning, containing 4.04 acres, more or less, of which 0.50 acres is occupied as public road right of way.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1929-1930 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # OLE Farms LLC

PARCEL # / FILING NUMBER 001408400 20-1-10

001411900

DOC STAMPS Exempt 5b tax/lien

SALES FILE # 225 # PAGES \_\_\_\_\_

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

TAX DISTRICT 45

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 9-5-2018

DEED TYPE General Partnership WD

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

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

COMMENTS Individuals to a partnership to OLE FARMS, LLC

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

# Real Estate Transfer Statement

225

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

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

1 County Name <b>WEBSTER - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <u>9</u> Day <u>5</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>9</u> Day <u>5</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>James R. &amp; Cynthia Johnson, Paula C. &amp; Gehrt Dickman</b> Street or Other Mailing Address <b>814 S. Kansas Ave.</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 462-2510</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>OLE Farms, L.L.C.</b> Street or Other Mailing Address <b>814 S. Kansas Ave.</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 462-2510</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$786,495**

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

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

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

18 Address of Property  
**Rural Webster Co.**

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**OLE Farms, LLC  
814 S. Kansas Ave.  
Hastings, NE 68901**

20 Legal Description  
**See Attached**

21 If agricultural, list total number of acres 465 +/-

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

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

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

**sign here** Michael E. Sullivan (402) 462-2119  
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney Sept. 18, 2018  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>20</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u>	28 Recording Data <u>BK2018, Pg 1929-1930</u>

## EXHIBIT "A"

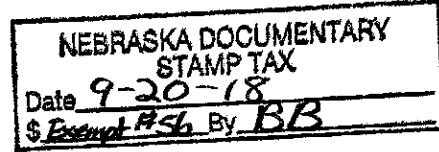
The Southwest Quarter (SW $\frac{1}{4}$ ); and the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ); and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ); all in Section Twenty (20), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract of land, consisting of approximately nine and 09/100 acres (9.09 A), more or less, located in the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 20, described as: Starting at the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$ ), thence North 33 feet to the right-of-way line along the north side of the County road that runs East & West along the South side of said Southwest Quarter (SW $\frac{1}{4}$ ), this being the point of beginning; thence West a distance of 600 feet, more or less; thence North a distance of 660 feet, more or less; thence East a distance of 600 feet, more or less, to the East line of said Southwest Quarter (SW $\frac{1}{4}$ ); thence South a distance of 660 feet, more or less, in the East line of said Southwest Quarter (SW $\frac{1}{4}$ ) to the point of beginning, AND

Lots 5, 6, 7 and 8, in the Northwest Quarter (NW $\frac{1}{4}$ ); and Lots 2, 3 and 4, in the Northeast Quarter (NE $\frac{1}{4}$ ); all in Section Twenty-Eight (28), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 28, Township 1 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 28; thence N89°31'25"E (assumed bearing) on the North line of said Northwest Quarter of the Northeast Quarter, a distance of 683.42 feet; thence S02°55'35"W, a distance of 287.48 feet; thence S20°28'54"E, a distance of 60.93 feet; thence S78°49'46"W, a distance of 69.94 feet; thence S47°33'08"W, a distance of 62.91 feet; thence S88°27'21"W, a distance of 20.75 feet; thence N52°55'44"W, a distance of 103.21 feet; thence N68°28'44"W, a distance of 51.57 feet; thence S85°24'47"W, a distance of 43.34 feet; thence S47°31'37"W, a distance of 100.82 feet; thence N26°30'41"W, a distance of 175.65 feet; thence N22°17'11"W, a distance of 97.57 feet; thence N54°08'31"W, a distance of 235.62 feet to the point of beginning, containing 4.04 acres, more or less, of which 0.50 acres is occupied as public road right of way.

State of Nebraska } ss.  
County of Webster }

BK2018, Pg 1929

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of September A.D., 2018, at 1:00 o'clock P. M. Recorded in Book 2018 on Page 1929-1930  
Deb Klingsberger County Clerk  
\$16.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

**GENERAL PARTNERSHIP WARRANTY DEED**

James R. Johnson and Cynthia S. Johnson, husband and wife, and Paula C. Dickman and Gehrt L. Dickman, wife and husband GRANTORS, for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant and convey to **OLE FARMS, LLC**, a Nebraska Limited Liability Company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A"

GRANTORS covenant with GRANTEE that GRANTORS (1) are lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) have legal power and lawful authority to convey the same; and (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: September 5<sup>th</sup>, 2018.

James R. Johnson  
James R. Johnson

Cynthia S. Johnson  
Cynthia S. Johnson

Paula C. Dickman  
Paula C. Dickman

Gehrt L. Dickman  
Gehrt L. Dickman

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on the 5<sup>th</sup> day of September, 2018, by James R. Johnson and Cynthia S. Johnson, husband and wife.

Conrad Hartman  
Notary Public

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on the 5<sup>th</sup> day of September, 2018, by Paula C. Dickman and Gehrt L. Dickman, wife and husband.

Conrad Hartman  
Notary Public



## EXHIBIT "A"

The Southwest Quarter (SW $\frac{1}{4}$ ); and the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ); and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ); all in Section Twenty (20), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract of land, consisting of approximately nine and 09/100 acres (9.09 A), more or less, located in the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 20, described as: Starting at the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$ ), thence North 33 feet to the right-of-way line along the north side of the County road that runs East & West along the South side of said Southwest Quarter (SW $\frac{1}{4}$ ), this being the point of beginning; thence West a distance of 600 feet, more or less; thence North a distance of 660 feet, more or less; thence East a distance of 600 feet, more or less, to the East line of said Southwest Quarter (SW $\frac{1}{4}$ ); thence South a distance of 660 feet, more or less, in the East line of said Southwest Quarter (SW $\frac{1}{4}$ ) to the point of beginning, AND

Lots 5, 6, 7 and 8, in the Northwest Quarter (NW $\frac{1}{4}$ ): and Lots 2, 3 and 4, in the Northeast Quarter (NE $\frac{1}{4}$ ); all in Section Twenty-Eight (28), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 28, Township 1 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 28; thence N89°31'25"E (assumed bearing) on the North line of said Northwest Quarter of the Northeast Quarter, a distance of 683.42 feet; thence S02°55'35"W, a distance of 287.48 feet; thence S20°28'542"E, a distance of 60.93 feet; thence S78°49'46"W, a distance of 69.94 feet; thence S47°33'08"W, a distance of 62.91 feet; thence S88°27'21"W, a distance of 20.75 feet; thence N52°55'44"W, a distance of 103.21 feet; thence N68°28'44"W, a distance of 51.57 feet; thence S85°24'47"W, a distance of 43.34 feet; thence S47°31'37"W, a distance of 100.82 feet; thence N26°30'41"W, a distance of 175.65 feet; thence N22°17'11"W, a distance of 97.57 feet; thence N54°08'31"W, a distance of 235.62 feet to the point of beginning, containing 4.04 acres, more or less, of which 0.50 acres is occupied as public road right of way.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1931

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

GRANTEE MASTER NAME # Shaun Wiley

PARCEL # / FILING NUMBER 000604000

16390

DOC STAMPS 15.75

tax/lien

SALES FILE # 226

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

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

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

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

TAX DISTRICT 25

TOTAL SALE PRICE \$16,500.00

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 9-18-2018

DEED TYPE WD

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

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

COMMENTS \_\_\_\_\_

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

# Real Estate Transfer Statement

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

226

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>18</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>09</u> Day <u>18</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Terry L. &amp; Jennifer Duffy and Denise Duffy</b> Street or Other Mailing Address <b>1209 W Prospect Ave</b> City <b>Norfolk</b> State <b>NE</b> Zip Code <b>68701</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Shaun Wiley</b> Street or Other Mailing Address <b>340 Washington St</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b>	
Phone Number		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Email Address		Email Address	

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

**14 What is the current market value of the real property?**  
**\$6500-**

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

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

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

**18 Address of Property**  
**240 Republican St  
Guide Rock, NE 68942**

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

18a  No address assigned    18b  Vacant land

**20 Legal Description**  
**Lots Fourteen (14) and Fifteen (15), Block Eleven (11), Original Town of Guide Rock, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$ <b>6500 -</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ <b>6500.00</b>

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

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

**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney  
 Signature of Grantee or Authorized Representative Title Date **9-20-18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>20</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>15.75</u>	28 Recording Data <u>BK2018, Pg 1931</u>

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of September A.D., 2018 at 3:05 o'clock P. M. Recorded in Book 2018 on Page 1931  
Deb Klingebarger County Clerk  
102 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9-20-18  
\$ 15.25 By BB

WARRANTY DEED

Terry L. Duffy and Jennifer Duffy, husband and wife; and Denise Duffy, formerly known as Denise Barbara Shipman, a single person, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Shaun Wiley, a single person, GRANTEE, the following real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Fourteen (14) and Fifteen (15), Block Eleven (11), Original Town of Guide Rock, Webster County, Nebraska.

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

Executed September 18, 2018.

Denise Duffy  
Denise Duffy

Terry L. Duffy  
Terry L. Duffy

Jennifer R. Duffy  
Jennifer Duffy

STATE OF NEBRASKA, COUNTY OF Madison ) ss.

The foregoing instrument was acknowledged before me on September 18<sup>th</sup>, 2018, by Terry L. Duffy and Jennifer Duffy, husband and wife.

GENERAL NOTARY - State of Nebraska  
JUDY GRASHORN  
My Comm. Exp. Sept. 27, 2020

Comm. expires September 27, 2020

Judy Grashorn  
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 20<sup>th</sup>, 2018, by Denise Duffy, a single person.

GENERAL NOTARY - State of Nebraska  
MARY HUNT  
My Comm. Exp. May 12, 2022

Comm. expires

Mary Hunt  
Notary Public



**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report


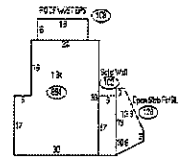
Parcel ID 000604000			Legal LOTS 14 & 15 BLK 11 GUIDE ROCK ORIGINAL TOWN			Card File 000604000		
Owner WILEY, SHAUN 340 WASHINGTON STREET GUIDE ROCK, NE 68942						Situs 240 EAST REPUBLICAN ST GUIDE ROCK, NE 68942		
County Area	0	N/A	Class Code	01-01-01-01-07-02		Value	Previous	Current
Neighborhood	100	GUIDE ROCK	State GEO	4133-00-0-20005-002-0000		Buildings	13,910	16,270
Location / Group	40	GUIDE ROCK (GR)	Cadastral	00002-00091-00085		Improvement	0	0
District	25	GR11VS - 65-0011	Book / Page	2018 / 1931		Land / Lot	135	135
School	91-0501	91-0501 91-0501	Sale Date	09/18/2018		Total	14,045	16,405
			Sale Amount	6,500				

Date Added Notes  
11/04/2002 CARD #: 16390 GLIDE: 65

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK	02 SqFoot	12,780.000	90.000	N	15,000	0.010	0.000	135	0
					40,000	0.002			
					999,999	0.001			

Sale Date	Book	Page	Extend	Ownership History	Amount
09/20/2010	02010	01794		DUFFY, JAMES T -LE	11,200
				DUFFY, TERRY LEON & DENISE BARBARA SHIPM	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	604000	25	13,910	0	135	14,045	0	14,045	260.22	0
2016	604000	25	13,125	0	135	13,260	0	13,260	241.70	0
2015	604000	25	9,965	0	135	10,100	0	10,100	186.56	0
2014	604000	25	9,965	0	135	10,100	0	10,100	209.38	0
2013	604000	25	8,790	0	490	9,280	0	9,280	209.12	0

Parcel ID 000604000 Cadastral ID 00002-00091-00085 PAD Class Code 01-01-01-01-07-02 State GEO 4133-00-0-20005-002-0000 Owner WILEY, SHAUN 340 WASHINGTON STREET GUIDE ROCK, NE 68942 Situs 240 EAST REPUBLICAN ST GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal LOTS 14 & 15 BLK 11 GUIDE ROCK ORIGINAL TOWN	(1105)	Primary Image 	Sketch Image 
--	--------	---	---

<b>Property Valuation</b> Buildings 16,270 Improvement 0 Land/Lot 0 Total 16,270	<b>Residential Information</b> Type Single-family Residence Quality 3.00 - Average Condition 3.00 - Average Base/Total 894 / 894 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0	<b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1910/0
--	--	--

Code Description	Quality	Year	Dimensions	Units	PD, FD
706 Detached Garage(SF)	2.00	0		384 sqft	0.000 % / 0.000 %

Code	Description	Cost Source	Size	Year In	Units	Depreciation
WST	Wood Stove	MS Residential	1	0	1	0.000 %
YDS	Yard Shed	MS Residential	128	0	128	42.000 %
YDS	Yard Shed	MS Residential	80	0	80	82.000 %
RPS	Raised Slab Porch with Roof	MS Residential	108	0	108	0.000 %
OSP	Open Slab Porch	MS Residential	128	0	128	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	102	0	102	0.000 %

**Date Added Notes**  
 11/04/2002 CARD #: 16390 GLIDE: 65

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1931	9/18/2018	Base: 91-0501		Affiliated: 91-0501		Unified: 91-0501						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000604000		226		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code:								
135		16,270		16,405		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) .01	C) 1	D) 1	E) 7	F) 2					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1910				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 894				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 78,620				Cost :						
<b>Single Family Style:</b> 101				<b>Residential Condition:</b> 30				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b> 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>						<b>Comments:</b>								
WD														
(Continue on back)														

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: DUFFY, TERRY LEON & DENISE BARBARA SHIPM**

**Buyer: WILEY, SHAUN**

**Parcel ID: 000604000**

**Additional Parcels:**

**Book: 2018 Page: 1931**

**Sale Date: 09/18/2018**

**Legal Description: LOTS 14 & 15 BLK 11 GUIDE ROCK ORIGINAL TOWN**

**Residential**

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

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

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

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

Check the primary motivation for purchase of property?

\_\_\_ Location \_\_\_ Outbuildings \_\_\_ Price \_\_\_ Investment \_\_\_ Size

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

If Appraised, what was the appraised value? \_\_\_\_\_

Was this a sale of partial interest in the property? \_\_\_Yes \_\_\_No If yes, explain

Did this sale involve a trade or exchange of property? \_\_\_Yes \_\_\_No If yes, Explain \_\_\_\_\_



**WEBSTER COUNTY ASSESSOR**

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

**Seller: DUFFY, TERRY LEON & DENISE BARBARA SHIPM**

**Buyer: WILEY, SHAUN**

**Parcel ID: 000604000**

**Additional Parcels:**

**Book: 2018 Page: 1931**

**Sale Date: 09/18/2018**

**Legal Description: LOTS 14 & 15 BLK 11 GUIDE ROCK ORIGINAL TOWN**

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

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

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

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

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

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

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

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

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

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

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

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

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

Seller: DUFFY, TERRY LEON & DENISE BARBARA SHIPM  
Buyer: WILEY, SHAUN  
Parcel ID: 000604000  
Additional Parcels:  
Book: 2018 Page: 1931  
Sale Date: 09/18/2018  
Legal Description: LOTS 14 & 15 BLK 11 GUIDE ROCK ORIGINAL TOWN

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

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Manufactured Housing: Was this home manufactured off site then moved to this location? \_\_\_yes  
\_\_\_No If manufactured; what brand? \_\_\_\_\_ If  
manufactured; what type of home is this? \_\_\_\_\_ Mobile Home  
\_\_\_\_\_ Manufactured If manufactured is the home still siton on  
(circle one) Metal Frame Foundation Basement

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1933-34

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

GRANTEE MASTER NAME # Jason Lee Kuhn

PARCEL # / FILING NUMBER 000308400

DOC STAMPS Exempt SA

tax/lien

SALES FILE # 227

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

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

TAX DISTRICT 195

TOTAL SALE PRICE 18,690

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

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

REVIEW CODE NO

SALES DATE 9-13-2018

DEED TYPE QCD

SALE QUAL	<u>95</u>	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	<u>T-</u>	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

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

COMMENTS Court ordered \*Ex spouse\* Exempt SA -

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

# Real Estate Transfer Statement

227

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 09 Day 13 Yr. 2018		4 Date of Deed Mo. 09 Day 13 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Heather Rhiannon Gentert f/k/a Heather Rhiannon Kuhn Street or Other Mailing Address P.O. Box 23 City Holstein State NE Zip Code 68950 Phone Number (402) 984-2230 Email Address heathergentert@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jason Lee Kuhn Street or Other Mailing Address 2765 E. Blue Hill Road City Blue Hill State NE Zip Code 68930 Phone Number (308) 870-0208 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address kuhns2320@hotmail.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$18,690

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

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

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

18 Address of Property  
806 W. Lancaster street  
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Jason Lee Kuhn  
2765 E. Blue Hill Road  
Blue Hill, NE 68930

18a  No address assigned 18b  Vacant land

20 Legal Description  
LOT THREE (3) BLOCK EIGHTEEN (18) ORIGINAL TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

21 If agricultural, list total number of acres 0

22 Total purchase price, including any liabilities assumed	\$	18,690.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	18,690.00

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

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

sign here

Audrey A. Rowley  
Print or Type Name of Grantee or Authorized Representative

*Audrey A. Rowley*  
Signature of Grantee or Authorized Representative

Attorney at Law  
Title

(308) 675-2136  
Phone Number

9-18-18  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 21 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2018, Pg 1933-1934





COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1935

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

GRANTEE MASTER NAME # John + JoAnn Bengel

PARCEL # / FILING NUMBER D00113200

31370

DOC STAMPS 144

tax/lien

SALES FILE # 228

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

TOTAL SALE PRICE 64,000

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 9-7-2018

DEED TYPE JTWD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

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

# 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.

228

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>07</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>09</u> Day <u>25</u> Yr. <u>2018</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Travis R. Madron</b> Street or Other Mailing Address <b>PO Box 332</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 237-7040</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>John &amp; JoAnn Benge</b> Street or Other Mailing Address <b>146 N Walnut St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 613-2258</b> Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
				Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>			
				Yes <input type="checkbox"/>		No <input type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**146 N Walnut St  
Red Cloud, NE 68970**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Lots Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Twenty-Two (22), Original Town of Red Cloud, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	\$ 64,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 64,000.00

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

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

**David B. Garwood**  
Print or Type Name of Grantee or Authorized Representative

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

**Attorney**  
Title

**(402) 746-3613**  
Phone Number

**9-25-18**  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>25</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>144.00</u>	28 Recording Data <b>BK2018, Pg 1935</b>

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



BK2018, Pg 1935

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of September A.D., 2018, at 3:45 o'clock P. M. Recorded in Book 2018 on Page 1935  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9-25-18  
\$ 144.00 By BB

**JOINT TENANCY WARRANTY DEED**

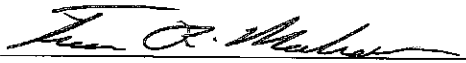
Travis R. Madron, a single person, GRANTOR, in consideration of SIXTY-FOUR THOUSAND AND NO/100 DOLLARS (\$64,000.00) receipt of which is hereby acknowledged, conveys to John Benge and JoAnn Benge, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Twenty-Two (22), Original Town of Red Cloud, Webster County, Nebraska.

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

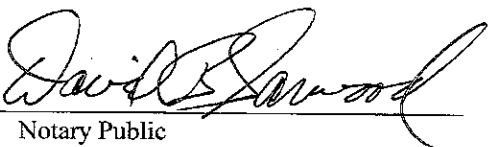
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed September 25, 2018

  
Travis R. Madron

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 25, 2018 by Travis R. Madron, a single person.

Comm. expires 10-22-2018   
Notary Public

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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1935	9/7/2018	Base: 91-0002	Affiliated: 91-0002	Unified: 91-0002								
Location ID		Sale Number		Useability & Code #		Parcel Number								
000113200		228		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		022	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
940		35,625		36,565		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1982				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,232				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 115,145				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>						<b>Comments:</b>								
JTWD														
(Continue on back)														

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

<b>Parcel ID</b> 000113200	<b>Legal</b> LOTS 22-24 BLOCK 22 ORIGINAL TOWN RED CLOUD	<b>Card File</b> 000113200
<b>Owner</b> BENGE, JOHN & JOANN 146 N WALNUT STREET RED CLOUD, NE 68970		<b>Situs</b> 146 NORTH WALNUT RED CLOUD, NE 68970

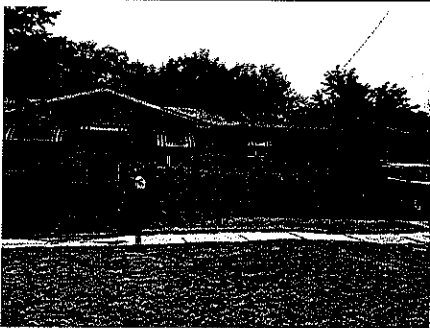
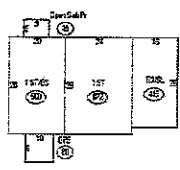
<b>County Area</b> 0 N/A	<b>Class Code</b> 01-01-01-01-06-02	<b>Value</b>	<b>Previous</b>	<b>Current</b>
<b>Neighborhood</b> 200 RED CLOUD	<b>State GEO</b> 4491-00-0-10005-022-0000	<b>Buildings</b>	31,020	35,625
<b>Location / Group</b> 60 RED CLOUD (RC)	<b>Cadastral</b> 00002-00104-00055	<b>Improvement</b>	0	0
<b>District</b> 65 2CS - 91-0002	<b>Book / Page</b> 2018 / 1935	<b>Land / Lot</b>	940	940
<b>School</b> 91-0002 91-0002 91-0002	<b>Sale Date</b> 09/07/2018	<b>Total</b>	31,960	36,565
	<b>Sale Amount</b> 64,000			

**Date Added** Notes  
11/04/2002 31370

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

Sale Date	Book	Page	Extend	Ownership History	Amount
03/07/2016	02016	00435		MADRON, TRAVIS	45,000
03/07/2016	02016	00435		MADRON, TRAVIS	45,000
12/09/2009	02010	00056		MCCALLUM, JACK C & SHIRLEY	55,000
11/18/1996	01996	01625		BARTCHER, AGNEW	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	113200	65	31,020	0	940	31,960	0	31,960	633.10	0
2016	113200	65	27,635	0	940	28,575	0	28,575	586.10	0
2015	113200	65	46,080	0	940	47,020	47,020	0	0.00	0
2014	113200	65	46,080	0	940	47,020	46,205	815	0.00	0
2013	113200	65	50,735	0	940	51,675	46,890	4,785	87.78	0

<p>Parcel ID 000113200 (92) Cadastral ID 00002-00104-00055 PAD Class Code 01-01-01-01-06-02 State GEO 4491-00-0-10005-022-0000 Owner BENGE, JOHN &amp; JOANN 146 N WALNUT STREET RED CLOUD, NE 68970 Situs 146 NORTH WALNUT RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 22-24 BLOCK 22 ORIGINAL TOWN RED CLOUD</p>	<p>(92) Primary Image</p> 	<p>Sketch Image</p> 																																														
<p>Property Valuation</p> <p>Buildings 35,625 Improvement 0 Land/Lot 0 Total 35,625</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 2.00 - Fair Condition 3.00 - Average Base/Total 1,232 / 1,232 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Warmd &amp; Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 10 / 0 Bed/Bathroom 2 / 2.5 Basement Area 560</p>	<p>Marshall &amp; Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 1982/0</p>																																														
<p>Review Information</p> <p>09/27/2016 Entered DL 08/05/2016 Inspect TS</p>																																																
<table border="1"> <thead> <tr> <th>Code Description</th> <th>Quality</th> <th>Year</th> <th>Dimensions</th> <th>Units</th> <th>PD, FD</th> </tr> </thead> <tbody> <tr> <td>701 Attached Garage(SF) Approximate value after 72.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 2,490</td> <td>0.00</td> <td>0</td> <td></td> <td>416 sqft</td> <td>0.000 % / 0.000 %</td> </tr> <tr> <td>706 Detached Garage(SF) Approximate value after 72.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 950</td> <td>2.00</td> <td>0</td> <td></td> <td>360 sqft</td> <td>0.000 % / 0.000 %</td> </tr> </tbody> </table>	Code Description	Quality	Year	Dimensions	Units	PD, FD	701 Attached Garage(SF) Approximate value after 72.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 2,490	0.00	0		416 sqft	0.000 % / 0.000 %	706 Detached Garage(SF) Approximate value after 72.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 950	2.00	0		360 sqft	0.000 % / 0.000 %	<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Cost Source</th> <th>Size</th> <th>Year In</th> <th>Units</th> <th>Depreciation</th> </tr> </thead> <tbody> <tr> <td>PAVC</td> <td>Paving, Concrete 4 - 6 Inch.</td> <td>MS Residential</td> <td>800</td> <td>0</td> <td>800</td> <td>0.000 %</td> </tr> <tr> <td>RPO</td> <td>Raised Slab Porch</td> <td>MS Residential</td> <td>80</td> <td>0</td> <td>80</td> <td>0.000 %</td> </tr> <tr> <td>OSP</td> <td>Open Slab Porch</td> <td>MS Residential</td> <td>45</td> <td>0</td> <td>45</td> <td>0.000 %</td> </tr> </tbody> </table>	Code	Description	Cost Source	Size	Year In	Units	Depreciation	PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	800	0	800	0.000 %	RPO	Raised Slab Porch	MS Residential	80	0	80	0.000 %	OSP	Open Slab Porch	MS Residential	45	0	45	0.000 %	<p>Date Added Notes</p> <p>11/04/2002 31370</p>
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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: MADRON, TRAVIS**  
**Buyer: BENGE, JOHN & JOANN**  
**Parcel ID: 000113200**  
**Additional Parcels:**  
**Book: 2018 Page: 1935**  
**Sale Date: 09/07/2018**  
**Legal Description: LOTS 22-24 BLOCK 22 ORIGINAL TOWN 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  
\_\_\_\_\_

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**Additional Parcels:**  
**Book: 2018 Page: 1935**  
**Sale Date: 09/07/2018**  
**Legal Description: LOTS 22-24 BLOCK 22 ORIGINAL TOWN RED CLOUD**

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

---

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

---

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

---

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

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

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

---

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

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

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

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

---

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

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

---

WEBSTER COUNTY ASSESSOR  
621 N CEDAR  
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Phone: (402) 746-2717  
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Legal Description: LOTS 22-24 BLOCK 22 ORIGINAL TOWN RED CLOUD

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

---

---

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

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1942-43

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

GRANTEE MASTER NAME # Linda Imhoff

PARCEL # / FILING NUMBER 001003900-60240

SW/14 8-1-9

001406000-63945 13-1-10

DOC STAMPS Exempt #15

001002900 7-1-9

001008200 18-1-9

SALES FILE # 229

001003800 8-1-9

# PAGES 001008100 17-1-9

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

SUBURBAN \_\_\_\_\_

TAX DISTRICT 0005

TOTAL SALE PRICE 0

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 9-14-2018

DEED TYPE DOD - PR Deed

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS

Deed of Distribution - Linda Now has Kevin's <sup>1/3</sup> Interest so it's David, Larry + Linda Imhoff

PARCEL # (S)

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



# Real Estate Transfer Statement

229

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>14</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>09</u> Day <u>14</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kevin E. Imhoff Estate, Linda Imhoff-Pers. Rep.</b> Street or Other Mailing Address <b>4240 Iron Horse Trail</b> City <b>Colorado Springs</b> State <b>CO</b> Zip Code <b>80917</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Linda Imhoff</b> Street or Other Mailing Address <b>4240 Iron Horse Trail</b> City <b>Colorado Springs</b> State <b>CO</b> Zip Code <b>80917</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

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

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

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

14 What is the current market value of the real property? <b>\$ 236,457</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property Rural Property Webster County, NE 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>same as Grantee</b>
---	--

20 Legal Description  
**see attached**

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **15**

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.

<b>sign here</b>	David B. Garwood Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number
	 Signature of Grantee or Authorized Representative	<b>Attorney</b> Title <b>9-27-18</b> Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>27</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 15</b>	28 Recording Data <b>BK 2018, Pg 1942-1943</b>

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

✓ 14060 ✓

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ ) and Lot Three (3), EXCEPT said part of Lot Three (3) lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot Three (3), which point bears south 89°58'E a distance of 2665.0 feet from the Northwest corner of Section Thirteen (13); and proceeding thence South 89°58'E a distance of 1063.0 feet to point B; thence South 46°E a distance of 238.0 feet to point C; thence S00°18'W a distance of 848.0 feet to point D; thence North 55°26'W a distance of 639.0 feet to point E; thence N62°14'W a distance of 500.0 feet to point F; thence N90°00'W a distance of 261.9 feet to point G; thence N00°06'E a distance of 418.5 feet to the point of beginning; also EXCEPTING from the above real estate 4.79 acres conveyed to the County of Webster by Warranty Deed dated December 14, 1942, and recorded in Book 26, Page 61; ALL in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the Sixth Principal Meridian, Webster County, Nebraska, AND

✓ 10039 ✓ 71008200

1008100 Government Lots Four (4) and Five (5), in Section Eight (8), Lot One (1) in Section Seventeen (17); Lot One (1) in Section Eighteen (18); Government Lots Five (5), Six (6) and Seven (7), in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Seven (7), lying South of the present bed of the Republican River; That part of Government Lot Three (3) and that part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Eight (8) lying South of the present bed of the Republican River; EXCEPTING 16.02 acres more or less conveyed to the United States of America by Warranty Deed recorded, April 7, 1949, in Book 29, Page 58, and EXCEPTING 3.35 acres more or less conveyed to the United States of America by Warranty Deed recorded September 3, 1953, in Book 29, Page 371, ALL in Township One (1) North, Range Nine (9) West of the Sixth Principal Meridian, Webster County, Nebraska; 7-1-9 1002900

subject to easements and restrictions of record.

BK2018, Pg 1942

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 27 day  
of September A.D., 20 18, at 3:55  
o'clock P. M. Recorded in Book 2018  
on Page 1942-1943  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9-27-18  
\$ Exempt # 15 By BB

**DEED OF DISTRIBUTION BY  
PERSONAL REPRESENTATIVE**

Linda Imhoff, Personal Representative of the Estate of Kevin E. Imhoff, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR18-22 , GRANTOR, conveys and releases to Linda Imhoff, GRANTEE, an undivided one-third (1/3) interest in all of the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ ) and Lot Three (3), EXCEPT said part of Lot Three (3) lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot Three (3), which point bears south 89°58'E a distance of 2665.0 feet from the Northwest corner of Section Thirteen (13); and proceeding thence South 89°58'E a distance of 1063.0 feet to point B; thence South 46°E a distance of 238.0 feet to point C; thence S00°18'W a distance of 848.0 feet to point D; thence North 55°26'W a distance of 639.0 feet to point E; thence N62°14'W a distance of 500.0 feet to point F; thence N90°00'W a distance of 261.9 feet to point G; thence N00°06'E a distance of 418.5 feet to the point of beginning; also EXCEPTING from the above real estate 4.79 acres conveyed to the County of Webster by Warranty Deed dated December 14, 1942, and recorded in Book 26, Page 61; ALL in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the Sixth Principal Meridian, Webster County, Nebraska, AND

Government Lots Four (4) and Five (5), in Section Eight (8); Lot One (1) in Section Seventeen (17); Lot One (1) in Section Eighteen (18); Government Lots Five (5), Six (6) and Seven (7), in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Seven (7), lying South of the present bed of the Republican River; That part of Government Lot Three (3) and that part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Eight (8) lying South of the present bed of the Republican River; EXCEPTING 16.02 acres more or less conveyed to the United

BK2018Pg 1943

States of America by Warranty Deed recorded, April 7, 1949, in Book 29, Page 58, and EXCEPTING 3.35 acres more or less conveyed to the United States of America by Warranty Deed recorded September 3, 1953, in Book 29, Page 371, ALL in Township One (1) North, Range Nine (9) West of the Sixth Principal Meridian, Webster County, Nebraska;

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed September 14<sup>th</sup>, 2018.

ESTATE OF KEVIN E. IMHOFF, DECEASED.

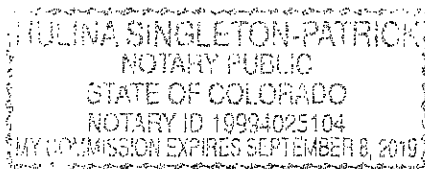
BY: Linda Imhoff 9-14-18  
Linda Imhoff, Personal Representative

STATE OF COLORADO, COUNTY OF EL PASO ) SS

The foregoing instrument was acknowledged before me on September 14<sup>th</sup>, 2018, by Linda Imhoff, Personal Representative of the Estate of Kevin E. Imhoff, Deceased.

Comm. expires 09082019

Lulina Singleton-Patrick  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1944-46

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

GRANTEE MASTER NAME # Linda Mans

PARCEL # / FILING NUMBER 001802005

2-1-11

Patmore's Add

DOC STAMPS 2.25

tax/lien

SALES FILE # 230

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

SUBURBAN \_\_\_\_\_

TAX DISTRICT 45

TOTAL SALE PRICE 50.00

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 9-28-2018

DEED TYPE WD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS

They Have Land right beside it

PARCEL # (S)

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

# Real Estate Transfer Statement

230

• 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 <u>Select County &amp; County Number</u>		3 Date of Sale/Transfer Mo. ____ Day ____ Yr. ____		4 Date of Deed Mo. ____ Day ____ Yr. ____	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Merte Goebel</u> Street or Other Mailing Address <u>46 No Walnut</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Telephone Number <u>785-259-8638</u> Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Linda M. Mans</u> Street or Other Mailing Address <u>645 RD 1100</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Telephone Number <u>402-746-4522</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <u>Linda Mans 49@gm.com</u>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$10,220.00

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

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

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

18 Address of Property \_\_\_\_\_

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
~~22~~ 212' x 205' Tract in SW COR of LOT 1 Patmore's Add in SW 1/4 2-1-11

21 If agricultural, list total number of acres 1.00-1.99

22 Total purchase price, including any liabilities assumed .....	\$ 50 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$ 0 00

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

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

**sign here** Linda M. Mans Print of Type Name of Grantee or Authorized Representative

Linda M. Mans Signature of Grantee or Authorized Representative

\_\_\_\_\_ Title

Phone Number 402-746-4522

Date 9/28/18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>28</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <u>BK 2018, Pg 1944-1946</u>

BK2018, Pg 1944

Recording prepared by:  
AMANDA HAJNY  
46 N. Walnut  
Red Cloud, NE 68970

When recorded return to:  
LINDA MANS  
DAVID MANS  
Red Cloud, NE 68970

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 September A.D., 2018, at 10:45 o'clock A M. Recorded in Book 2018 on Page 1944-1946  
Deb Klingenberg County Clerk  
\$22.00 BB Deputy  
Ind      Comp      Assessor      Carded     

Mail tax statements to:  
LINDA MANS  
DAVID MANS  
Red Cloud, NE 68970

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9-28-18  
\$ 2.25 By BB

Tax parcel no: 001802005

State of Nebraska

Rev. 133EF49

## WARRANTY DEED

This General Warranty Deed is made effective this 9/28/18 (the "Effective Date") between MERLE GOEBEL, ("Grantor"), individual(s) whose mailing address is 46 N. Walnut, Red Cloud, NE 68970, and LINDA MANS and DAVID MANS (collectively "Grantee"), a married couple whose mailing address is 645 Rd 1100, Red Cloud, NE 68970.

WITNESSETH, that Grantor, for and in consideration of the sum of \$50.00 USD and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the real property (the "Property") located at \_\_\_\_\_, \_\_\_\_\_ in Webster County, \_\_\_\_\_, and more particularly described as follows: Starting at the southwest corner of Lot One (1), Patmore's Subdivision of the Southwest Quarter (SW 1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M. Webster County, Nebraska [this starting point being located on the Section line between Section Two (2) and Three (3) in said Township One (1) North Range Eleven (11) West of the 6th P.M., Webster County, Nebraska], thence East Thirty Three feet (33'), more or less, to the East right-of-way of the county road running North and South between the said Sections Two (2) and Three (3), thence North Sixteen feet (16') to the place of beginning; thence North along the East right-of-way line of said County Road a distance of Two Hundred Twelve feet (212'), thence West Two Hundred Five feet (205'), thence South Two Hundred Twelve feet (212'), thence West Two Hundred Five feet (205'), to the place of beginning, containing one-acre, more or less, in all the Southwest corner of Lot One

BK 2018, Pg 1945

(1), Patmore's Subdivision of the Southwest Quarter (SW 1/4) of Section (2), Township Onw (1) North, Range Eleven (11) West of the 6th P.M., Webster County , Nebraska [Notation: On June 1, 1948 the South Sixteen feet of lots One through Twenty of the said Patmore's Subdivision was deeded to the County of Webster, State of Nebraska for roadway purposes, said deed being recorded in Book N on page 48 of the Miscellaneous Records in the office of the County Clerk of Webster County, Nebraska] Webster County Assessor Legal Description: 2 2 11 212' x 205' TRACT IN SW COR OF LOT 1 PATMORE'S ADD IN SW1/4 2-1-11

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all claims against title to the Property or any part thereof.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

EXECUTED this 9/23/2018

Merle Goebel  
Grantor Signature

Merle Goebel  
Grantor Name

Linda M. Mans  
Grantee Signature

LINDA MANS  
Grantee Name

David E Mans  
Grantee Signature

DAVID MANS  
Grantee Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name

**NOTARY ACKNOWLEDGEMENT**



State of Nebraska )

) (Seal)

County of Webster )



The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2018, by the undersigned, MERLE GOEBEL, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

*Nichole Lockhart*  
Signature

Nichole Lockhart  
Notary Public

My Commission Expires: June 14, 2020

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1954

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

GRANTEE MASTER NAME # Mark D. + Susan K.

PARCEL # / FILING NUMBER 000333000 - Hoovers Add

Urbach

Hoovers Add

0003331 - Hoovers Add

DOC STAMPS 144

tax/lien

SALES FILE # 231

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

TAX DISTRICT 195

TOTAL SALE PRICE 64,000

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

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

REVIEW CODE NO

SALES DATE 9-20-2018

DEED TYPE JTWD

SALE QUAL

<u>YES</u>	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

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

COMMENTS

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

Real Estate Transfer Statement

231

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 ADAMS - 1, 2 County Number, 3 Date of Sale/Transfer Mo. 9 Day 20 Yr. 18, 4 Date of Dead Mo. 9 Day 20 Yr. 18, 5 Grantor's Name, Address, and Telephone (Please Print) Joshua W Henderson and Dennis W. Henderson, 6 Grantee's Name, Address, and Telephone (Please Print) Mark D. & Susan K. Urbach, 11090 SW 84th St., Denton NE 68339, 8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?, 14 What is the current market value of the real property? 64000.00, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property 101 and 105 S. Cherry St., Blue Hill NE 68930, 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee, 18a No address assigned, 18b Vacant land, 20 Legal Description See attachment, 21 If agricultural, list total number of acres.

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) Yes No. 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No.

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

14 What is the current market value of the real property? 64000.00. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %.

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

18 Address of Property 101 and 105 S. Cherry St., Blue Hill NE 68930. 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee. 18a No address assigned, 18b Vacant land.

20 Legal Description See attachment.

21 If agricultural, list total number of acres.

22 Total purchase price, including any liabilities assumed \$ 64000.00. 23 Was non-real property included in the purchase? Yes No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

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

Mark D. Urbach 402-433-5435, Print or Type Name of Grantee or Authorized Representative, Phone Number, Mark D. Urbach Grantee, Signature of Grantee or Authorized Representative, Title, 9-20-2018 Date.

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 9 Day 28 Yr. 18, 27 Value of Stamp or Exempt Number \$ 144.00, 28 Recording Data BK2018, Pg 1954. For Dept. Use Only.

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







**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

Parcel ID 000333100		Legal S1/2 LOTS 5 & 6 BLOCK 5 BLUE HILL HOOVERS ADDITION		Card File 000333100						
Owner URBACK, MARK D. & SUSAN K 11090 SW 84TH ST DENTON, NE 68339				Situs 105 SOUTH CHERRY ST BLUE HILL, NE 68930						
County Area 0 N/A	Neighborhood 300 BLUE HILL	Class Code 01-01-01-01-06-01	State GEO 4133-00-0-20055-005-9420	Value Buildings 8,055	Previous 8,055					
Location / Group 20 BLUE HILL (BH)	District 195 74HF6N - 91-0074	Cadastral 00002-00066-006A0	Book / Page 2018 / 1954	Improvement 0	Current 0					
School 91-0074 91-0074 91-0074		Sale Date 09/20/2018	Sale Amount 64,000	Land / Lot 1,680	1,680					
				<b>Total</b>	<b>9,735</b>					
				<b>Total</b>	<b>9,735</b>					
		Permit No. 0001	Type 00 N/A	Description -2005 ADDED A BLDG	Date Open 09/10/2004	Date Closed 10/22/2004	Amount 0			
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID	
8 BLUE HILL	02 SqFoot	6,750.000	100.000	N	17,000	0.249	0.000	1,680	0	
					122,000	0.080				
					999,999	0.029				
Sale Date	Book	Page	Extend	Ownership History	Amount					
09/20/2018	2018	1954		URBACK, MARK D. & SUSAN K	64,000					
09/17/2013	02013	02737		HENDERSON, JOSHUA W	9,000					
09/17/2013	02013	02737		HENDERSON, JOSHUA W	9,000					
04/19/2004	02004	00612		GALEN RUTT	18,000					
05/04/2002	02002	01008		BEACH, CLIFFORD & IVA	11,600					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	333100	195	8,055	0	1,680	9,735	0	9,735	188.26	0
2016	333100	195	8,055	0	1,680	9,735	0	9,735	187.68	0
2015	333100	195	7,260	0	1,680	8,940	0	8,940	170.02	0
2014	333100	195	7,260	0	1,680	8,940	0	8,940	186.40	0
2013	333100	195	7,875	0	1,680	9,555	9,555	0	0.00	0

**WEBSTER COUNTY**  
2017 Appraisal Property Record Card

Parcel ID 000333100 Cadastral ID 00002-00088-006A0 PAD Class Code 01-01-01-01-06-01 State GEO 4133-00-0-20055-005-9420 Owner URBACK, MARK D. & SUSAN K 11090 SW 84TH ST DENTON, NE 68339 Situs 105 SOUTH CHERRY ST BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal S1/2 LOTS 5 & 6 BLOCK 5 BLUE HILL HOOVERS ADDITION	(839)	Primary Image	Sketch Image

<b>Property Valuation</b> Buildings 8,055 Improvement 0 Land/Lot 0 Total 8,055 <b>Review Information</b> 02/29/2016 Entered CJ 09/09/2015 Inspect CJ	<b>Residential Information</b> Type Single-family Residence Quality 2.00 - Fair Condition 1.50 - Worn Out Plus 0.5 Base/Total 815 / 815 Style 100 % - One Story Exterior Wall 100 % - Frame, Stucco Heating/Cooling 100 % - Forced Air Furnace Roof Cover Composition Shingle Area of Slab 815 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0	<b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1930/0
---	--	--

Code	Description	Quality	Year	Dimensions	Units	PD, FD
701	Attached Garage(SF)	0.00	0		209 sqft	0.000 % / 0.000 %
Approximate value after 88.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 645						

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	560	0	560	0.000 %
YDS	Yard Shed	MS Residential	80	0	80	17.000 %
SLRF	Slab w/Roof	MS Residential	15	0	15	0.000 %
OSP	Open Slab Porch	MS Residential	100	0	100	0.000 %

**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

Parcel ID 000333000		Legal N1/2 LOT 5 & 6 EXCEPT THE E15' BLOCK 5 BLUE HILL HOOVERS ADDITION		Card File 000333000						
Owner URBACK, MARK D. & SUSAN K 11090 SW 84TH ST DENTON, NE 68339				Situs 101 S CHERRY ST BLUE HILL, NE 68930						
County Area 0 N/A	Neighborhood 300 BLUE HILL	Class Code 01-01-01-01-06-01	State GEO 4133-00-0-20055-005-9410	Value Buildings 53,360	Previous 53,360					
Location / Group 20 BLUE HILL (BH)	District 195 74HF8N - 91-0074	Cadastral 00002-00066-006A0	Book / Page 2018 / 1954	Improvement 0	Current 0					
School 91-0074 91-0074 91-0074		Sale Date 09/20/2018	Sale Amount 64,000	Land / Lot 1,430	1,430					
				Total 54,790	54,790					
		Permit No. 0002	Type 00 N/A	Description ~2008 REMOVE OLD PORCH REPLACE WITH NEW	Date Open 11/04/2005	Date Closed 12/23/2005	Amount 0			
		0001	00 N/A	~2004 MAJOR REMODELING	11/04/2003	01/12/2004	0			
Model 8 BLUE HILL	Method 02 SqFoot	Lot Size 5,737.500	Frontage 67.500	Spot Code N	Cutoff 17,000	Value 0.249	Add (+/-) 0.000	Lot Value 1,430	Appr ID 0	
					122,000	0.080				
					999,999	0.029				
Sale Date 09/20/2018	Book 2018	Page 1954	Extend	Ownership History URBACK, MARK D. & SUSAN K				Amount 64,000		
05/04/2002	02002	01038		HENDERSON, JOSHUA W. & DENNIS W.				20,000		
				HENDERSON, DENNIS W & JOSHUA W				0		
Year 2017	Statement 333000	District 195	Building 53,360	Other 0	Land 1,430	Total 54,790	Exempt 0	Taxable 54,790	Total Tax 1,059.52	Penalty Tax 0
2016	333000	195	53,360	0	1,430	54,790	0	54,790	1,056.26	0
2015	333000	195	46,225	0	1,430	47,655	0	47,655	906.38	0
2014	333000	195	46,225	0	1,430	47,655	0	47,655	993.68	0
2013	333000	195	46,800	0	1,430	48,030	0	48,030	1,079.52	0



<p>Parcel ID 000333000 Cadastral ID 00002-00066-006A0 PAD Class Code 01-01-01-01-06-01 State GEO 4133-00-0-20055-005-9410 Owner URBACK, MARK D. &amp; SUSAN K 11090 SW 84TH ST DENTON, NE 68339 Situs 101 S CHERRY ST BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal N1/2 LOT 5 &amp; 6 EXCEPT THE E15' BLOCK 5 BLUE HILL HOOVERS ADDITION</p>	<p>(838) Primary Image</p> 	<p>Sketch Image</p>  <p>Parcel # 0032967</p>
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<p><b>Property Valuation</b></p> <p>Buildings 53,360 Improvement 0 Land/Lot 0 Total 53,360</p>	<p><b>Residential Information</b></p> <p>Type Single-family Residence Quality 3.00 - Average Condition 3.50 - Average Plus 0.5 Base/Total 1,176 / 1,176 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Metal Heating/Cooling 100 % - Warmed &amp; Cooled Air Roof Cover Composition Shingle Area of Slab 448 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.5 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <p>Year/Effective Age 1900/0</p>
<p><b>Review Information</b></p> <p>03/01/2016 Entered CJ 09/09/2015 Inspect CJ</p>		

Code Description	Quality	Year	Dimensions	Units	PD, FD
701 Attached Garage(SF)	0.00		0	336 sqft	0.000 % / 0.000 %

Approximate value after 49.000 % physical, 8.000 % functional and 0.000 % economic depreciation is 4,080

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	720	0	720	0.000 %
YDS	Yard Shed	MS Residential	108	0	108	17.000 %
CPD	Concrete Pad	MS Residential	72	0	72	17.000 %
OSP	Open Slab Porch	MS Residential	140	0	140	0.000 %
OSP	Open Slab Porch	MS Residential	192	0	192	0.000 %
OSP	Open Slab Porch	MS Residential	32	0	32	0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	152	0	152	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	28	0	28	0.000 %

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

**Seller: HENDERSON, DENNIS W & JOSHUA W**  
**Buyer: URBACK, MARK D. & SUSAN K**  
**Parcel ID: 000333000**  
**Additional Parcels: 000333100**  
**Book: 2018 Page: 1954**  
**Sale Date: 09/20/2018**  
**Legal Description: N1/2 LOT 5 & 6 EXCEPT THE E15' BLOCK 5 BLUE HILL HOOVERS ADDITION**

**Residential**

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

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

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

How did you learn the property was for sale? (Circle one): Advertising Brokder/Realtor Family Newspaper Seller Prior Knowledge Other(Explain)

Check the primary motivation for purchase of property?  
\_\_\_ Location \_\_\_ Outbuildings \_\_\_ Price \_\_\_ Investment \_\_\_ Size

How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement Set by Seller Other (Explain)

If Appraised, what was the appraised value? \_\_\_\_\_

Was this a sale of partial interest in the property? \_\_\_ Yes \_\_\_ No If yes, explain

Did this sale involve a trade or exchange of property? \_\_\_ Yes \_\_\_ No If yes, Explain \_\_\_\_\_

WEBSTER COUNTY ASSESSOR  
621 N CEDAR  
RED CLOUD, NE 68970  
Phone: (402) 746-2717  
Website: www.co.webster.ne.us

Seller: HENDERSON, DENNIS W & JOSHUA W  
Buyer: URBACK, MARK D. & SUSAN K  
Parcel ID: 000333000  
Additional Parcels: 000333100  
Book: 2018 Page: 1954  
Sale Date: 09/20/2018  
Legal Description: N1/2 LOT 5 & 6 EXCEPT THE E15' BLOCK 5 BLUE HILL HOOVERS ADDITION

Was the sale between family members?  Yes  No If yes, explain

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Was there any association between the buyer and the seller or with the property?  Yes  No If yes explain

---

Do you own other property nearby?  Yes  No If yes, please explain

---

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?  
\$ \_\_\_\_\_ . What expenses have been incurred in each of the past five years?

---

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):  
\_\_\_\_\_. What is the dollar value of the personal property that was included in the purchase price. \_\_\_\_\_

Do you think this property sold for its full market value?  Yes  No

Was the property made available to other potential purchasers? Yes/No Explain if no

---

How many bedrooms? \_\_\_\_\_ How many bathrooms? \_\_\_\_\_ What type of heating and cooling is in the house? \_\_\_\_\_

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):  
\_\_\_\_\_

**WEBSTER COUNTY ASSESSOR**  
621 N CEDAR  
RED CLOUD, NE 68970  
Phone: (402) 746-2717  
Website: www.co.webster.ne.us

**Seller: HENDERSON, DENNIS W & JOSHUA W**  
**Buyer: URBACK, MARK D. & SUSAN K**  
**Parcel ID: 000333000**  
**Additional Parcels: 000333100**  
**Book: 2018 Page: 1954**  
**Sale Date: 09/20/2018**  
**Legal Description: N1/2 LOT 5 & 6 EXCEPT THE E15' BLOCK 5 BLUE HILL HOOVERS ADDITION**

Describe the basement finish; flooring, walls, ceiling finish?

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Manufactured Housing: Was this home manufactured off site then moved to this location?   yes  
  No If manufactured; what brand? \_\_\_\_\_ If  
manufactured; what type of home is this? \_\_\_\_\_ Mobile Home  
\_\_\_\_\_ Manufactured If manufactured is the home still siton on  
(circle one) Metal Frame Foundation Basement

Signature: \_\_\_\_\_ Buyer/Seller  
(circle one) Phone# \_\_\_\_\_ Date: \_\_\_\_\_

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1955

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Samuel Kennedy

PARCEL # / FILING NUMBER 000133800

36590

DOC STAMPS 13.50

tax/lien

SALES FILE # 232

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

1	100	105	<u>200</u>	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

TOTAL SALE PRICE 6,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 9-28-2018

DEED TYPE WD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
<u>1</u>	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	<u>RC</u>	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS \_\_\_\_\_

PARCEL # (S)

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# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

232

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <b>09</b> Day <b>08</b> Yr. <b>2018</b>		4 Date of Deed Mo. <b>09</b> Day <b>04</b> Yr. <b>2018</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Melba L. Dell</b> Street or Other Mailing Address <b>PO Box 303</b> City <b>Hildreth</b> State <b>NE</b> Zip Code <b>68947</b> Phone Number <b>(308) 215-0766</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Samuel Kennedy</b> Street or Other Mailing Address <b>1021 N Locust St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 469-1422</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

**7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.**

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

**8 Type of Deed**

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

**9** Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

**10 Type of Transfer**

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
					<input type="checkbox"/> Other (Explain) _____

**11** Was ownership transferred in full? (If No, explain the division.)  
 Yes  No \_\_\_\_\_

**12** Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

**13** Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

**14** What is the current market value of the real property? \_\_\_\_\_

**15** Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

**16** Does this conveyance divide a current parcel of land?  
 Yes  No

**17** Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes \_\_\_\_\_  No

**18** Address of Property  
**1021 N Locust St**  
**Red Cloud, NE 68970**

**18a**  No address assigned **18b**  Vacant land

**19** Name and Address of Person to Whom the Tax Statement Should be Sent  
**same as Grantee**

**20** Legal Description  
**Lots Six (6), Seven (7) and Eight (8), Block Twenty-two (22), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.**

**21** If agricultural, list total number of acres \_\_\_\_\_.

<b>22</b> Total purchase price, including any liabilities assumed .....	<b>22</b>	\$ 6,000.00
<b>23</b> Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	<b>23</b>	\$ 0.00
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23) .....	<b>24</b>	\$ 6,000.00

**25** If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

<b>sign here</b>	Print or type Name of Grantee or Authorized Representative <b>Kory J. McCracken</b>	(402) 746-3613 Phone Number
	Signature of Grantee or Authorized Representative 	Attorney Date <b>9/28/18</b>

Register of Deed's Use Only		For Dept. Use Only
<b>26</b> Date Deed Recorded Mo. <b>9</b> Day <b>28</b> Yr. <b>18</b>	<b>27</b> Value of Stamp or Exempt Number \$ <b>13.50</b>	<b>28</b> Recording Data <b>BK2018, Pg 1955</b>

Grantee—Retain a copy of this document for your records.

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of September A.D., 20 18, at 1:05 o'clock P.M. Recorded in Book 2018 on Page 1956-1957  
Deb Klingsberg County Clerk  
316-00 BS Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DEED OF TRUST

THIS DEED OF TRUST, is made on September 28, 2018, by and among Trustor, Samuel Kennedy, a single person, (herein "Borrower"), whose mailing address is 1021 N Locust St, Red Cloud, NE 68970; Kory J. McCracken, Member of the Nebraska State Bar Association, (herein "Trustee"), whose mailing address is 401 N Webster St, Red Cloud, NE 68970; and Beneficiary, Melba L. Dell, a single person, (herein "Lender"), whose mailing address is PO Box 303, Hildreth, NE 68947.

FOR VALUABLE CONSIDERATION, including the indebtedness identified herein and trust herein created, receipt of which is hereby acknowledged, Borrower irrevocably transfers, conveys and assigns to Trustee, IN TRUST, WITH POWER OF SALE, for the benefit and security of Lender the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7) and Eight (8), Block Twenty-two (22), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska,

hereinafter referred to as the "Property". Borrower covenants that Borrower is lawfully seized of the Property, has the right to convey the property, that the property is subject only to the encumbrances, easements or restrictions set forth herein, and that Borrower will warrant and defend the title to the Property against all claims and demands.

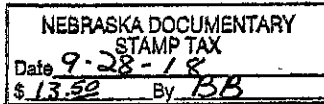
This Deed of Trust is given for the purpose of securing (a) Payment of debt in the principal amount of SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00), with interest at the rate of 0.0% per annum, as evidenced by a promissory note of even date (the "Note"), executed by Borrower payable to the order of Lender, and any and all modifications, extensions and renewals thereof; (b) Payment of all sums advanced by Lender to protect the Property, with interest thereon at the default rate provided in the Note; (c) The performance of all covenants and agreements of Borrower set forth herein;

**BORROWER AGREES:**

- 1. PAYMENT OF INDEBTEDNESS:** Borrower shall pay all principal and interest or other sums when due without demand, PROVIDED that advances by Lender for taxes or insurance on the Property shall be immediately due and payable.
- 2. TAXES:** Borrower shall pay all taxes and special assessments of every kind levied against the Property or Lender's interest herein or upon this Deed of Trust or the debt secured hereby, before they become delinquent.
- 3. INSURANCE AND REPAIRS:** Borrower shall maintain fire and extended coverage insurance insuring the Property for an amount no less than the fair market value or replacement cost thereof (co-insurance not exceeding 80% permitted). Such insurance policy shall contain a standard mortgage clause in favor of Lender and shall not be cancelable, terminable or modifiable without ten (10) days prior written notice to Lender. Borrower shall promptly repair, maintain and replace the Property or any part thereof so that, except for ordinary wear and tear, the Property shall not deteriorate. In no event shall the Borrower commit waste on or to the Property.
- 4. PROTECTION OF TRUST PROPERTY:** If Borrowers fail to pay taxes or assessments, maintain insurance or maintain the Property as provided herein, Lender may pay any such amounts or take steps to protect the value of the Property and the rights of Lender in the Property. Any sums Lender may advance for payment of any such taxes or assessments, maintenance and protection of the Property shall be secured by this Trust Deed, shall constitute a debt due from Borrowers to Lender, and shall bear interest from the date of disbursement until paid at the default rate set forth in the note.
- 5. APPLICATION OF PAYMENTS:** All payments received by Beneficiary under the Trust Deed Note and this agreement shall be applied first to reimburse advancements made by Beneficiary for protection of trust property, second to interest, and the balance to principal.
- 6. EVENTS OF DEFAULT:** Any of the following events shall be deemed an event of default hereunder:

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 September A.D., 2018, at 1:00 o'clock P M. Recorded in Book 2018 on Page 1955  
Deb Klingerberger County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



WARRANTY DEED

Melba L. Dell, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Samuel Kennedy, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

Lots Six (6), Seven (7) and Eight (8), Block Twenty-two (22), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed September 4, 2018.

Melba L. Dell  
Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 4, 2018, by Melba L. Dell, a single person.

Comm. expires

Kory McCracken  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	20185	1955	9/28/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000133800		232		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		022	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
940		12,360		13,300		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

			Residential				Commercial			
<b>Multiple Improvements:</b>			Multiple Improvements. :				Multiple Improvements. :			
<b>Construction Date:</b>			Construction Date : 1895				Construction Date :			
<b>Floor:</b>			Floor Sq. Ft. : 1,052				Floor Sq. Ft. :			
<b>Building Cost New:</b>			Cost : 99,505				Cost :			
<b>Single Family Style:</b> 101			<b>Residential Condition:</b> 20				<b>Commercial Occupancy Code:</b>			
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:			
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>			
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame			
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame			
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls			
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls			
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls			
<b>Townhouse or Duplex Style:</b>			<b>Residential Quality:</b> 30				(6) <input type="checkbox"/> Pole Frame			
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>	
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out	
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn	
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average	
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good	
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent	

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>Comments from</b>	<b>Comments:</b>
WD AND NEBRASKA DEED OF TRUST	
(Continue on back)	



**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

<b>Parcel ID</b> 000133800	<b>Legal</b> LOTS 6-8 BLOCK 22 SMITH & MOORE'S ADDITION RED CLOUD	<b>Card File</b> 000133800
<b>Owner</b> KENNEDY, SAMUEL 1021 N LOCUST ST RED CLOUD, NE 68970		<b>Situs</b> 1021 NORTH LOCUST STREET RED CLOUD, NE 68970
<b>County Area</b> 0 N/A	<b>Class Code</b> 01-01-01-01-06-02	<b>Value</b>
<b>Neighborhood</b> 200 RED CLOUD	<b>State GEO</b> 4371-00-0-10020-022-0000	<b>Buildings</b> 9,375
<b>Location / Group</b> 60 RED CLOUD (RC)	<b>Cadastral</b> 00002-00099-00012	<b>Improvement</b> 0
<b>District</b> 65 2CS - 91-0002	<b>Book / Page</b> 20185 / 1955	<b>Land / Lot</b> 940
<b>School</b> 91-0002 91-0002 91-0002	<b>Sale Date</b> 09/28/2018	<b>Total</b> 10,315
	<b>Sale Amount</b> 6,000	<b>Current</b> 12,360


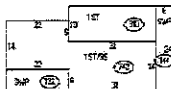
<b>Date Added</b> 11/04/2002	<b>Notes</b> 36590
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Permit No.	Type	Description	Date Open	Date Closed	Amount
0002	00 N/A	~2011 REVIEW - SOLD MUCH HIGHER	07/08/2010	02/07/2011	0
0001	00 N/A	~2007 SOLD MUCH HIGHER/CHECK FOR IMPROVE	05/18/2006	10/25/2006	0

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD	02 SqFoot	10,650.000	75.000	N	25,000	0.088	0.000	940	0
					130,680	0.007			
					999,999	0.003			

Sale Date	Book	Page	Extend	Ownership History	Amount
09/28/2018	2018	1955		KENNEDY, SAMUEL	6,000
05/16/2014	02014	01017		DELL, HUGH A & MELBA L	10
05/20/2013	02013	01475		DANEHEY, ROBERT	3,600
02/01/2012	02012	00262		DELL, MELBA L	22,500
06/02/2010	02010	00789		CALLKINS, JUNE A & TAMMY AKINS	22,500
07/11/2007	02007	01632		KUGLER, NEIL L	10,000
06/05/2006	02006	01315		PHOENIX, BREE	23,500
03/17/2006	02006	01072		GORDET MICHAEL D	23,700
01/23/2006	02006	00374		THORNTON, DONALD P. DELL, MELBA L	10,500

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	133800	65	9,375	0	940	10,315	0	10,315	204.32	0
2016	133800	65	9,465	0	940	10,405	0	10,405	213.42	0
2015	133800	65	11,840	0	940	12,780	0	12,780	287.48	0
2014	133800	65	11,840	0	940	12,780	0	12,780	303.60	0
2013	133800	65	16,330	0	940	17,270	0	17,270	428.40	0

<p>Parcel ID 000133800 (247) Cadastral ID 00002-00099-00012 PAD Class Code 01-01-01-01-06-02 State GEO 4371-00-0-10020-022-0000 Owner KENNEDY, SAMUEL 1021 N LOCUST ST RED CLOUD, NE 68970 Situs 1021 NORTH LOCUST STREET RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 6-8 BLOCK 22 SMITH &amp; MOORE'S ADDITION RED CLOUD</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p> 																												
<p><b>Property Valuation</b></p> <p>Buildings 12,360 Improvement 0 Land/Lot 0 Total 12,360</p> <p><b>Review Information</b></p> <p>03/22/2017 Entered CJ 09/27/2016 Inspect CJ</p>	<p><b>Residential Information</b></p> <p>Type Single-family Residence Quality 3.00 - Average Condition 2.00 - Badly Worn Base/Total 1,052 / 1,052 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Forced Air Furnace Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughln 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <p>Year/Effective Age 1895/0</p>																												
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Quality</th> <th>Year</th> <th>Dimensions</th> <th>Units</th> <th>PD, FD</th> </tr> </thead> <tbody> <tr> <td>706</td> <td>Detached Garage(SF)</td> <td>1.00</td> <td>0</td> <td></td> <td>520 sqft</td> <td>0.000 % / 0.000 %</td> </tr> <tr> <td colspan="7">Approximate value after 89.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 155</td> </tr> </tbody> </table>			Code	Description	Quality	Year	Dimensions	Units	PD, FD	706	Detached Garage(SF)	1.00	0		520 sqft	0.000 % / 0.000 %	Approximate value after 89.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 155													
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<p><b>Date Added Notes</b></p> <p>11/04/2002 36590</p>																														

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: DELL, MELBA L.**

**Buyer: KENNEDY, SAMUEL**

**Parcel ID: 000133800**

**Additional Parcels:**

**Book: 20185 Page: 1955**

**Sale Date: 09/28/2018**

**Legal Description: LOTS 6-8 BLOCK 22 SMITH & MOORE'S ADDITION RED CLOUD**

**Residential**

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office Fax:402-746-2717 e-mail dlwebcoassr@outlook.com

What was the total purchase price? \_\_\_\_\_ . Yes/No If no explain \_\_\_\_\_

Were any changes made to the property either before or after the sale? \_\_\_ Yes \_\_\_ No (example: Remodeling, Renovations, Additions, Repairs, Demolition) If yes, Explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

How did you learn the property was for sale? (Circle one): Advertising Brokder/Realtor Family Newspaper Seller Prior Knowledge Other(Explain)

\_\_\_\_\_

Check the primary motivation for purchase of property?

\_\_\_ Location \_\_\_ Outbuildings \_\_\_ Price \_\_\_ Investment \_\_\_ Size

How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement Set by Seller Other (Explain)

\_\_\_\_\_

If Appraised, what was the appraised value? \_\_\_\_\_

Was this a sale of partial interest in the property? \_\_\_ Yes \_\_\_ No If yes, explain

\_\_\_\_\_

Did this sale involve a trade or exchange of property? \_\_\_ Yes \_\_\_ No If yes, Explain \_\_\_\_\_

\_\_\_\_\_

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Was the sale between family members? \_\_\_Yes \_\_\_No If yes, explain

Was there any association between the buyer and the seller or with the property? \_\_\_Yes \_\_\_No If yes explain

Do you own other property nearby? \_\_\_Yes \_\_\_No If yes, please explain

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?  
\$ \_\_\_\_\_ . What expenses have been incurred in each of the past five years?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):  
\_\_\_\_\_. What is the dollar value of the personal property that was included in the purchase price. \_\_\_\_\_

Do you think this property sold for its full market value? \_\_\_Yes \_\_\_No

Was the property made available to other potential purchasers? Yes/No Explain if no

How many bedrooms? \_\_\_ How many bathrooms? \_\_\_ What type of heating and cooling is in the house? \_\_\_\_\_

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):  
\_\_\_\_\_

