			CO\	/ER PAGE PRO	OPERTY TRAN	ISFER			
BOOK & PAG	2018-	-180le	# PAG	ES	_ G	RANTEE MASTER NAME:	-Soft 4	Thereso	<u>ب</u>
PARCEL#, FILING NUMBER		7300	_			_	Bokel	Thereso man	_
			_		- · · · · ·	_			_
DOCSTAMPS	112.5	<u>50</u>	_	tax/lien_		_			
SALES FILE #	209		_ # PAGE	zs	_				
NEIGHBORHOOD #	1	100	105	200	205	300	305	(400)	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA	AE.
	405	500	505	510	515	600	605	610	
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT	E
	615	700	705	710	800	805	1000	1005	
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA	<u> </u>
	1010	1015	1020						•
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT						
PROPERTY CLASS	1000	2000	4000	9000	9500			···	_1
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL		-
TAX DISTRICT	140				, <u></u>		SUBURBAN		-
OTAL SALE PRICE	50	700							
1 ADJUSTMENTS \$									
_	<u> </u>	·							
R ADJUSTMENTS <u>\$</u> REVIEW CODE	NO								
SALES DATE_		-2018							
DEED TYPE_									
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE		2	3	4	5				
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT				
OCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR	
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	Rural	
COMMENTS	+ Deat	h Cert	Huste	forL	oene.	Wessel	<u> </u>	···	

PARCEL#(S)

Real Estate Transfer Statement

FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side. Good Life, Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 08 Day 31 Yr. 2018 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
Street or Other Mailing Address 4807 Avenue L Place	Street or Other Mailing Address 610 North Main
City State Zip Code Kearney NE 68847	City State Zip Code Bladen NE 68928
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? ✓ Yes ✓ No
(308) 293-7795 Email Address	If Yes, is the grantee a 509(a) foundation?
N/A	N/A
7 Property Classification Number. Check one box in categories A and B. Check C	· · · · · · · · · · · · · · · · · · ·
	B) Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producingj Exempt
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee
	closure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
(into a 1001 Excitation)	tor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	
	Partnership, or LLC Self Other Other
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$50,000 16 Does this conveyance divide a current parcel of land?	Yes V No \$
Yes V No	of the agent or title company contact.) Yes Town & Country Realty No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
610 North Main	Same As No. 6 Above
Bladen, NE 68928	Came 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 I	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	
23 Was non-real property included in the purchase? Yes Vo (If Yes, e	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 50,000
25 If this transfer is exempt from the documentary stamp tax, list the exemption	Particular Conference
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.	402-463-4591
Print by Type Varrie of Granite or Authorized Representative	Broker Phone Number 8-31-18
sign A Puffe Bowles	Title Broker Bate
here Signature of Grantee or Authorized Representative	Time Date
Register of Deed's Use O	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 4 Yr. 18 \$ 112.50	BK2018,19 1806

BK2018, Pg 1804

State	of Nebrasi	(a 🕽 🦏 🗀		
Count	y of Websi	ter		
			Entere	d on the
numer	ical index	and filed	for reco	rd in the
Clerk'	s office of	said coun	ty this	7 day
of.Se	ratember A	.D., 20_/	25. at	2:00
o'cloc	к <u>Р</u> м.	Recorded	i in Boo	k <i>2018</i>
on Par	ge 1804	1805		•
مام	Klinge	heren	Coun	tv Clerk
\$16.0	70	<u> </u>	BR	_Deputy
Ind	Comp	Assesso	rCai	rded

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 6th P.M., New Territory to Bladen, Webster County, Nebraska.

BK2018/197805

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
ASSISTANT STATE REGISTRAR
DEPARTMENT HEALTH AND
HUMAN SERVICES



S DECEDENT NAME	STATE OF NEBRASKA-DEP	CERTIFICATE O	F DEATH	02 04	485
	_		···· !	3. DATE OF DEATH AMOUNT Day, Ye	- 1
A. CITY AND STATE OF BRITH OF	Loene Carol	Wessels under	Female	April 1, 2962	Vanet .
Hastings, Neb	raska	(Yrs.) 59 50 MOS	DAYS Sc. HOURS! NO	July 14, 1942	
7. SOCIAL SECLIFITY NUMBER		Bs. PLACE OF DE	чи	1942	
		HCSPTAL		HER: Hersing Home	**************************************
Sb. FACILITY - Name	(If not institution, give street and number)		ER Outpatient	K Pandence	
610 N. Main S	treet	& MSDE CITY LINES	DOA	Other (Space)s	
Bladen	· .	- XX 1	_ N/TTS		
94 RESOURCE - STATE	St. COUNTY	Se CITY, TOWN OR LOCATION	T TO DO COT	MIDER (Including Zip Code)	12
Nebraska	Webster	Bladen	610 N.	35.5	SE PROPOECHY LIMITS
10. RACE- Jacq White, Black Attends	n Erdan. 11. ANGESTRY (e.g. Asian, M		MCOWED WCOWED	M8111 68928	Ye bal we L
White	America	an in in in in	MEYER DIVORCES	Rayburn W. We	ogeole
141 USUAL ODCUPATION (General)	į	KIND OF BUSINESS WOUSTRY	15. ED	CATION Specify only Ingress grade con	
Medical Trans		earney Co. Hea	uth Ser.	•	College :1-4 or 5-7
		LAST 17 MOTHS	A FIRST	MACCLE MADEN	S.Frine
AI	bert Katz	berg	Dorothy	Groff	
	or arel cuses of services)				
	ADDRESS ISTREET OR RE	Rayburn W	<u>lessels</u>		
	610 N. Main Str	reet - Bladen	Nahmaaka	60000	10 10 10
20 EMBALLER - SIGNATURE & LICEN	SE NO	21 METHOD OF DISPOSITION 21b.	DATE :	68928 TIG. CEMETERY OR CHEMATORY - NAME	E
diam MI	918	X Burner A D	**, J * **		6088788 Seh 200 Dec. v 388
Change and Parties				East Lawn Ceme	STATE
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941 Was					
23 GARMEDIATE CAUSE	, A I IENTER	ed Cloud, Nebr	aska 69970		
! !a;	7/14/11/5-15+6	ms Organ	Fall	7	7 /
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DUE TO OR AS A CONSEQUE	PICE OF		***	Interval con	***
(c) DTHER SIGNIFICANT CONDITI	IONS - Condeans constituing to the dassit but			<u> </u>	
I LOCO		not related	MAST PAST ANONTHS?	AUTOPSY 25 WAS CASE FI EXAMMER O	EFE AECTOMETER A CONCRETE
26a 2	BO DATE OF INJURY ME DE ME 25	HOUR OF HALL	W 1	/ac] <u>~X</u>
Accident [Lindstermined	V	CFD	- San Andrews	·	
1	SE MUNITAT WORK 1294 OF I	Util Somo, larm, street, factory	269 LOCATION STREET	TORRED, NO CITY OR TON	N STATE
Homecide Investigation	Yes No				
ZA DATE OF DEATH ALC	Dry BU		284 DATE SIGNED ING DRY Y	286 TIME OF DEATH	
275 DATE SIGNED INTO DE	7-0-2	# GF		į	
1 4-C-1	270 TIME OF DEATH	S ()	28c. PRONOUNCED DEAD (546).	Cay, Yr) 284. PRONOUNCED DI	EAD PHOUS
276 DATE SIGNED INC. DE 15 CONTROL DE 15 CON	go ossan occurred at the time, date and place	To be considered to considered	****		<u> </u>
Causers state Strature and Total b	100m		256. On the bests of expression as the time; date and place and d	nd of investigation, in my aprison death occu ue to the causess) stated.	uneda:
25 CIO LOBACCO USE CONTRIBUTE TO	OTHE DEATH? 30a H	AS ORGAN OR TISSUE DONATION BEE	(Signature and Tate) > 31 CONSIDERED? 30.	WAS CONSENT GRANTED?	- 100 A 100 A
YES NO	UNKNOWN	l∇/ _{YES} l⊤	l NO	T YES V	NO.
	R IPHYSICIAN, COSONER'S THYSICIAN OR	COUNTY ATTORNEY) Type or Pont	3340		
Daniel Mazour,	M.D. 121 1	5th Street, -	Franklin, Neb	raska 68939	
	/}	enter 1 Immon	320 DATE	FILED BY REGISTRAR MIL Day Yes	
t		مرماله مي سر المسيد	Í	APR 1 8 2002)

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of September A.D., 20 18, at 2:// o'clock P. M. Recorded in Book 20/8 on Page 1806

Deb Klingenhene County Clerk 10.00 B. Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-4-78

BK2018, Pg 1806

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 1/4) of Section 8, Township 4 North, Range 11 West of the 6th 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

State of Nebraska

General Notary - State of Nebraska
PATRICK MARKLE
My Comm. Exp. July 8, 2020.

County of Adams

The foregoing instrument was acknowledged before me on 20/30/2018, 2018 by RAYBURN W. WESSELS, A SINGLE PERSON.

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		新	Sale Date 📑	School District Co							de					
91	20	18	1806		8/	31/2018	Base:	01-0	123	4	Affili	ated: 0	1-012	3	Unified: 01-0123				
Location	\mathbf{m}	Sale	Number	U	seabi	lity & Code#	6 (c) (b) (c)			1.65 25,43		Parcel N	Number			A SAME TO THE	de la		
0005173	00		209		1		GeoCde	Twi	n R	ng	Sect	Qrt	Subdiv	Ä	rea	Blk	Pa	rcel	
	Da	ate of S	ale Assesse	d Val	lue 🐣		4131	4	. 1 36 5.072	1	8	3	3003	5	38.0 23.9%	000	17	00	
Land		Imp	rovements		913	Total	tan in Ministr		Date	of S	ale F	roperty	Classii	icati	on (Code	19682777 126. ospiš		
1,	, 885	Secretary of the second	39,39	5	erme unune	41,280	Status	P	ropert	у Тур	e i	Zoning	Locat	on	Cit	y Size	Parce	l Size	
Assessor Loc	cation:	BLAD				-	A) 1	B)	2017 Sec. 18.)1	ACCUPATION ASSESSMENT) 1	D) 1	School State 1	E)	7	Albert school of	3	
			10255			Residential				l Age			Comm	ercia	L				
	Mul	iple Imp	provements	Mult	iple In	provements.:		COLUMN DESCRIPTION	Multiple. Improvements. :										
		Constr	uction Date	Construction Date: 1900					Construction Date :										
Charles (1986) of the Charles The Charles of the Charles	irisa)		Floor	Floor Sq. Ft.: 1,548						Floor Sq. Ft. :									
	4	Buildin	g Cost New	Cost: 147,715					Cost:										
Single Family	Style:	104		Res	identi	ıl Condition: 3). Paris		Con	mer	cial C	ccupanc	y Code:					Service (Control	
(100) 🗆 Mot	oile Hom	e		(10)) 🗆	Worn Out			Prim	ary:		Oti	herl:		C	Other2:			
(101) 🗆 One	Story			(20)		Badly Worn			Com	mer	ial C	onstruct	ion Clas	s:	wi h	nterior de la Novembre de			
(102) 🗆 Two	Story			(30)) E	Average			(1)		Fire	proof Stru	ictural St	eel Fr	rame			-	
(103) 🗆 Split	t Level			(40)		Good			(2)		Rein	forced C	oncrete F	rame	:				
(104) 🖼 1 1/2	2 Story			(50)		Very Good			(3)		Mase	onry Bear	ring Wall	s					
(111) 🗆 Bi-L	evel			(60)		Excellent			(4)		Woo	d or Stee	l Framed	Ext.	Wall	s			
(106) 🗆 Othe	er .						planted and		(5)		Meta	ıl Frame a	and Wall	3				i	
Townhouse or	Duplex	Style:		Resi	dentia	l Quality: 40	生計算機	是指	(6)		Pole	Frame							
(301) 🗆 Опе	Story			(10)	(10) □ Low					Cost Rank: Condition:							# 7 T		
(302) 🗆 Two	Story			(20) □ Fair				(10)		Low (10) 🗆 Worn Out									
(307) 🗆 1 1/2	2 Story			(30) Average				(20)		I Average (20) □ Badly Wo					Wom				
(308) 🗆 Split	Level			(40) ☑ Good					(30)		Above Average (30) ☐ Average								
(309) 🗆 2 1/2	2 Story	·····		(50)		Very Good			(40)		High (40) ☐ Good								
(304) 🗆 One	Story D	uplex		(60)		Excellent			(50					(50)		Very G	ood		
(305) 🗆 Two	Story D	uplex		> Try			有影響	新 装	100 m	127	問題	接到的	基础证明	(60)		Excelle	nt		
Assessor's	Adjus	tment	to Sale F	rice	(+ oı	: -):													
Assessor Cor	nments	and R	eason for A	\djus	tment	•													
													`						
Comments fr							······································	١											
JTWD	viil							omn	ents:										
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MIPS ITIC.

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/28/18 11:40 AM

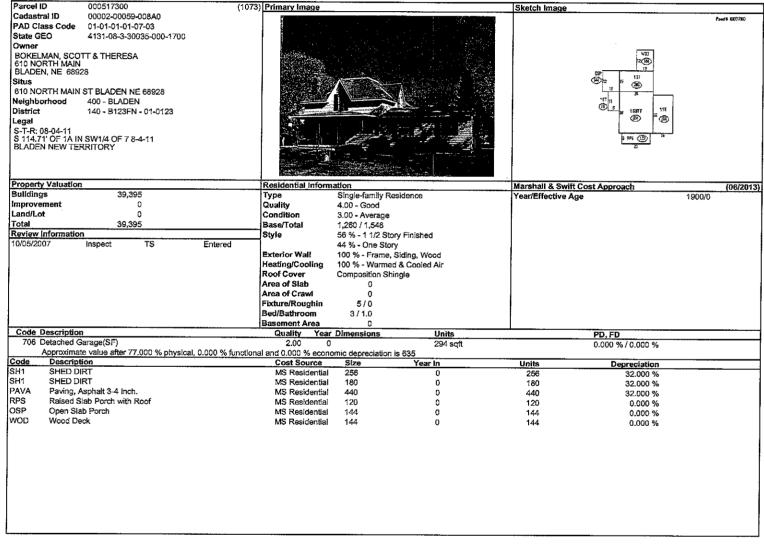
	BLADEN (B123FN -	01-0123		Cadastral Book / Page			Card File Situs 610 NORTH M. BLADEN, NE 6 Value Buildings Improvement		Previous 45,305		Currer 39,39
400 10 140	00 BLADEN BLADEN (0 B123FN -	01-0123		State GEO Cadastral Book / Page	4131-08-3-30035-000-1700 00002-00059-008A0		Buildings Improvement				
				Sale Date Sale Amount	08/31/2018 50,000		Land / Lot Total		1,885 47,190		1,88
			Method	Lot Size	Frontage Spot Code		Cutoff	Value	Add (+/-) i	Lot Value	Appr I
			02 SqFoot	23,712.000	114.000 N		14,001 99,999	0.131 0.004	0.000	1,885	
Book	ok	Page	Extend	Owner	ship History			0.001			Amoun
				WESSI	LS, RAYBURN						
istrict		lding	Other	Land	Total	Exempt		Taxable	Total Tax	Per	nalty Ta
140		5,305	0	1,885	47,190	47,190		0	0.00		
140		0,870	0	1,885	42,755	42,755		0	0.00		
140	140 1	7,235	0	1,885	19,120	19,120		0			
		7,235	0	1,885	19,120	19,120		0	0.00		
140	140 24	1,395	0	1,885	26,280	26,280		0	0.00		į
1	1	40 17 40 17	40 17,235 40 17,235	40 17,235 0 40 17,235 0	40 17,235 0 1,885 40 17,235 0 1,885	40 17,235 0 1,885 19,120 40 17,235 0 1,885 19,120	40 17,235 0 1,885 19,120 19,120 40 17,235 0 1,885 19,120 19,120 40 17,235 0 1,885 19,120 19,120	40 17,235 0 1,885 19,120 19,120 40 17,235 0 1,885 19,120 19,120	40 17,235 0 1,885 19,120 19,120 0 40 17,235 0 1,885 19,120 19,120 0	40 17,235 0 1,885 19,120 19,120 0 0.00 40 17,235 0 1,885 19,120 19,120 0 0.00	40 17,235 0 1,885 19,120 19,120 0 0.00 40 17,235 0 1,885 19,120 19,120 0 0.00

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/28/18 11:40 AM



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?YesNo If yes, explain

Did this sale involve a trade or exchange of property?YesNo 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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain) If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?
\$ What expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain): What is the dollar value of the personal propert that was included in the pruchase price. Do you think this property sold for its full market value? Yes No
Was the property made available to other potential purchasers? Yes/No Explain if
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us			
Seller: WESSELS, RAYBURN Buyer: BOKELMAN, SCOTT & THE Parcel ID: 000517300 Additional Parcels: Book: 2018 Page: 1806 Sale Date: 08/31/2018 Legal Description: 08-04-11 THE S		4-11 BLADEN NEW TERRITORY	
Describe the basement finis	h; flooring, walls, ceili	ng finish?	
Manufactured Housing: Was to No If manufactured; what		site then moved to this location?	yes If
manufactured; what type of :	home is this?	Mobile Home	
		factured is the home still siton on	
(circle one) Metal Frame F	oundation Basement		
Signature:		Buyer/Selle	r
(circle one) Phone#	Date:		

WEBSTER COUNTY ASSESSOR

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	2018-	1807	# PAG.	ES		RANTEE MASTER NAME	. Matthe	w J. 4
PARCEL#,		S	_	·		GRANTEE MASTER NAME	Summ	er A.
			_				Lukas	siewic 7
DOC STAMPS	45	.00	- -	tax/lien		_		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
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SALES FILE #			# PAGE		-	•		
NÉIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUÌDE ROCK COMMERCIAL	red Cloud Residential	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	Bladen residentia
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES E 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	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		DUDAL DECIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
<u>l</u>						J	SUBURBAN	
TAX DISTRICT_	195							
TOTAL SALE PRICE_	20,0	00						
21 ADJUSTMENTS \$								
_								
R ADJUSTMENTS <u>\$</u>								
RĒVIEW CODE	NO							
SALES DATE_	8-31	-2018						
DEED TYPE	L							
SALE QUAL	(5)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	(1)	2	3 ·	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA.	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMATERIZE						-		
COMMENTS							•	
	Г		,,, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	<u> </u>				
	PARCEL # (S)	ļ	1	ł	. [•		

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

FORM 521

	The deed will no	t be recorded unle	ss this statemer	nt is signed and items 1-25 are ac	curately completed	•
1 County Name		unty Number		3 Date of Sale/Transfer	4 Date of Deed	0040
	WEBSTER -			Mo. 08 Day 31 Yr. 2018		_{ty} <u>27</u> _{Yr.} <u>2018</u>
5 Grantor's Name, Add	ress, and Telephone (Please Print)		6 Grantee's Name, Address, and Tele	ephone (Please Print)	
Grantor's Name (Seller) Savannah G. Mu	rphy			Grantee's Name (Buyer) Matthew J. & Summer A. L	_ukasiewicz	
Street or Other Mailing A 511 S. 2nd St.	ddress			Street or Other Mailing Address P.O. Box 193		
^{City} Elgin		State NE	Zip Code 68636	City Blue Hill	State NE	Zip Code 68930
Phone Number 309 -	-470-09	809		7///~ 404~1///V If Yes, is	antee a 501(c)(3) organi the grantee a 509(a) foo	zation? Yes V No no No
Email Address N/A				Email Address N/A		
	on Number. Check on	e box in categories A	and B. Check C i	f property is also a mobile home.		
(A) Status			(B	Property Type		(C)
✓ Improved ☐ Unimproved ☐ IQLL	✓ Single FamilyMulti-FamilyCommercial	industrial Agricultur	_	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed	Mobile Home
Bill of Sale	Conservator Corrective	D	istribution La	nd Contract/Memo Partition ase Personal Rep.	Sheriff [Other
Cemetery	Death Certificate - Tra	nsfer on Death 🔲 E	xecutor Mir	neral Quit Claim	✓ Warranty	
9 Was the property pure part of an IRS like-kin (I.R.C. § 1031 Exchan Yes V No.	nd exchange?	Auction Eas	ribution Forect ement Gift hange Grante	☐ Life Estate	Ction of Contract	ransfer on Death rustee to Beneficiary other (Explain) No, state the intended use.)
Yes No				Yes No	iased for saltie use: (ii	ivo, state the intended use.)
13 Was the transfer betwee Yes ✓ No		to Niece or Nephew	Family Corp., F	tives? (If Yes, check the appropriate box Partnership, or LLC Self and Grandchild Spouse	Oth	er
14 What is the current ma		onerty?	Faterits and Cr	15 Was the mortgage assumed? (If Ye	and Step-child	internet rate \
\$20.000	and value of the real pr	openty:		Yes V No \$	s, state the amount and	oz
16 Does this conveyance of	•	of land?		17 Was transfer through a real estate a of the agent or title company contact	agent or a title company	? (If Yes, include the name
18 Address of Property				19 Name and Address of Person to Wh		
605 West Sew	ard St., Blue	Hill, NE 6893	0	Grantee		
18a No address assig	ned 18b Va	ant land				
20 Legal Description		-				
Lot 4, Block 24		wn, now Villa	ge of Blue I	Hill, Webster County, Ne	ebraska.	
		· · ·				
22 Total purchase price					22	20,000 00
23 Was non-real prope		_	· ·	ter dollar amount and attach itemize	\$	
, ,	· •	`	,		24	20,000,00
25 If this transfer is exe						
correct, and	that I am duly authoriz W. Kassebaum	ed to sign this stateme		it and that it is, to the best of my knowle	edge and belief, true, co	(402) 463-4198
sign Print or Typ	e Name of Frantee	Aufferized Representa		T:41~ A 1		Phone Number
11/10/0	MM/W/// of Grantee or Authorized	TWI WWW. Di Representative		Title Agent		- 08-31-2018 Date
		Register of	Deed's Use On	lv		For Dept. Use Only
26 Date Deed Recorded	27 Valu	e of Stamp or Exempt		28 Recording Data	 -	. Or DOPL OSCOIN
Mo. 9 Day 4	_yr. <u>/8</u> \$	45.00		BK2018, Pg 1807	-1808	

BK2018, Pg 1807

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 1/ day of september A.D., 20/8, at 2:15 o'clock P. M. Recorded in Book 0/8 on Page 1807-1808

Oeb Klingenberger County Clerk 1/6.00 BB Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-4-18
By BB

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:

- 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 G. Murphy

STATE OF NEBRASKA

COUNTY OF ANTELOPE

On this <u>17</u> day of <u>lugust</u>, 2018, before me personally appeared Savannah G. Murphy, a single person.

Notary Public

My Commission Expires: 9-29-2026

General Notary - State of Nebraska JOYCE R. CAMERON My Comm. Exp. Sept. 29, 2020.

Residential & Commercial Sales Worksheet

Cnty No.	Cnty No: Book Page Sale Date								School District Code												
91	20	18	1807		8/:	31/2018		Base	91	. – 0	074	_	Affi	liated: 9	1-	-0074	Un	Unified: 91-0074			
Location	D :	Sale	Number	Ü	seabil	ty & Code	#				rkd			Parcel :	Nu	mber :	建设		5,10		
0003108	00				1			GeoCo	Je et	Twn	R	ng	Sec	t Qrt		Subdiv	Area	Blk	P	arcel	
	D	ate of S	ale Assessec	Val	ue 🐇			413	3	120 P 7 W			00	0	2	0005	Haj Jan 2 T. J. 19. 1800 c.	024	70	10	
Land		Imp	rovements			Total		13.6		J	Date	of S	ale	Propert	y C	lassific	ation	n Code			
1,	,480	South Nyaet Sie, 1971	22,40	5	esta de la composición dela composición de la composición de la composición dela composición dela composición dela composición de la composición dela c	23,88	5	Stat	ÚS.	Pi	operty	/ Тур	e .	Zoning		Location	c	ity Size	Parc	el Size	
Assessor Lo	cation:	BLUE	HILL (I	3H)				A)	1	B)	0	1		C) 1		D) 1	E)	6	F)	1	
	16067.5		S 5 4 2 7 7	16/16	intervier	Residen	itial		Mirio.		10.5			1400	Ç.	ommer	ial 🤄		Series .		
	Mul	tiple Im	provements:	Mult	iple. Imp	aprovements.:					Multiple. Improvements. :										
		Constr	uction Date:	Cons	struction	Date :	19(00			Construction Date :										
	nave e	表传统	Floor:	Floor	r Sq. Ft.	:	9	79			Floor Sq. Ft. :										
		Buildin	g Cost New:	Cost			, 84	45			Cost:										
Single Family	Style:	101		Res	identia	Condition:	25		克尼		Commercial Occupancy Code:										
(100) □ Mol	bile Hon	16		(10)) 🗆	Worn Out		•			Prim	ary:		0	the	r1:		Other2:			
(101) 🗷 One	Story			(20)) E	Badly Worn					Соп	mer	cial	Construc	tio.	n Class:					
(102) 🗆 Two	Story			(30)) E	Average					(1)		Fire	proof Str	uct	ural Steel	Fram	e			
(103) 🗆 Spli	t Level			(40)) 🗆	Good					(2)		Rei	nforced (on	crete Fra	ne				
(104) 🗆 11/:	2 Story			(50)) 🛮	Very Good					(3)		Ma	sonry Be	arin	g Walls					
(111) 🗆 Bi-L	.evel			(60)		Excellent					(4)		Wo	od or Ste	el F	ramed E	xt. Wa	ills			
(106) 🗆 Oth	ег				ja silvas Visionis						(5)		Ме	tal Frame	and	d Walls				·	
Townhouse or	Duplex	Style:	2 of 152 solve)	Resi	dentia	Quality: 3	0	から割			(6)		Pol	e Frame							
(301) 🗆 One	Story			(10)		Low					Cost Rank: Condition:										
(302) □ Two	Story			(20) 🗆 Fair						(10) □ Low (10) □ Worn Out											
(307) 🗆 1 1/:	2 Story	******		(30) Ma Average							(20) 🗆 Average			таде		(2	(0) E	l Badly	Wom	:	
(308) 🗆 Spli	t Level			(40) □ Good							(30) Above Average			ge	(3	0) E] Avera	ge			
(309) 🗆 21/3	2 Story			(50) U Very Good							(40)		Hig	h		(4	0) [l Good			
(304) □ One	Story D	uplex		(60) Excellent					A Mark 200 September 1990 September 1990					hirak		(5	0) E	l Very	Good		
(30 <i>5</i>) 🗆 Two	Story D	ouplex	,					a cons							Ç.	(C	0) C	I Excell	ent		
Assessor's	Adjus	stment	to Sale P	rice	(+ or	-):															
Assessor Co	mments	s and R	eason for A	djus	tment:			·						·			······································				
																			· · · · · · · · · · · · · · · · · · ·		
<i>t</i> >																					
Comments fr WD	rom								C0	mm	ents:				····		<u></u>				
3117	 																·····				
							_														
•																		(Conti	nue on	back)	

MIPS Inc.

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD

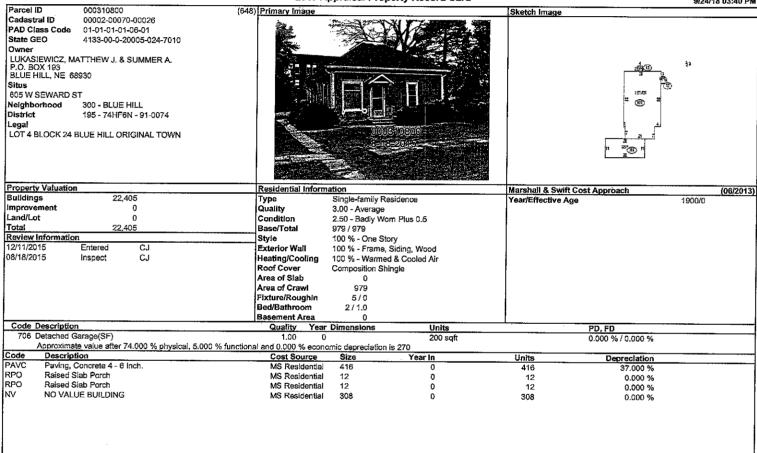
manium manua a				2011 K	eai Estate Breakdown Kepo	PFE.			9/24/18 03:40 PN
Parcel ID Owner LUKASIEWICZ, M P.O. BOX 193 BLUE HILL, NE 6				LOT 4 BLOCK 24 B	LUE HILL ORIGINAL TOWN	Card File Situs 605 W SEWAR	0003108 RD ST		
County Area Neighborhood Location / Group District School	0 300 20 195 91-0074	N/A BLUE HILL BLUE HILL (BH) 74HF6N - 91-0074 91-0074	91-0074	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	01-01-01-01-06-01 4133-00-0-20005-024-7010 00002-00070-00026 2018 / 1807 08/31/2018 20.000	Value Buildings Improvement Land / Lot Total		Previous 22,405 0 1,480 23,885	22,408 (1,480
Model			Method	Lot Size	Frontage Spot Code	Cutoff	Value	Add (+/-)	Lot Value Appr ID
8 BLUE HILL			02 SqFoot	,	44.000 N	17,000 122,000 999,999	0.249 0.080 0.029	0.000	1,480 (
Sale Date	Book	Page	Extend		ship History				Amoun
08/31/2018 06/11/2012 11/22/1996	2018 02012 01996	1807 01272 1610 <u>A</u>	1808	MURP	HEWICZ, MATTHEW J. & SUMMER HY, SAVANNAH G N,JAMES W & MADAŁYN	Α.			20,000 27,500
Year Statement		Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017 310800 2016 310800 2015 310800 2014 310800 2013 310800	195 195 195 195 195	22,405 22,405 26,520 26,520 29,250	0 0 0 0	1,480 1,480 1,480 1,480 1,480	23,885 23,885 28,000 28,000 30,730	0 0 0 0	23,885 23,885 28,000 28,000 30,730	461.88 460.46 532.56 583.84 690.68	0 0 0 0

WIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/24/18 03:40 PM



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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)
If the property is a rental property and produces income, what rent has been charged for it in each of the past five years? S What
expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain): What is the dollar value of the personal propert that was included in the pruchase price.
propert that was included in the pruchase price.
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if no
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us			
Seller: MURPHY, SAVANNAH G Buyer: LUKASIEWICZ, MATTHEW J. & SUI Parcel ID: 000310800 Additional Parcels: Book: 2018 Page: 1807 Sale Date: 08/31/2018 Legal Description: LOT 4 BLOCK 24 BLUE		VN	
Describe the basement finish; floo	oring, walls, cei	ling finish?	
Manufactured Housing: Was this hom No If manufactured; what brand?	 me manufactured o	ff site then moved to this location?	yes If
manufactured; what type of home is		Mobile Home	LI
		nufactured is the home still siton on	
(circle one) Metal Frame Foundati			
Signature:		Buyer/Seller	
(circle one) Phone#	Date:		

			CO\	/ER PAGE PRO	OPERTY TRAN	ISFER			
BOOK & PAG	2018-	-180le	# PAG	ES	_ G	RANTEE MASTER NAME:	-Soft 4	Thereso	<u>ب</u>
PARCEL#, FILING NUMBER		7300	_			_	Bokel	Thereso man	_
			_		- · · · · ·	_			_
DOCSTAMPS	112.5	<u>50</u>	_	tax/lien_		_			
SALES FILE #	209		_ # PAGE	zs	_				
NEIGHBORHOOD #	1	100	105	200	205	300	305	400	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA	AE.
	405	500	505	510	515	600	605	610	
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT	E
	615	700	705	710	800	805	1000	1005	
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA	<u> </u>
	1010	1015	1020						•
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT						
PROPERTY CLASS	1000	2000	4000	9000	9500			···	_1
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL		-
TAX DISTRICT	140				, <u></u>		SUBURBAN		-
OTAL SALE PRICE	50	700							
1 ADJUSTMENTS \$									
_	<u> </u>	·							
R ADJUSTMENTS <u>\$</u> REVIEW CODE	NO								
SALES DATE_		-2018							
DEED TYPE_									
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE		2	3	4	5				
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT				
OCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR	
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	Rural	
COMMENTS	+ Deat	h Cert	Huste	forL	oene.	Wessel	<u> </u>	···	

PARCEL#(S)

1 County Name

Real Estate Transfer Statement

4 Date of Deed

FORM 521

Good Life, Great Service. DEPARTMENT OF REVENUE

2 County Number

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

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

3 Date of Sale/Transfer

· county viamo	WEBS	STER - 91			Mo.	08 D	_{ay} _31	Yr. <u>2018</u>	MoC	08 Day_	30 _{Yr.} 2018	<u>;</u>
5 Grantor's Name, A	ddress, and Tele	phone (Please I	Print)					s, and Telephon	e (Please	Print)		
Grantor's Name (Selle Rayburn W. We					Grante	e's Name and T	(Buyer) heresa	Bokelman				
Street or Other Mailing	g Address				Street	or Other M	aifing Add		•			
4807 Avenue L	. Place	State		Zip Code	City	North M	lain		State		Zip Cod	
Kearney Phone Number		NE		68847	Blade	e n Number		Is the grantee a	NE = 501(c)(3	n omanizati		928 √ No
(308) 293-7795	;		·	_	ļ			If Yes, is the gr				√ No
Email Address N/A					Email A	ddress						
7 Property Classific	ation Number. C	heck one box in	categories A and	B. Check C it	f propert	y is also a	mobile h	ome.				
(A) Status		*	The state of the s	(B)) Proper	7	- N1		701-1- 4		(C)	
✓ Improved Unimproved	✓ Single F Multi-Fa	•	Industrial Agricultural	L	=		s-Nonprod s-Producin		State A Exemp	ssessed	Mobile i	Home
IOLL	Comme	•	Recreational			at mitoroot	o i roduom	a r				
8 Type of Deed	Conservator	-	Distribu	tion Lar	nd Contra	ct/Memo	Partit	ion S	heriff		Other	
Bill of Sale	Corrective		Easem	=	ase			• =	rust/Truste	ee ·		•
Cemetery L		ate - Transfer on 10 Type of Trai				السامية	Quit (Revocable Tri	Varranty	T-m-m-	sfer on Death	
9 Was the property p part of an IRS like-	kind exchange?	Auction	Easemen	=	osure [irrevoca Life Est		Hevocable III ✓ Sale	us:	=	sier on Death tee to Beneficiary	
(I.R.C. § 1031 Exch	No	Court De	=	=	or Trust	Partition		Satisfaction o	f Contract		er (Explain)	
11 Was ownership tran	nsferred in full? (If No	No, explain the o	livision.)			12 \ 	Was real e ✓ Yes	state purchased No	for same (use? (If No,	state the intended	d use.)
13 Was the transfer be	tween relatives, o	or if to a trustee, a	re the trustor and b	eneficiary relat	tives? (If	Yes, chec	k the appr	opriate box.)				
∐ Yes 🗸	=	or Uncle to Niece	. =	amily Corp., P				elf	. [Other		
	∐ Broth ☐ Ex-sp	ers and Sisters		randparents a arents and Ch		achila	= '	oouse tep-parent and Si	ten-child			
14 What is the current i						the morto		ned? (If Yes, stat	<u> </u>	ount and inte	erest rate.)	
\$50,000			-			Yes	✓ No	\$			%	6
16 Does this conveyand Yes		nt parcel of land?			17 Was of th	transfer ti e agent o	rough a re title comp	eal estate agent o eany contact.)	or a title co	ompany? (I own & Cou	f Yes, include the nintry Realty	name No
18 Address of Property					19 Nam	e and Add	dress of Pe	rson to Whom th	e Tax Stat	tement Sho	uld be Sent	
610 North Main Bladen, NE _. 6892	8				Same	e As N	lo. 6 A	Nove	•			
18a No address as	ssigned 18b	Vacant land	i									
20 Legal Description										_		
The South 114 of Section 8, T											` `	/4)
21 If agricultural, list tot	al number of acre	es	·									
22 Total purchase p	rice including	any liahilities as	eumed						. 22 \$	3	50,000,0	—— \∩
									\$;	00,000,0	
23 Was non-real pro	perty included	in the purchas	e? [Yes]_∕_∏	No (If Yes, en	iter dolla	r amount	and atta	ch itemized list.	.) 23	<u> </u>		
24 Adjusted purchas	se price paid fo	r real estate (lir	ne 22 minus line 2	3)					. 24		50,00010	10
25 If this transfer is												
correct, a			nat I have examined gn this statement.	this statemen	nt and tha	it it is, to t	he best of	my knowledge a	and belief,	, true, comp ⟨∕∂/	olete, and <i>9-463-45</i>	91
Print by	Type Marrie of Gr	antee or Authoriz	d Representative			2 1					Phone Number	- !
sign	MAKE (F	> Coute)	 =		nake					8-31-18	
nere ' Signatur	re of Grantee or A	utnorized Hepre	sentative		Title			·			Date	
OC Data Dassi Bassi St		97 Value of Ct-	Register of Dec		_	rding Det					For Dept. Use O	nly
26 Date Deed Recorded	1 ,18	\$ 11Q	mp or Exempt Numi	VC!	RECO	rding Data		7 1806				
Mo. Day Day Nebraska Department of Rev						av!	2110	7 1006	Authorized	by Neb. Rev.	Stat. §§ 76-214, 77-13	327(2)
Form No. 96-269-2008 9-201	7 Rev. Supersedes	96-269-2008 Rev. 2	-2016									

BK2018, Pg 1804

State	of Nebrasi	(a 🕽 🦏 🗀		
Count	y of Websi	ter		
			Entere	d on the
numer	ical index	and filed	for reco	rd in the
Clerk'	s office of	said coun	ty this	7 day
of.Se	ratember A	.D., 20_/	25. at	2:00
o'cloc	к <u>Р</u> м.	Recorded	i in Boo	k <i>2018</i>
on Par	ge 1804	1805		•
مام	Klinge	heren	Coun	tv Clerk
\$16.0	70	<u> </u>	BR	_Deputy
Ind	Comp	Assesso	rCai	rded

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 6th P.M., New Territory to Bladen, Webster County, Nebraska.

BK2018/197805

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
ASSISTANT STATE REGISTRAR
DEPARTMENT HEALTH AND
HUMAN SERVICES



S DECEDENT NAME	STATE OF NEBRASKA-DEP	CERTIFICATE O	F DEATH	02 04	485
	_		···· !	3. DATE OF DEATH AMOUNT Day, Ye	- 1
A. CITY AND STATE OF BRITH OF	Loene Carol	Wessels under	Female	April 1, 2962	Vanet .
Hastings, Neb	raska	(Yrs.) 59 50 MOS	DAYS Sc. HOURS! NO	July 14, 1942	
7. SOCIAL SECLIFITY NUMBER		Bs. PLACE OF DE	чи	1942	
		HCSPTAL		HER: Hersing Home	**************************************
Sb. FACILITY - Name	(If not institution, give street and number)		ER Outpatient	K Pandence	
610 N. Main S	treet	& MSDE CITY LINES	DOA	Other (Space)s	
Bladen	· .	- XX 1	_ N/TTS		
94 RESOURCE - STATE	St. COUNTY	Se CITY, TOWN OR LOCATION	T TO DO COT	MIDER (Including Zip Code)	12
Nebraska	Webster	Bladen	610 N.	35.5	SE PROPOECHY LIMITS
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White	America	an in in in in	MEYER DIVORCES	Rayburn W. We	ogeole
141 USUAL ODCUPATION (General) of ecology Me, even if retired	į	KIND OF BUSINESS WOUSTRY	15. ED	CATION Specify only Ingress grade con	
Medical Trans		earney Co. Hea	uth Ser.	•	College :1-4 or 5-7
		LAST 17 MOTHS	A FIRST	MACCLE MADEN	S.Frine
AI	bert Katz	berg	Dorothy	Groff	
	or arel cuses of services)				
	ADDRESS ISTREET OR RE	Rayburn W	<u>lessels</u>		
	610 N. Main Str	reet - Bladen	Nahmaaka	60000	10 10 10
20 EMBALLER - SIGNATURE & LICEN	SE NO	21 METHOD OF DISPOSITION 21b.	DATE :	68928 TIG. CEMETERY OR CHEMATORY - NAME	E
diam MI	918	X Burner A D	**, J * **		6088788 Seh 200 Dec. v 388
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941 Was					
23 GARMEDIATE CAUSE	, A I IENTER	ed Cloud, Nebr	aska 69970		
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Accident [Lindstermined	V	CFD	- San Andrews	·	
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ZA DATE OF DEATH ALC	Dry BU		284 DATE SIGNED ING DRY Y	286 TIME OF DEATH	
275 DATE SIGNED INTO DE	7-0-2	# GF		į	
1 4-C-1	270 TIME OF DEATH	S ()	28c. PRONOUNCED DEAD (546).	Cay, Yr) 284. PRONOUNCED DI	EAD PHOUS
276 DATE SIGNED INC. DE 15 CONTROL DE 15 CON	go ossan occurred at the time, date and place	To be considered to considered	****		<u> </u>
Causers state Strature and Total b	100m		256. On the bests of expression as the time; date and place and d	nd of investigation, in my aprison death occu ue to the causess) stated.	uneda:
25 CIO LOBACCO USE CONTRIBUTE TO	OTHE DEATH? 30a H	AS ORGAN OR TISSUE DONATION BEE	(Signature and Tate) > 31 CONSIDERED? 30.	WAS CONSENT GRANTED?	- 100 A 100 A
YES NO	UNKNOWN	l∇/ _{YES} l⊤	l NO	T YES V	NO.
	R IPHYSICIAN, COSONER'S THYSICIAN OR	COUNTY ATTOPINEY) Type or Pont	3340		
Daniel Mazour,	M.D. 121 1	5th Street, -	Franklin, Neb	raska 68939	
	/}	enter 1 Immon	320 DATE	FILED BY REGISTRAR MIL Day Yes	
t		مرماله مي سر المسيد	Í	APR 1 8 2002)

State of Nebraska Ss. County of Webster

Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 of September A.D., 20 18 , at 2:10 o'clock P. M. Recorded in Book 2018 on Page 1806 Deb Klingenheme County Clerk Carded

Assessor

BK2018, Pg 1806

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 1/4) of Section 8, Township 4 North, Range 11 West of the 6th 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.

State of Nebraska

eneral Notary - State of Nebraska PATRICK MARKLE Comm. Exp. July 8, 2020

County of Adams

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

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date					School District Code								
91	20	18	1806		8/	31/2018	Base:	123	4	Affili	ated: 0	1-012	3	Unified: 01-0123			23	
Location	\mathbf{m}	Sale	Number	U	seabi	lity & Code#	6 (c) (b) (c)			1.65 25,43		Parcel N	Number			A SAME TO THE	de la	
0005173	00		209		1		GeoCde	Twi	n R	ng	Sect	Qrt	Subdiv	Ä	rea	Blk	Pa	rcel
	Da	ate of S	ale Assesse	d Val	lue 🐣		4131	4	. 1 36 5.072	1	8	3	3003	5	38.0 23.9%	000	17	00
Land		Imp	rovements		913	Total	tan in Milas s		Date	of S	ale F	roperty	Classii	icati	on (Code	19682777 126. ospiš	
1,	, 885	Secretary of the second	39,39	5	erme unune	41,280	Status	P	ropert	у Тур	e i	Zoning	Locat	on	Cit	y Size	Parce	l Size
Assessor Loc	cation:	BLAD				-	A) 1	B)	2017 Sec. 18.)1	ACCUPATION ASSESSMENT) 1	D) 1	School State 1	E)	7	Albert school of	3
			10255			Residential				l Age			Comm	ercia	L			
	Mul	iple Imp	provements	Mult	iple In	provements.:		COLUMN DESCRIPTION	Mult	iple. I	пргоч	rements.:	C. P. C. Per de la Particio de	IN STREET, TO	ALCON CONT	And the second second	mag magage	100 (101 × 17.
Construction Date:					struction	Date: 19	00		Construction Date:									
Charles (1986) of the Charles The Charles of the Charles	irisa)		Floor	Floor	r Sq. Ft	.: 1,5	48		Floor Sq. Ft. :									
Building Cost New: Cos					:	147,7	15		Cost:									
Single Family Style: 104 Residential Condition: 30.). Paris		Con	mer	cial C	ccupanc	y Code:					Service (Control	
(100) Mobile Home (10) Wom Out								Prim	ary:		Oti	herl:		C	Other2:			
(101) □ One Story (20) □ Badly Worn								Com	mer	ial C	onstruct	ion Clas	s:	wi h	nterior de la Novembre de			
(102) □ Two Story (30)) E	Average			(1)		Fire	proof Stru	ictural St	eel Fr	rame			-
(103) □ Split Level (40) □ Good					Good			(2)		Rein	forced C	oncrete F	rame	:				
(104) 🖬 1 1/2 Story (50) 🗆 Very Good					Very Good			(3)		Mase	onry Bear	ring Wall	s					
(111) ☐ Bi-Level (60) ☐ Excellent							(4)		Woo	d or Stee	l Framed	Ext.	Wall	s				
(106) □ Other						planted and		(5)		Meta	ıl Frame a	and Wall	3				i	
Townhouse or Duplex Style: Residential Quality: 40						生計算機	是指	(6)		Pole	Frame							
(301) 🗆 Опе	Story			(10)		Low			Cost	Ran	k:		a de pro-	Con	ditlo	n:		# 7 T
(302) 🗆 Two	Story			(20)		Fair			(10)		Low			(10)		Worn (Out .	
(307) 🗆 1 1/2	2 Story			(30)		Average			(20)		Aver	age		(20)		Badly '	Wom	
(308) 🗆 Split	Level			(40)	æ	Good			(30)		Abov	ve Averaş	ge	(30)		Averag	je	
(309) 🗆 2 1/2	2 Story	·····		(50)		Very Good			(40)		High			(40)		Good		
(304) 🗆 One	Story D	uplex		(60)		Excellent			神境		ANTENNA Antenna Antenna			(50)		Very G	ood	
(305) 🗆 Two	Story D	uplex		> Try			有影響	新 装	100 m	327	問題	接到的	基础证明	(60)		Excelle	nt	
Assessor's	Adjus	tment	to Sale F	rice	(+ oı	: -):												
Assessor Cor	nments	and R	eason for A	\djus	tment	•												
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Comments fr																		
JTWD	viil							omn	ents:									
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MIPS ITIC.

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/28/18 11:40 AM

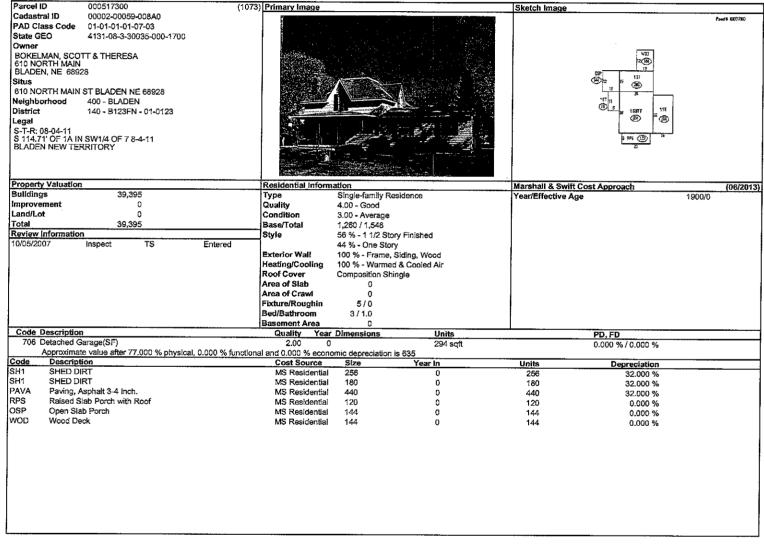
	BLADEN (B123FN -	01-0123		Cadastral Book / Page			Card File Situs 610 NORTH M. BLADEN, NE 6 Value Buildings Improvement		Previous 45,305		Currer 39,39
400 10 140	00 BLADEN BLADEN (0 B123FN -	01-0123		State GEO Cadastral Book / Page	4131-08-3-30035-000-1700 00002-00059-008A0		Buildings Improvement				
				Sale Date Sale Amount	08/31/2018 50,000		Land / Lot Total		1,885 47,190		1,88
			Method	Lot Size	Frontage Spot Code		Cutoff	Value	Add (+/-) i	Lot Value	Appr I
			02 SqFoot	23,712.000	114.000 N		14,001 99,999	0.131 0.004	0.000	1,885	
Book	ok	Page	Extend	Owner	ship History			0.001			Amoun
				WESSI	LS, RAYBURN						
istrict		lding	Other	Land	Total	Exempt		Taxable	Total Tax	Per	nalty Ta
140		5,305	0	1,885	47,190	47,190		0	0.00		
140		0,870	0	1,885	42,755	42,755		0	0.00		
140	140 1	7,235	0	1,885	19,120	19,120		0			
		7,235	0	1,885	19,120	19,120		0	0.00		
140	140 24	1,395	0	1,885	26,280	26,280		0	0.00		į
1	1	40 17 40 17	40 17,235 40 17,235	40 17,235 0 40 17,235 0	40 17,235 0 1,885 40 17,235 0 1,885	40 17,235 0 1,885 19,120 40 17,235 0 1,885 19,120	40 17,235 0 1,885 19,120 19,120 40 17,235 0 1,885 19,120 19,120 40 17,235 0 1,885 19,120 19,120	40 17,235 0 1,885 19,120 19,120 40 17,235 0 1,885 19,120 19,120	40 17,235 0 1,885 19,120 19,120 0 40 17,235 0 1,885 19,120 19,120 0	40 17,235 0 1,885 19,120 19,120 0 0.00 40 17,235 0 1,885 19,120 19,120 0 0.00	40 17,235 0 1,885 19,120 19,120 0 0.00 40 17,235 0 1,885 19,120 19,120 0 0.00

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/28/18 11:40 AM



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?YesNo If yes, explain

Did this sale involve a trade or exchange of property?YesNo 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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain) If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?
\$ What expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain): What is the dollar value of the personal propert that was included in the pruchase price. Do you think this property sold for its full market value? Yes No
Was the property made available to other potential purchasers? Yes/No Explain if
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us			
Seller: WESSELS, RAYBURN Buyer: BOKELMAN, SCOTT & THE Parcel ID: 000517300 Additional Parcels: Book: 2018 Page: 1806 Sale Date: 08/31/2018 Legal Description: 08-04-11 THE S		4-11 BLADEN NEW TERRITORY	
Describe the basement finis	h; flooring, walls, ceili	ng finish?	
Manufactured Housing: Was to No If manufactured; what		site then moved to this location?	yes If
manufactured; what type of :	home is this?	Mobile Home	
		factured is the home still siton on	
(circle one) Metal Frame F	oundation Basement		
Signature:		Buyer/Selle	r
(circle one) Phone#	Date:		

WEBSTER COUNTY ASSESSOR

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	BOOK & PAGE <u>2018 - 1807</u>			ES		Summer A. Lukasicwicz			
PARCEL#,		3108		·		_	Summ	Summer A.	
			_				Lukas	siewic 7	
DOC STAMPS	45	.00	- -	tax/lien		_		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
G445851151	207	<u> </u>			Α.				
SALES FILE #			# PAGE		-	•			
NÉIGHBORHOOD#	1	100	105	200	205	300	305	400	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUÌDE ROCK COMMERCIAL	red Cloud Residential	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	Bladen residentia	
	405	500	505	510	515	600	605	610	
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES E 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	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		DUDAL DECIDENTIAL		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL		
<u>l</u>						J	SUBURBAN		
TAX DISTRICT_	195								
TOTAL SALE PRICE_	20,0	00							
21 ADJUSTMENTS \$									
_									
R ADJUSTMENTS <u>\$</u>									
RĒVIEW CODE	NO								
SALES DATE_	8-31	-2018							
DEED TYPE	<u>_</u>								
SALE QUAL	©	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE		2	3 .	4	5				
	USABILITY	AS ADJUSTED	SUBCHANGED S	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	
COMMATERIZE						-			
COMMENTS							•		
	Г		,,, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	<u> </u>					
	PARCEL # (S)	ļ	1	ł	. [•			

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

FORM 521

	The deed will no	t be recorded unle	ss this statemer	nt is signed and items 1-25 are ac	curately completed	•			
1 County Name		unty Number		3 Date of Sale/Transfer	4 Date of Deed	0040			
	WEBSTER -			Mo. 08 Day 31 Yr. 2018		_{ty} <u>27</u> _{Yr.} <u>2018</u>			
5 Grantor's Name, Add	ress, and Telephone (Please Print)		6 Grantee's Name, Address, and Tele	ephone (Please Print)				
Grantor's Name (Seller) Savannah G. Mu	rphy			Grantee's Name (Buyer) Matthew J. & Summer A. Lukasiewicz					
Street or Other Mailing A 511 S. 2nd St.	ddress			Street or Other Mailing Address P.O. Box 193					
^{City} Elgin		State NE	Zip Code 68636	City Blue Hill	State NE	Zip Code 68930			
Phone Number 309 -	-470-09	809		7///~ 404~1///V If Yes, is	antee a 501(c)(3) organi the grantee a 509(a) foo	zation? Yes V No no No			
Email Address N/A				Email Address N/A					
	on Number. Check on	e box in categories A	and B. Check C i	f property is also a mobile home.					
(A) Status			(B	Property Type		(C)			
✓ Improved ☐ Unimproved ☐ IQLL	✓ Single FamilyMulti-FamilyCommercial	industrial Agricultur	_	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed	Mobile Home			
Bill of Sale	Conservator Corrective	D	istribution La	nd Contract/Memo Partition ase Personal Rep.	Sheriff [Other			
Cemetery	Death Certificate - Tra	nsfer on Death 🔲 E	xecutor Mir	neral Quit Claim	✓ Warranty				
9 Was the property pure part of an IRS like-kin (I.R.C. § 1031 Exchan Yes V No.	nd exchange?	Auction Eas	ribution Forect ement Gift hange Grante	☐ Life Estate	Ction of Contract	ransfer on Death rustee to Beneficiary other (Explain) No, state the intended use.)			
Yes No				Yes No	iased for saltie use: (ii	ivo, state the intended use.)			
13 Was the transfer betwee ☐ Yes	_	to Niece or Nephew	Family Corp., F	tives? (If Yes, check the appropriate box Partnership, or LLC Self and Grandchild Spouse	Oth	er			
14 What is the current ma		onerty?	Faterits and Cr	15 Was the mortgage assumed? (If Ye	and Step-child	internet rate \			
\$20.000	and value of the real pr	openty:		Yes V No \$	s, state the amount and	oz			
16 Does this conveyance of	•	of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Mach 1 Realty No					
18 Address of Property				19 Name and Address of Person to Wh					
605 West Sew	ard St., Blue	Hill, NE 6893	0	Grantee					
18a No address assig	ned 18b Va	ant land							
20 Legal Description		-							
Lot 4, Block 24		wn, now Villa	ge of Blue I	Hill, Webster County, Ne	ebraska.				
		· · ·							
22 Total purchase price					22	20,000 00			
23 Was non-real prope		_	· ·	ter dollar amount and attach itemize	\$				
, ,	· •	`	,		24	20,000,00			
25 If this transfer is exe									
correct, and	that I am duly authoriz W. Kassebaum	ed to sign this stateme		it and that it is, to the best of my knowle	edge and belief, true, co	(402) 463-4198			
sign Print or Typ	e Name of Frantee	Aufferized Representa		T:41~ A 1		Phone Number			
11/10/0	MM/W/// of Grantee or Authorized	TWI WWW. Di Representative		Title Agent		- 08-31-2018 Date			
		Register of	Deed's Use On	lv		For Dept. Use Only			
26 Date Deed Recorded	27 Valu	e of Stamp or Exempt		28 Recording Data	 -	. Or DOPL OSCOIN			
Mo. 9 Day 4	_yr. <u>/8</u> \$	45.00		BK2018, Pg 1807	-1808				

BK2018, Pg 1807

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 1/ day of september A.D., 20/8, at 2:15 o'clock P. M. Recorded in Book 0/8 on Page 1807-1808

Oeb Klingenberger County Clerk 1/6.00 BB Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-4-18
By BB

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:

- 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 G. Murphy

STATE OF NEBRASKA

COUNTY OF ANTELOPE

On this <u>17</u> day of <u>lugust</u>, 2018, before me personally appeared Savannah G. Murphy, a single person.

Notary Public

My Commission Expires: 9-29-2026

General Notary - State of Nebraska JOYCE R. CAMERON My Comm. Exp. Sept. 29, 2020.

Residential & Commercial Sales Worksheet

Cnty No.	y No. Book Page Sale Date					能達	School District Code													
91	20	18	1807		8/	31/2018	3	Base: 91-0074 Affiliated: 91-0074 Uni						ified: 91-0074						
Location	D :	Sale	Number	U	seabil	ity & Cod	e #				rkd			Parcel :	Nu	mber :	建设		5,10	
0003108	00				1			GeoC	de	Γwπ	R	ng	Sec	t Qrt		Subdiv	Area	Blk	P	arcel
	D	ate of S	ale Assessec	l-Va	lue 🎉			413	3	10.0-7-8-3		22	00	0	2	0005	Haj Jan 2 T. J. 19. 1800 c.	024	7(10
Land		Imp	rovements			Total	影響	446		%]	Date	of S	ale	Propert	y C	lassific	ation	Code	1627	
1,	,480	es a free Matagine Newson of Third	22,40	5	ggan jir taga (an Maj	23,8	85	Stat	115	Pr	operty	тур тур	e .	Zoning		Location	c	ity Size	Parc	el Size
Assessor Lo	cation:	BLUE	HILL (1	3H)				A)	1	B)	0	1	J. Carlotte	C) 1		D) 1	E)	6	F)	1
	146625			343	dulis de la	Reside	ntial		9[25]j			沙滩			Ç.	ommer	ial 🍳			
	Mul	tiple Im	provements:	Mult	iple. Im	provements.:	10000	36, 40, 40, 11, 11, 18		300 14.7	Multi	ple. I	mpro	vements.:	ya =======	or the resignation according		W. M. C. W. C. C.		e electrice whose
		Constr	uction Date:	Cons	struction	Date :	19	00			Const	tructio	on D	ate:			,			
	nation of the	多电影	Floor:	Floor	r Sq. Ft.	:	9'	79			Floor	Sq. I	t. :							
		Buildin	g Cost New:	Cost			1,8	45			Cost	:								
Single Family	Style:	101		Res	identia	Condition	: 25		原於	200	Com	mer	cial	Occupan	cy (Code:			energy (C	
(100) □ Mol	bile Hon	ie		(10)) 🗆	Worn Out					Prim	ary:		0	the	r1:		Other2:		
(101) 🗷 One	Story			(20)) E	Badly Won	n				Соп	mer	cial	Construc	tio.	n Class:				
(102) 🗆 Two	Story			(30)) E	Average					(1)		Fire	proof Str	uct	ural Steel	Fram	e	·	
(103) 🗆 Spli	t Level			(40)) 🗆	Good					(2)		Rei	nforced (on	crete Fra	ne			
(104) 🗆 11/:	2 Story			(50)) 🛮	Very Good					(3)		Ma	sonry Be	arin	g Walls				
(111) 🗆 Bi-L	.evel			(60)) 🗆	Excellent					(4)		Wo	od or Ste	el F	ramed E	xt. Wa	ills		
(106) 🗆 Oth	ег								ű.		(5)		Ме	tal Frame	and	d Walls				
Townhouse or	Duplex	Style:	e of the sound	Res	identia	Quality:	3.0				(6)		Pol	e Frame						
(301) 🗆 One	Story			(10)) 🗆	Low					Cost	Ran	k:		i.	ં 🖖 📜 C	ondit	ion:		
(302) □ Two	Story			(20)) 	Fair					(10)		Lov	V		(1	.0) C] Worn	Out	
(307) 🗆 1 1/2	2 Story	······		(30)	E	Average					(20)		Ave	таде		(2	(0) E	l Badly	Wom	
(308) 🗆 Split	t Level			(40)		Good					(30)		Abo	ove Avera	ge	(3	0) E] Avera	ge	
(309) 🗆 2 1/2	2 Story			(50)) 🗆	Very Good					(40)		Hig	h		(4	0) [l Good		
(304) 🗆 One	Story D	нріех		(60)		Excellent	1 - may		989an	ja ja				hirak		(5	0) E	l Very	Good	
(305) 🗆 Two	Story D	uplex	,					na const							Ç.	(C	0) C	I Excell	ent	
Assessor's	Adjus	tment	to Sale P	rice	(+ or	-):		******	,											
Assessor Co	mments	and R	eason for A	djus	tment:									·			······································			
																			·········	
C									<u></u>		4_									
Comments fi	rom								Co	nm	ents:				····		<u></u>			
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•																		(Conti	nue on	back)

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/24/18 03:40 PM

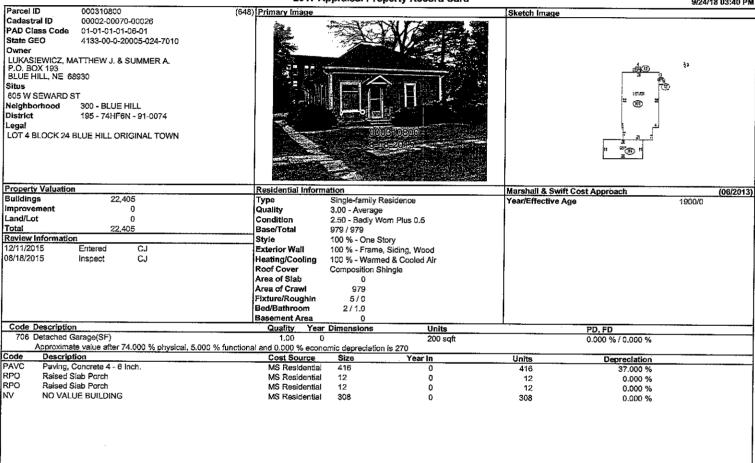
***************************************				2011 10	cai Estate Dieakuowii Kepoit	•			9/24/18 03:4	10 PN
Parcel ID Owner LUKASIEWIC P.O. BOX 193 BLUE HILL, N	i -	300 J. & SUMMER A.		Legal LOT 4 BLOCK 24 E	BLUE HILL ORIGINAL TOWN	Card File Situs 605 W SEWAR	0003108 RD ST			
County Area Neighborhood Location / Gro District School	0 300	N/A BLUE HILL BLUE HILL (BH) 74HF6N - 91-0074 91-0074	91-0074	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	01-01-01-01-06-01 4133-00-0-20005-024-7010 00002-00070-00026 2018 / 1807 08/31/2018 20,000	Value Buildings Improvement Land / Lot Total		Previous 22,405 0 1,480 23,885		1,48
Model			Method	Lot Size		Cutoff	Value	Add (+/-) L	ot Value Ar	one II
8 BLUE HILL			02 SqFoot	5,940.000	44.000 N	17,000 122,000 999,999	0.249 0.080 0.029	0.000	1,480	
Sale Date	Book	Page	Extend	d Owner	rship History				An	nour
08/31/2018 06/11/2012 11/22/1996	2018 02012 01996	1807 01272 1610A	1808	MURP	SIEWICZ, MATTHEW J. & SUMMER A. HY, SAVANNAH G IN,JAMES W & MADALYN				2	0,000 7,500
	ent District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalt	y Tax
2017 310 8		22,405	0	1,480	23,885	0	23,885	461.88		$\overline{}$
2016 3108		22,405	0	1,480	23,885	0	23,885	460.46		-
2015 3108		26,520	0	1,480	28,000	O	28,000	532.56		
2014 3108		26,520	0	1,480	28,000	0	28,000	583.84		(
2013 3108	00 195	29,250	0	1,480	30,730	0	30,730	690.68		(

WIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/24/18 03:40 PM



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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)
If the property is a rental property and produces income, what rent has been charged for it in each of the past five years? S What
expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain): What is the dollar value of the personal propert that was included in the pruchase price.
propert that was included in the pruchase price.
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if no
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us			
Seller: MURPHY, SAVANNAH G Buyer: LUKASIEWICZ, MATTHEW J. & SU Parcel ID: 000310800 Additional Parcels: Book: 2018 Page: 1807 Sale Date: 08/31/2018 Legal Description: LOT 4 BLOCK 24 BLUE		VN	
Describe the basement finish; flo	oring, walls, cei	ling finish?	
Manufactured Housing: Was this ho	me manufactured o	ff site then moved to this location?	yes Tf
manufactured; what type of home i		Mobile Home	
M	anufactured If ma	nufactured is the home still siton on	
(circle one) Metal Frame Foundat			
Signature:		Buyer/Seller	
(circle one) Phone#	Date:		

COVER PAGE PROPERTY TRANSFER

BOOK & PAG						RANTEE MASTER NAME		-
PARCEL # FILING NUMBE		141	_	<u>1420</u>				
DOC STAMP		15	_	tax/lien	- 1120-4-1	_		
	2	//	_	- · - · · · · · · · · · · · · · · · · ·	٠.	_		
SALES FILE		, (# PAGE	···	-			
EIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	red cloud Residential	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/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					
ROPERTY CLASS		2000	4000	9000	9500			
	1000	2000						
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXÉMPT	GAME & PARKS		RURAL RESIDENTIAL	
				EXEMPT	ŀ	hile H	CHOHADDAN	
TAX DISTRICT_				ЕХЕМРТ	ŀ	bile H	CHOHADDAN	
TAX DISTRICT_				EXEMPT	ŀ	bile H	CITOTADDAN	
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"AL SALE PRICE_ ADJUSTMENTS \$	RESIDENTIAL 140 \$1,50			EXEMPT	ŀ	bile H	CITOTADDAN	
ADJUSTMENTS \$	RESIDENTIAL 140 \$1,50			EXEMPT	ŀ	bile H	CITOTADDAN	
ADJUSTMENTS \$	RESIDENTIAL 140 \$1,50			EXEMPT	ŀ	bile H	CITOTADDAN	
TAL SALE PRICE_ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE	RESIDENTIAL 140 \$1,50	COMMERCIAL		EXEMPT	ŀ	bile H	CITOTADDAN	
"AL SALE PRICE_ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE SALES DATE	RESIDENTIAL 140 \$1,50	COMMERCIAL		EXEMPT	ŀ	bile H	CITOTADDAN	
TAL SALE PRICE	NO 7-16	COMMERCIAL 2-2018	AGRICULTURAL		mò	bile H	CITOTADDAN	
ADJUSTMENTS \$ ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 7-16	COMMERCIAL 2-2018 ADJUSTED 2	AGRICULTURAL SUBCHNGD	NO 4 LE NOT TO BE USED ARM	MOBILE 5	bile H	CITOTADDAN	
AL SALE PRICE ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO 7-16 OCS YES	COMMERCIAL 2-2018 ADJUSTED 2	AGRICULTURAL SUBCHNGD	NO 4 LE NOT TO BE USED ARM	MOBILE 5 VIS LENGTH / NOT VALID FOR	bile H	CITOTADDAN	RUR
ADJUSTMENTS \$ ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 7-16 O'CS YES 1 USABILITY	COMMERCIAL	SUBCHINGD 3 SUBCHANGED SAI	NO 4 LE NOT TO BE USED ARI	MOBILE 5 MS LENGTH / NOT VALID FOR MEASUREMENT		SUBURBAN_	
ADJUSTMENTS \$ ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 7-16 O'CY YES BH BLUE HILL MODI	COMMERCIAL COMMER	SUBCHNGD 3 SUBCHANGED SAI	NO 4 LE NOT TO BE USED ARI	MOBILE 5 MS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE	RC RED CLOUD	ROS	RUR RURAL
AL SALE PRICE	NO 7-16 YES 1 USABILITY	COMMERCIAL COMMER	SUBCHNGD 3 SUBCHANGED SAI COW COWLES	NO 4 LE NOT TO BE USED ARI	MOBILE 5 MS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE	RC RED CLOUD	ROS	RUR

FORM 521

Real Estate Transfer Statement

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

	deed will not be recorde	d unless this statemer	nt is signed and items 1-25 a	re accurately completed.	
1 County Name	2 County Number	O 1	3 Date of Sale/Transfer	4 Date of Deed	1 6618
	Select County & County N	lumber 7	Mo Day Yr.	2018 Mo. 9 Day	y <u>le yr. 2018</u>
5 Grantor's Name, Address, a	ind Telephone (Please Print)		6 Grantee's Name, Address, ar	nd Telephone (Please Print)	
Grantor's Name (Seller)	let Mary H	eydon	Grantee's Name (Buyer)	uno A. Irma	a C
Street or Other Mailing Addres	a	- 40011	Street or Other Mailing Address	PO Box 4	<u> </u>
City Bladen	State NE	Zip Code 68928	City 21	State	Zip Code
Phone Number		68492	Phone Number Is	Νε the grantee a 501(c)(3) organiz	ation? Yes No
Email Address		<u> </u>		es, is the grantee a 509(a) four	
7 Property Classification Nu	mber. Check one box in categ	ories A and B. Check C i	f property is also a mobile home	9.	
(A) Status		(B) Property Type		(C)
Unimproved 1	Multi-Family Ag	dustrial [pricultural [ecreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed	Mobile Home
8 Type of Deed Conse	rvator	Distribution La	nd Contract/Memo Partition	Sheriff	Other
Bill of Sale Correct Cemetery Death	tive Certificate – Transfer on Death	Easement Lea	ase Personal I neral Quit Claim	<u> </u>	
9 Was the property purchased part of an IRS like-kind exch	as 10 Type of Transfer	Distribution Forecl	osure Irrevocable Trust F	Revocable Trust Tra	ansfer on Death
(I.R.C. § 1031 Exchange)	Auction	Easement Gift	Life Estate 🔀 S	Sale Tro	ustee to Beneficiary
Yes No	Court Decree				her (Explain)
11 Was ownership transferred in Yes No			X Yes	purchased for same use? (If N	lo, state the intended use.)
			tives? (If Yes, check the appropria	te box.)	
∐ Yes 🕍 No L	Aunt or Uncle to Niece or Ner	= ' ''	Partnership, or LLC Self	Othe	er
Ļ	Brothers and Sisters	Grandparents	= '	е	
14 Milest in the average	Ex-spouse	Parents and Ch		arent and Step-child	
14 What is the current market va			15 Was the mortgage assumed?	' (If Yes, state the amount and i	nterest rate.)
16 Does this conveyance divide			Yes X No \$		%
Yes No			of the agent or title company	contact.) Yes	(ii res, include the name
18 Address of Property	. 0.		19 Name and Address of Person	to Whom the Tax Statement S	
646 Webst	er Street Bl	aden NE	Bruno A.I	rmer	
_	_	68928	PO Box 4	_	
18a No address assigned	18b Vacant land	0201010	Bladen NE	68928	
Lots 1 + 6		pence + Be 	ennett's Addi	ition to Bl	aden
22 Total purchase price, inclu	uding any liabilities assume	d			1500 -
23 Was non-real property inc	cluded in the purchase? 🔀	Yes 🗌 No (If Yes, en	ter dollar amount and attach ite	• 1	500 -
24 Adjusted purchase price p	oaid for real estate (line 22 r	minus line 23)	L	ot 24 ^{\$}	• 1,000 00
25 If this transfer is exempt fi	rom the documentary stamp	tax, list the exemption	number	<u> </u>	
Under pena	Ities of law, I declare that I ha	ve examined this statemen	at and that it is, to the best of my I	knowledge and belief, true, cor	mplete, and
Brur	am duly authorized to sign this	Υ		40	2-460-9244
sign Print or Type Nam	e of Grantee or Authorized Rep	resentative			Phone Number
	ee or Authorized Representativ	re 1	ītle		7-6-2018 Date
	Real	ster of Deed's Use On			For Dept. Use Only
6 Date Deed Recorded	27 Value of Stamp or E		28 Recording Data		. Or DODE OSCOTA
Mo. 9 Day 6 Yr	18 \$ 2 2 5			1819	
ebraska Department of Revenue			~~~~~	- 	

BK2018,Pg 1819



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.

Lvie G. Hevdon

Mary J. Hevdon

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

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

Comm. Expires Ava. 28, 2021

Notary Public

GENERAL HOTARY - State of Nebrands
TAMARIA L. SCHEUNERAA
MY CONTIN. Exp. Aug. 28, 2021

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 day of September A.D., 20/8, at/0:50 o'clock A.M. Recorded in Book 20/8

on Page 18/9

Deb Klingenherger County Clerk
510.00 BB Deputy

Ind___Comp___Assessor___Carded__

NEBRASKA Good Life. Great Service. Manufactu	ıred Housi	ng Transfer Statement	FORM
DEPARYMENT OF REVENUE		ga.ioioi otatoinioiit	521MH
1 County Name	2 County Number	3 Date of Sale 4	<u> </u>
webster	91	Mo. 7 Day 10 Yr 2017	
5 Seller's Name, Address, and Telephone (Please Print)	<u> </u>	6 Buyer's Name, Address, and Telephone (Please Print)	
Seller's Name Lyle + Mary Heydon		Buyer's Name BRUDD A. TrM	W
Cuyfent Mailing Address (Number and Street or PO Box)		Current Mailing Address (Number and Street or PO Box)	
State NE	Zip Code 68928	State State	20 8928
Daytime Phone Email Address		Daytime Phone Email Address	
7 Type of Transfer X Sale Auction Gift Exchange		Satisfaction of Contract Life Estate Other (Explain.))
8 Was ownership transferred in full? (If No, explain the divisi		9 Was the property purchased as part of an IRS like-kind excha	inge? (IRC § 1031 Exchange
10 Was the sale between relatives? (If Yes, check the appropri	iate box.)		
☐ YES 🔀 NO ☐ Spouse ☐ Grandparents and Grandch ☐ Parents and Child	Step-parent and		Family Corp. or Partnership Other
11 What is the current market value of the manufactured hous	sing?	12 Was the mortgage assumed? (If Yes, state amount and inter	rest rate.)
		YES XNO \$	at %
13 Was the sale through an agent? YES NO if Yes, include the name of the age	nt		
14 Length (Without Hitch) 15 Width	16 Make Skyline	17 Model 2 FPD3DR4	18 Year 1972
19 Location of the Home Before Sale	/	20 Name and Address of Person to Whom the Tax Statement S	Should be Sent
646, N. WUBSTRF ST. BIG	aden NE.	Brano A. Frmer.	•
6 44, N. Webster ST.	3/22.06	13/ALEN NE. 68928	
21 Name and Address of the Land Owner	o warm it	22 Legal Description of the Land	
Brino A Irmer			ence &
 23 Total purchase price, including any liabi 24 Was non-real property included in the pand 24c indicating the cost amount of any 24c indicating the cost amount of any	urchase?	500.00	500 00

24a Furnishings

24b Moving Costs.....

sign here Print or Type Name of Buyer of Authorized Representative Daytime Phone

Signature of Buyer of Authorized Representative Title Date

24b

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

NEBRASKA CERTIFICATE OF THE Vehicle Identification Number Make -Year Body Style SK1661F 1972 SKYLINE MOTOR HOME = Model 2EPD3DRA Purchase Date ssue Date Previous Title Number/State Title Type 9/10/2017 9/06/2018 14262450007 ORIGINAL Color WHI Odometer Capacity EXEMPT Owner Name(s) And Address **BRUNO IRMER** - 646 WEBSTER ST BLADEN, NE 68928 Previous Owner(s) City/State YLE G HEYDON BLADEN NE 68928 1ST Lien, LIEN RELEASES lst Release By: Date: 2ND Lien 2nd Release By: Date:÷ Subsequent Liens Filed 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 imprisonment. (RETAIN COPY FOR 5 YEARS.) The undersigned, being the owner of the vehicle described within the Certificate of Title; he described therein to the following named pureflasers. certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is ☐ 1. The mileage stated is in excess of its mechanical limits. ☐ 2. The odometer reading is not the actual mileage. PRINTED NAME OF PURCHASER(S) ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN. **ADDRESS** SIGNATURE OF SELLER CITY STATE 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 18249450003 WEBSTER Witness My Hand And Official Seal The Day F 1555950 County Official F01555950 \$ 10.00 IE ALTEREO OR DUPLICAT

	7/10/17
	WE SOLD OUR 1972 SKYLINE
	10×70 MOBILE HOME - VEHICLE ID
	NUMBER SK166/F - WITH THE LAND
	IT, SITS ON AT 646 NORTH
	WEBSTER ST IN BLADEN, NE.
	CONSIDERATION OF \$ 1500.00 1S
	HEREBY ACKNOWLEDGED, QUITCLAIM
٠	AND CONVEY TO BRUNO IRMER
	AND CONVEY TO; BRUNO IRMER, SINGLE PERSON, THE FOLLOWING
	DESCRIBED, REAL ESTATE (AS
	DEFINED IN NEB, REV. STAT. 76-201).
	DETINOS IN NED, REVIOLATION DE 201/a
	LOTS ONE (1) AND TWO (2), BLOCK
	ONE (1), SPENCE AND BENNETTS
	ADDITION TO BLADEN, WEBSTER
	CONNTY NCRPASIA
	COUNTY, NEBRASKA.
-	EXECUTED TIMY 10 2017
	ENLINED VIII, XVI)
- 1	3.
	7/ 15 7/ 0
- (Mills Arigin
The Control of the Control	onny J-seguon
-	•

Mead

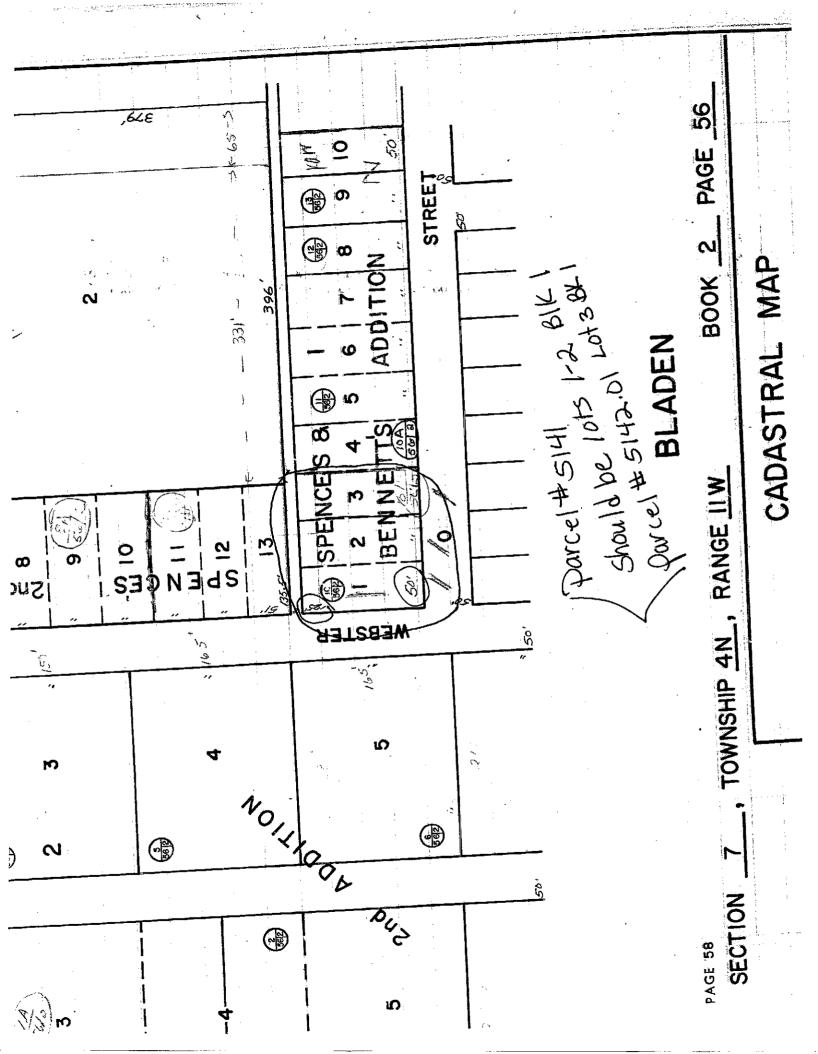
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WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/28/18 03:08 PM

PO BOX	BRUNO A.				Lega! LOT 1-2 BŁK 1 BLAI ADDITION	DEN \$PENCE	& BENNE	П		Card File Situs 646 N WEBSTE BLADEN, NE 68	RST	0514100			
County / Neighbor Location	rhood	0 400 10	N/A BLADEN BLADEN (BLA)		State GEO Cadastral	01-01-01-01-0 4131-00-0-300 00002-00056-	30-001-14			Value Bulidings Improvement			Previous 2,345 0		Current 2,500 0
District School		140 01-0123	B123FN - 01-0123 01-0123 01-0	123	Sale Date	2018 / 1819 07/06/2018 1.500				Land / Lot Total			3,170		1,640 4,140
Date Add	ed Notes		LIDE: 53/MOBILE HOME			-,						-			
10/0 //200	OAIG	7 π. 1420 C	EDE. SS/MODILE HOME	WORKE			Permit No	Туре	Descrip	tion		Date Open	Date Close	1	Amount
							0005	00 N/A	~2017 C TRAILE	HECK SHED &		07/01/2016	12/13/2016		0
							0004	00 N/A	~2016 C	HK TO SEE IF HOME WAS REI	PA	09/22/2014	03/08/2016		0
							0003	00 N/A		HECK TO SEE IF HOME IS LIV	F	06/20/2013	02/10/2014		0
							0002	00 N/A		EVIEW: SOLD M	UCH	07/16/2008	03/09/2009		0
						i	0001	00 N/A	66' AND				12/06/2005		0
Model 10 BLADI	-N1			Method 02 SaFoot	Lot Size 12.500.000		age Spote	Code			Value	Add (ot Value	Appr ID
							000 N				0.131 0.004	0.0	000	1,640	O
Sale Date 09/19/201		02014	Page 01996	Extend		hip History	JADV I			-,					Amount
09/19/201		02014	01996			N, LYLE G & ! N, LYLE G & !									2,500 2,500
07/04/200		02008	01299			LD. WILLIAM									1,500
09/05/200		02005	01905		HAUPT	MEIER, JOYC	E								3,395
06/01/199		01998	01024			OCHELLE									0
05/14/199	stement D	01998	00956 Building	Other	GRIGG, Land	EDDY %	T-4								0
	514100	140	2,345	<u>Uster</u>	825		Tot: 3,17		Exempt 0			able 170	Total Tax 43.38	Per	alty Tax
2016	514100	140	1,930	ŏ	825		2.75		ŏ			, 170 ,755	36.70		0
2015	514100	140	60	ō	825		88		ŏ			885	11.98		ő
2014	514100	140	60	0	1,650		1,71	0	0		1	710	34.96		ō
2013	514100	140	60	0	1,650		1,71	0	0		1,	,710	39.88		0
	Topa San			·:		ing services	,	. 1	ty	t en.		3:	15.		



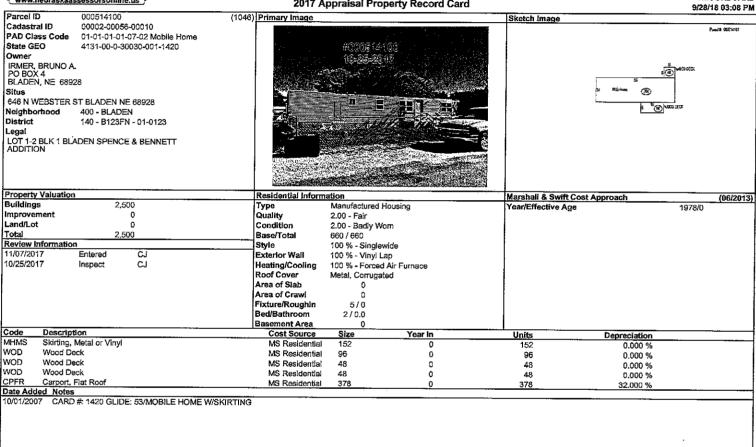
Residential & Commercial Sales Worksheet

Cnty No.	Book	le Date	School District Code														
91	2018	1819		7/6	/2018	Base: 0	e: 01-0123 Affiliated: 01-0123 Unified: 01								1-0123		
Location I	D S	ile Number	Use	abilit	& Code #	1.75×30 mil	, S. Joseph La K. J. J.			. 1	arcel l	Number	ımber				
00051410	0	211		4	09	GeoCde	Tw	n R	ng	Sect	Qrt	Subdiv	A	rea	Blk	Parcel	
	Date of	Sale Assessed	Value			4131				00	0	30030			001	1420	
Land	I	nprovements		3/- 1	otal			Date	of S	ale P	ropert	y Classifi	cati	on (Code		
1,	640	2,500)		4,140	Status	P	ropert	ту ј	pe	Zoning	Locatio	n l	Cit	y Size	Parcel Size	
Assessor Loca	tion: BLA	ADEN (BLA)				A) 1	В		1) 1	D) 1		E)	7	F) 2	
					Residential					viet.		Comme	rcia	I.			
	Multiple I	mprovements:	Multiple	e. Impro	vements. :	received the design from the	7 / W- 24 /	Multi	ple.	Improve	ments. :	<u>ung separah dan Mes</u>	<u> </u>	70 - 124 <u>- 1</u> 7	11.196 - Jan 1	e glassifies and in	
SPACE DE	4 4 1 444 Tu	U. F. F. & W. P. (1995) 111	Constru			78				on Date							
Arri y in		Floor:	Floor So	a. Ft. :	6	60		Floor	Sq.	Ft. :							
	Build	State of the second of the second	Cost:	<u> </u>	33,3	50		Cost									
Single Family S			Reside	ntial C	ondition: 2)		Com	mei	cial O	ссирап	cy Code:			े हा है।		
(100) 🗷 Mobi	le Home		(10) I	⊐ W	om Out			Prim				her1:			Other2:	····	
(101) One S	Story		(20) 🗷 Badly Worn						Commercial Construction Class:								
(102) □ Two S	Story		(30) Average							Firep	roof Str	uctural Ste	el Fı	rame			
(103) 🗆 Split I	Level		(40) I	□ G	ood	•		(2)		Reint	forced C	oncrete Fi	ame	;			
(104) 🗆 1 1/2	Story		(50) U Very Good							Masc	nry Bea	ring Walls					
(111) 🗆 Bi-Le	vel		(60) Excellent					(4)				el Framed		Wal	ls		
(106) 🗆 Other							W.	(5)		Meta	l Frame	and Walls					
Townhouse or I	uplex Style		Reside	ntial Q	uality: 20		927	(6)		Pole :	Frame						
(301) 🗆 One S	tory		(10) E	l Lo	w			Cost	Rai	ık:			Con	ditio	n:		
(302) 🗆 Two S	Story		(20)	E Fa	ir			(10)		Low			(10)		Worn	Out	
(307) 🗆 1 1/2 5	Story		(30)) Av	rerage			(20)		Avera	ige		(20)		Badly	Wom	
(308) 🗆 Split I	evel		(40) E	J G	ood			(30)		Abov	e Avera	ge	(30)		Averag	re	
(309) 🗆 21/25	Story		(50) E	∃ Ve	ry Good			(40)	П	High			(40)		Good		
(304) □ One S	tory Duplex		(60) E] Ex	cellent								(50)		Very C	lood	
(305) 🗆 Two S	tory Duplex			an in taloning Telua a Makir			1966 July 100			17 1 To 18	1 1 1 1 2 1 4 1 4 1 4 1 4 1 4 1 4 1 4 1	Ø544	(60)		Excelle	ent	
Assessor's A	djustme	nt to Sale Pr	ice (+	or -)) :												
Assessor Com	ments and	Reason for Ad	justm	ent:	····	- *	JI.										
			,	•••													
<u> </u>																	
Comments fro			C(T >-	mp = -		C	omn	ients:									
OCD-KENI	RD WHOM	E PREVIOU	ягд-	TRAL	KD LOTS												
			,														
															(Contin	ue on back)	
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								•						/	

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD



			_			_	Truste	-J. Lewi. es
DOC STAMPS	<u>Exem</u>	pt#4	_	tax/lien				
SALES FILE #	212	<u> </u>	# PAGE	s	_			
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN 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	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		PURAL PERIODE	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	120					· _^a	SUBURBAN .	
TOTAL SALE PRICE	4					739	Res	
TOTAL SALE PRICE_								
21 ADJUSTMENTS <u>\$</u>	· -							
R ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	9-7-8	2018 ve Wi						
DEED TYPE	Correcti	ve WI	>					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED A	VALID FOR			
LOCATION CODE	вн	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
į	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
			· · · · · · · · · · · · · · · · · · ·	I .	i		I	

FORM

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number Select County & County Number Select County & County Number Select County & County Number Select	3 Date of Sale/Transfer 7 Yr. 2018 Date of Deed Mo. 2 Day 7 Yr. 308
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Tason S. Lewis and Jennifer J. Lewis	Jason S. Leurs and Jennifer J. Lawic Trystees
Street or Other Mailing Address 1829 RJ 400	Street Construction Address
City Campbell State 60032	City Campbell State 6588,
Phone Number 402-460-8553	Phone Namber 855 Is the grantee a 501(c)(3) organization? Yes Two No If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	
	B) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange?	closure Irrevocable Trust Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary tor Trust Partition Satisfaction of Contract Other (Explain)
11 Was pwnership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other (Explain) 12 Was eal estate purchased for same use? (If No, state the intended use.)
V Yes	V Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	-
	Partnership, or LLC Self Other and Grandchild Spouse
Ex-spouse Parents and 0	
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 conveyande 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
18 47 KU 700 C0977	
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	\$1+0VC 22 \$
23 Was non-real property included in the purchase? Yes V No (If Yes, e	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	nter dollar amount and attach itemized list.) 23
	nter dollar amount and attach femized list.) 23 \$ 0,000
25 If this transfer is exempt from the documentary stamp tax, list the exemption	10140VC 24 \$ 0100
Under penalties of law, I declare that I have examined this statement	\$1+0VC 24 \$ 0,000
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorised to sign this statement.	n number \$ 0,000 ent and that it is, to the best of my knowledge and belief, true, complete, and 308-435-6373
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Print or Type Name of Granteg or Authorized Representative	n number
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorised to sign this statement.	n number \$ 0,000 ent and that it is, to the best of my knowledge and belief, true, complete, and 308-435-6373
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Huma I Chamble Print or Type Name of Grantee or Authorized Representative	In number
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized io sign this statement. Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	In number

A tract of land located in the Southeast Quarter (SE½) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6th 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 (SE½) 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 (SE½) 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 (SE½); thence N00°00'00"E along said east line 20.02 feet to the place of beginning containing 0.49 acres.

BK2018, Pg 1820

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 7 day
of September A.D., 20 18, at 1:20
o'clock P. M. Recorded in Book OB
On Page 1820-1821
Deb Klingenbergen County Clerk
*/ D.D. B. Deputy
Ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-7-/8
\$Excappt #4 By BB

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 (SE½) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6th 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 (SE½) 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 (SE½) 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 (SE½); 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:

- 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 & Lewis

Jennifera Léwis

BK2018, Pg 1821

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.

GENERAL NOTARY - State of Nebrasika
HENRY C. SCHENKER
My Comm. Exp. June 16, 2022

Notary Public C. Schenker

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	<u> 20/8 -</u>	1822 -19.	<u>2</u> 3 #PAG	ies		SRANTEE MASTER NAME	" Contr	act -	_
PARCEL# FILING NUMBE		5502	= 7250	0%		_	Ben 4	Sam	
	Solit w/	0024055	01		·····		K1556	2	
DOC STAMP	· Exems	+ # 13	_	tax/lien		_	•		
SALES FILE	<u>. 213</u>		# PAG.	ES	_				
NEIGHBORHOOD ("	100	105	200	205	300	205	400	7
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTI.	AL
	405	500	505	510	515	600	605	610	
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLĖS NO HOME SITE		COWLES E COMMERCIAL/NO SITE	ROSEMONT W/HOM SITE	E ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/S	ΤΕ
	615	700	705	710	800	805	1000	1005	
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	(NAVALE/ NO HOME SITE	E (NAVALE COMMERCIAL	AMBOY VILLAGE W, HOME SITE	/ AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	. RURAL COMMERCIA	AL .
	1010	1015	1020						
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT						
PROPERTY CLASS	1000	2000	4000	9000	9500				
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL		_
TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS	9418	20 		-					
ASSESSOR ADJUSTMENTS	\$		- :	-					
REVIEW CODE	NO								
SALES DATE_	7-19	7-2018		el Estati	a 1	1.			
DEED TYPE_	Notice a	of Intere	est in Red	el Estati	- Contra	.ct			
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				_
CODE	1	2	3	4	5	i		314.4	t3 Ben 7 Jen
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			7.0	7—Jen Desc
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR	<u> </u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL	
L_ COMMENTS	Conti	ract.	for Sa	be of	Real 2	state	-Split	W/2405	5501
									y
	PARCEL # (S)								
	· <u>'</u> L						<u>.</u>		

NEBRASKA Good Life. Great Service

Real Estate Transfer Statement

FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE . If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed જીળષ્ટ 2018 Select County & County Number Dav 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) wis and Jannifer T Grantee's Name (Buyer) asce and Samuel T. Kesse, each Sastic Reniamin City City State Phone Number Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Νo Yes Yes No Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultura! Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other_ Trust/Trustee Bill of Sale Corrective Fasement Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Transfer on Death Auction Giff Life Estate Sale Easement Trustee to Beneficiary Yes **V** No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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.) 941,820 Yes **☑**No \$ 16 Does his conveyance di ide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes √ Yes No No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property J. Kosse and Samuel J. Kosse 35E 68932 18a No address assigned 20 Legal Description See Attached 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed (40 22 23 Was non-real property included in the purchase? \square Yes \boxed{V} No (If Yes, enter dollar amount and attach itemized list.) 23 41820 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number BK2018, Pg 1822-1823 \$Exempt#13

The East Half (E1/2) 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 (SE½) 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 (SE½) 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 (SE½); thence N00°00'00"E along said East line 20.02 feet to the place of beginning,

BK2018, Pg 1822

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 8, at 1:25 o'clock 8 M. Recorded in Book 20/8 on Page 1822-1823

Dob Klingenberger County Clerk 3/16.00 RB Deputy Ind Comp_Assessor_Carded_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-7-18
\$Exempt = 13 By BB

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 ______, 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, Trustee.

Jennifer J. Lewis, Trustee.

STATE OF NEBRASKA) ss.

The foregoing instrument was acknowledged before me by

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.

GENERAL NOTARY - State of Nebraska
HENRY C. SCHENKER
My Comm. Exp. June 16, 2022

Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Во 20	5 July 20 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Carl Nov. Charles	le Date 9/2018	Base: 0	1-01	23	Affilia	ted: 0	1-0123	Ţ Ini	fied: 0	1-0123
				ere dia ana ata	Malagar		essi (A	11		Vumber		Spira V.	
Location		Sale Number	arms, areas per a	y & Code #				1764 in 1964 in	1 mg - 1	Maria de 1879 e Maria de 1880 en 1880	olenia Name		
002405	لبسب		4	09	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of Sale Assessed	Value		4247	3	12	4	4	00000	1	000	2505
Land		Improvements		Total		D	ate of	Sale P	operty	Classific	ation	Code	
758	,260			758,260	Status	Pro	perty Ty	гре	Zoning	Locatio	ı Cı	ly Size	Parcel Size
		Irrigation Type:			A) 2	B)	05	C,	5	D) 3	E)	0	F) 10
LCG		ACRES:	V	ALUE:	1438	LCG			ACE	ES:	维护法,	VAL	UE:
IRRIGATI						RASSLA	ND I	G1		1.770	7		2,520
**********	1 <i>A</i>							1G		2.440	1		3,475
	2A1						2	G1]		
	2.A							2G		3.080/			4,390
	3A1						3	G1				,	
	3A							3G					
	4A1						4	Gl					
	4A	<u> </u>						4G	1	5.670			22,330
DRYLAN	D 1D1	20.110		54,400	5	Shelterb	elt/Timl	per					
	1D	203.590		550,710			Accreti	on			,		
	2 D1						Wa	ste		3.710			2,745
,	2D		<i>Y</i>	23,215	*******		Of I						
	3D1			4,530	AG L	AND '			30	3.570		7	58,260
	3 D		Ţ	7,930			Roa			7.920 ₅		Maiosha All Maiosha	
	4D1	8.940	1	19,580			Farm Si					 	
	4D	28.510		62,435			ome Si				<u> </u>		
			TO THE REAL PROPERTY.			<u> </u>	Recreati						
	wellings ouildings		1		Nο	n-AG	Oti TOTA			7.920	l 		
Jul	· en en r	[13] [1] [1] [1] [2] [2] [2] [2] [2] [2] [2] [2] [2] [2			110	u-AU	I O I E				<u> </u>		

Assessor's Adj	ustment to	Sale Price (+ or -):		7	Fotal Recapt	ure Value:	
Assessor Comme	nts and Reaso	on for Adjustment:					
		•					
							445
Comments from				Comme	nts:		
NOTICE OF	INTEREST	IN REAL ESTATE	CONTRACT	FOR SAI	E OF REAL	ESTATE	
EXEMPT#13	FROM DOC	STAMP-LAND CON	TRAC	•			
							(Continue on back)

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 10/9/18 10:02 AM

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Parcel ID	(002405502		Lega			TD 4 OT		Card File	0024	05502			
)wner	•					EPT A 7.07 ACRE	TRACT		Situs					
		N J. & SAMUEL J.		5-1-	-K: 04-03-12	Acres: 311.490			1829 ROAD	400				
-REAL ÉST PO BOX 17		JNIKACI							1					
CAMPBEL		8932							1					
									Ì					
County Are	ea .	1 AREA	1	Clas	s Code	02-05-05-03-00)-10		Value			Previous		Сипте
Neighborh	ood	1 AREA	1	State	e GEO	4247-04-4-0000	00-000-2505		Buildings			0		
Location / 6	Group	80 RURA	L (RUR)	Cad	astral	00001-00041-0			Improveme	nt		0		
District		120 123F3	S - 01-0123		k / Page	2018 / 1822 Ex	t 1823		land / Lot			0		758,26
School		01-0123 01	-0123 01-0123		Date	07/19/2018			Total			0	_	758,26
					Amount	941,820								
Soil	Use	LCG/LVG	Soil Description		LVG Descr	iption	Spot Co		Value/Acre	Assessed	Sub	Market/Acre	Marke	et Su
2521	DRY	4D	COLY-HOBBS S	•			N	28.510	2,190	62,435	0			
2524	DRY	4D1	COLY SILT LOA				N	8.940	2,190	19,580	0			
2667	DRY	1 D	HOLDREGE SIL				N	122.020	2,705	330,065	0			
2668	DRY	1D	HOLDREGE SIL				N	20.060	2,705	54,260	0			
2669	DRY	1D	HOLDREGE SIL				N	4.500	2,705	12,175	0			
2671	DRY	3D1	HOLDREGE SIL				N	2.000	2,265	4,530	0			
2675	DRY	2D	HOLDREGE SIL		2D		N	10.250	2,265	23,215	0			
3864	DRY	1D1	HASTINGS SILT		1D1		N	20.110	2,705	54,400	0			
4147	DRY	3D	HOLDREGE SO: SLOP	,	3D		N	3.500	2,265	7,930	0			
8869	DRY	1D	HORD SILT LOA	M, 0-1% SLO₽	1D		N	57.010	2,705	154,210	0			
								276.900		722,800				·
2521	GRAS	4G	COLY-HOBBS S	ILT LOAMS, 0-	4G		N	15.670	1,425	22,330	0			
2667	GRAS	1Ģ	HOLDREGE SIL	T LOAM, 0-1%	1G	•	N	1.180	1,425	1,680	0			
2669	GRAS	1G	HOLDREGE SIL	T LOAM, 1-3%	1G		N	0.390	1,425	555	0			
2675	GRAS	2G	HOLDREGE SIL	T 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	1 G	HORD SILT LOA	M, 0-1% SLOP			N	0.870	1,425	1,240	0			
9999	GRAS	GWAS	WATER		GWAS - WA	ASTE	N	3.710	740	2,745	0			
								26.670		35,460				
ROAD	ROAD	ROAD	COUNTY ROAD		ROAD		N	7.920	0	0	0			
				F		nership History	Land	Total 311.490		758,260				Amour
Sale Date 07/19/2018		2018	Page 1822	Extend 1823		SSE, BENJAMIN J.	2 CAMPIE	1						941,82
07/1 9 /2018		ZU10	1822	1023		VIS, JASON S & JE								941,02

MIPS Inc. www.nebraskaassesso-confine us Parcel ID 002405501 Owner

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 10/9/18 10:59 AM

Neighborhood AREA AREA State GEO							i itoui Locato							·	וא פכיחו מו זפוח
1829 RD 4000	Owner LEWIS, J	IASON S.			A P.	ARCEL OF		-3-12			Situs		105501		
County Area	TRUSTE 1829 RD	ES 400													
Maighton-ord AREA State GEO 4247-044-00000 002-905 Buildings 112,645 11 12,045 13 12,045 14 12 12 12 12 12 12 12			8932												
Maighton-ord AREA State GEO 4247-044-00000 002-905 Buildings 112,645 11 12,045 13 12,045 14 12 12 12 12 12 12 12							04.05.05.00	00.01			Mahaa			Desident	Curren
Clasified Group 80 RURAL (RUR) Cladastral Clopol -0.0041 -0.0740 Clopol -0.0740 Clopol -0.0041 -0.0740 Clopol -0.07									:0×						112,64
District 120									,00			ıt			39,07
Section 01-0123 01-0123 01-0123 01-0123 Sale Date Sale Amount 0 01-0124 Sale Amount 0 01-0125 Sale Amount 01-0125 Sale Amount 0 01-0125 Sale Amount		1 Group													22,98
Sale Amount 0															
			0,0.20	V. V.							Total			910,705	174,70
Permit No. Type Description Date Open Date Closed Al	Date Add														
	08/24/200	6 AGR	ESIDENTIAL	_											
Signature Sign															Amoun
0003 00 NA -2012 CORRECT ACRES 06/14/2011 01/05/2012 01/05/2012 0002 00 N/A -2008 3 BUILDINGS AND A 04/24/2007 11/05/2002 0007 00 N/A -2008 3 BUILDINGS AND A 04/24/2007 11/05/2002 0007 0007 00 N/A -2008 3 BUILDINGS AND A 04/24/2007 11/05/2002 01/09/2003 0007 0007 00 N/A -2008 3 BUILDINGS AND A 04/24/2007 11/05/2002 01/09/2003 0007								0004	00 N/A			1 OF 1	1/0//2011	01/05/2012	
CRAIN BIN COLY-HOBBS SILT LOAMS, 0- AG N N S. S. S. S. S. S.								0003	00 N/A	~2012	CORRECT AC	RES 0	6/14/2011	01/05/2012	
Soil Use LCG/LVG Soil Description LVG Description Spot Code Acres Value/Acre Assessed Sub Market/Acre Market								0002	00 N/A	GRAIN	BIN				,
2521 GRAS 4G COLY-HOBBS SILT LOAMS, 0- 4G N 3.120 1,425 4,445 0										BUILDI	NG; LOOK FO	RFI			
2667 GRAS 1G							cription		Code					arket/Acre	Market Sul
Sale Date Book Page Extend Compressing History Sale Date Book Page Extend Compressing History Sale Date Sale Dat												, .			
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Sale Date Book Page Extend Ownership History Ar	HUMI	HUME	HUI	AI NOIVE S	HE ISLAURE, AURE	HOWIT					10,000				
1820 1821 LEWIS, JASON S. & JENNIFER J., LEWIS, JASON S. & JENNIFER J., LEWIS, JASON S. & JENNIFER J. TRUSTEES Year Statement District Building Other Land Total Exempt Taxable Total Tax Penalti							1. 19. /		and Total	7.070		22,985			
Company Comp															Amoun
LEWIS, JASON S & JENNIFER J -TRUSTEES Year Statement District Building Other Other Land Total Total Exempt Exempt Total Tax Penalt 2017 405501 120 112,645 39,070 758,990 910,705 0 905,405 120 112,645 39,070 753,690 905,405 0 905,405 0 905,405 7,837.08 905,405 0 905,405 0 905,405 7,837.08 905,405 0 905,405 0 905,595 0 905,595 0 905,595 0 905,595 8,512.78 8,512,78 2014 405501 120 73,315 48,365 833,820 705,500 0 705,500 8,116.62 8116.62					1021										,
Year Statement District Building Other Land Total Exempt Taxable Total Tax Penalty 2017 405501 120 112,645 39,070 758,990 910,705 0 910,705 8,086,44 2016 405501 120 112,645 39,070 753,690 905,405 0 905,405 7,837.08 2015 405501 120 73,315 48,365 833,915 955,595 0 955,595 8,512.78 2014 405501 120 73,315 48,365 583,820 705,500 0 705,500 8,116.62	011231133	,	01991	01214						ES					(
2016 405501 120 112,645 39,070 753,690 905,405 0 905,405 7,837.08 2015 405501 120 73,315 48,365 833,915 955,595 0 955,595 8,512.78 2014 405501 120 73,315 48,365 583,820 705,500 0 705,500 8,116.62	Year Str	atement [District	Building	Other							Taxa	ble	Total Tax	Penalty Tax
2015 405501 120 73,315 48,365 833,915 955,595 0 955,595 8,512.78 2014 405501 120 73,315 48,365 583,820 705,500 0 705,500 8,116.62				112,645	39,070	758,99	90	910,7	05	0		910,7	705		- (
2014 405501 120 73,315 48,365 583,820 705,500 0 705,500 8,116.62	2016	405501	120	112,645	39,070					-					(
		405501								_					(
2013 405501 310 64.335 16.020 460.280 540.635 0 540.635 7.679.52										-					(
	2013	405501	310	64,335	16,020	460,28	30	540,6	35	0		540,6	535	7,679.52	,

WEBSTER COUNTY

2017 Appraisal Property Record Card

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Parcel ID (3930) Primary Image 002405501 Sketch Image Cadastral ID 00001-00041-007A0 PAD Class Code 01-05-05-03-00-04 State GEO 4247-04-4-00000-000-2505 LEWIS, JASON S. & JENNIFER J., TRUSTEES 1829 RD 400 CAMPBELL, NE 68932 Situs 1829 ROAD 400 Neighborhood 1 - AREA 1 120 - 123F3S - 01-0123 District Legal S-T-R: 04-03-12 A PARCEL OF LAND IN SE1/4 4-3-12 Property Valuation (06/2013) Residential Information Marshall & Swift Cost Approach Year/Effective Age Buildings 112,645 Single-family Residence 1900/0 Type Improvement 39,070 Quality 3.00 - Average Land/Lot 7,220 Condition 3.50 - Average Plus 0.5 Total 158,935 Base/Total 1,444 / 1,905 Review Information 73 % - 1 1/2 Story Finished Style 27 % - One Story 03/07/2007 Entered 02/09/1998 Inspect PKO Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Forced Air Furnace Roof Cover Composition Shingle Area of Slab ٥ Area of Crawl 0 Fixture/RoughIn 8/0 Bed/Bathroom 0/2.0 Basement Area 922 922 Part Code Description
701 Attached Garage(SF) Year Dimensions Quality Units 0.000 % / 0.000 % 0.00 0 576 sqft Approximate value after 41.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 7,820 Code Description Units Cost Source Size Year In Depreciation WOD Wood Deck MS Residential 336 Date Added Notes

08/24/2006 AG RESIDENTIAL

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 3 RECORDCARD

						_	vii Appiaisai riu	porty record	Vara		10/9/18 10:59
State (Owner LEWIS TRUS 1829 F CAMP Situs 1829 F Neight Distric Legal	tral ID class Code GEO f , S, JASON S. TEES RD 400 BELL, NE 6i ROAD 400 borhood	002405501 00001-00041-007A0 01-05-05-03-00-04 4247-04-4-00000-000-2 & JENNIFER J., 3932 1 - AREA 1 120 - 123F3S - 01-0123 ID IN SE1/4 4-3-12		(393	30)						
İ			•								
Code	Description	1 .	Class	Qual	Cond	Year	Eff Age Dimensions	Floor	Roofing	Total Units	
SH1	SHED DIRT Building Co		D	1.00	1.00	0	0 60x20x6	Dirt	Metal	1,200	
EQSH	Equipment : Building Co	Shed mponents	D	3.00	1.00	0	0 48x40x13	Dirt	Metal	1,920	
*DR	DRYING Bli Building Co	N mponents	D	3.00	1.00	0	Ö			4,451	
SH2	SHED CON Building Co		D	3.00	2.00	0	0 2 4x14x0	Concrete	Asphalt- Shingles	336	
	**************************************		100 da - 1-1-2 - 12 da 4-14 (100 (100 (100 (100 (100 (100 (100 (1	997 - 99 9 - 99 9 - 9	***************************************	*****************************	CARROLLE - 14 - 14 - 14 - 14 - 14 - 14 - 14 - 1		•		12-14-16 Marie A. (14-14-14-14-14-14-14-14-14-14-14-14-14-1

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 4 RECORDCARD 10/9/18 10:59 AM

Parcal	ID 002405501		(3930) Ow		LEWIS, JASON S. & JE			Legal A PARCEL OF	LAND IN SE1/4 4-3-12
Code	Description	Clas	s Qual Cond	Year	Eff Age Dimensions	Floor	Roofing	Total Units	240 11 02 11 10 12
YDS	Yard Shed Building Components	. D	2.00 2.00	0	0 12x8x0	Dirt	Metal	96	
EQSH	Equipment Shed Building Components	D	3.00 3.00	0	0 81x60x0	Dirt	Metal	4,860	
J. C. SCHALLMAN	O O O O O O O O O O O O O O O O O O O	THE ACT OF THE PERSON OF THE P	and commonwealth and the second and		v 1 kir - 13 z 142 zikk konski - 1-13	8	1421844134234443344334433443344434444	14-48-41-14-14-15-14-28-28-28-28-28-28-28-28-28-28-28-28-28-	
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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: 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 exchane; is it going to a holding company? Yes No How long was the property on the market?

How did you learn that the property was for sale? Circle one: Advertising Broker/Realtor

Family Newspaper Seller Prior Knowledge Other (please explain):

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

If appraised, what was the appraised value?

explain

Page 1

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 exhange of property? Yes No If yes, explain
Was the property made availablee to other potential purchasers? Yes No If no, explain
Was the sale between family members? Yes No If yes, explain
Was there any prior association between the buyer and the seller or with the property?Yes No If yes, explain
Do you own other property nearby?Yes No If yes, explain
What influenced your sale/purchase?
Do you think this property sold for its full market value?Yes No
Please supply a current FSA map showing fields, correct use and acres.
Is this property in a government program such as (CRP, CREP, EQUIP)? If yes, what program and what are the beginning and ending dates? Please mark these fields on your map.
If irrigated (circle all that apply) Pivot Buried Pipe Gravity Irrigation
Where do you obtain your irrigation water? (circle all that apply) Reuse pit Bostwick Republican River Well Little Blue River Other

WEBSTER COUNTY ASSESSOR

Website: www.co.webster.ne.us

621 N CEDAR

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

Seller: LEWIS, JASON S & JENNIFER J Buyer: KOSSE, BENJAMIN J. & SAMUE Parcel ID: 002405502 Additional Parcels: Book: 2018 Page: 1822 Sale Date: 07/19/2018 Legal Description: 04-03-12 E1/2 4-3-12	EL J.			
If pasture, how do you water yo	our cattle? Pond Dugout Stream Wel	11 .		
Comments/other information:				
Signature:		Buyer/Seller	(circle or	ıe)
Phone #	Date:			

WEBSTER COUNTY ASSESSOR

Website: www.co.webster.ne.us

621 N CEDAR

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

COVER PAGE PROPERTY TRANSFER

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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.

	The deed will not be re-	corded unless this s	statemen	t is signed and items 1-	25 are accurat	ely complete	ed.	
1 County Name	2 County Nu	mber		3 Date of Sale/Transfer		Date of Deed		
	WEBSTER - 91			Mo. 8 Day 28	Yr. 2018	Mo.	Day 28 Yr. 20	018
	dress, and Telephone (Please	Print)		6 Grantee's Name, Addres	s, and Telephon	e (Please Prin	1)	•
Grantor's Name (Seller) imited Partnership			Grantee's Name (Buyer)				
Street or Other Mailing	Address			Jesske Farms, L.L. Street or Other Mailing Add	ress			
Rt. 2 Box 172				6749 Old Dominior	Road			
city Blue Hill	State N E	Zφ	Code 68930	City Lincoln		State NE	Zip	Code 68516
Phone Number		`	00000	Dhone Number	Is the grantee a			s V No
Email Address				(402)643-0330	If Yes, is the gra	intee a 509(a)	foundation? Ye	s √No
Email Address				Email Address				
7 Property Classifica	tion Number. Check one box is	categories A and B. (Check C it	property is also a mobile i	iomė,			
(A) Status	· · · · · · · · · · · · · · · · · · ·		(B)	Property Type			(C)
[Improved	Single Family	Industrial		Mineral Interests-Nonproc	lucing [State Assess	sed Mot	ile Home
Unimproved	Multi-Family	Agricultural		Mineral Interests-Producir	g [Exempt		
☐ IOTT	Commercial	Recreational						
8 Type of Deed	Conservator	Distribution	i 🏻 Lan	id Contract/Memo 🔲 Parti	tion S	heriff	Other	
= =	Corrective	Easement	Lea		. =	ust/Trustee		
Cemetery	Death Certificate - Transfer on		Mfin			larranty		
9 Was the property purport of an IRS like-k (I.R.C. § 1031 Excha	inchased as 10 Type of Tra-	= = :	Forecid		=	ıst	Transfer on Death	
		Easement	∐Gift	Life Estate	∐ Sale	<u>L</u>	Trustee to Beneficia	•
Yas Vas	No Court De ferred in full? (If No, explain the		∐ Granto	r Trust Partition			Other (Explain) <u>Car</u> If No, state the inter	
Yes 🔲		TAISIOH!)		Z was rear e	No	or same use?	(II No, state the ther	ncea use.)
13 Was the transfer bety	ween relatives, or if to a trustee, a	are the truster and henef	ficiary relat	_	noriale hov l			
☑ Yes □N					elf	П	Other	
	Brothers and Sisters	_	•	=	pouse			
	Ex-spouse	=	nts and Ch	===	tep-parent and St	e p-chil d		
14 What is the current m	arket value of the real property?			15 Was the mortgage assur			nd interest rate.)	
See Attached				☐Yes	s			_ %
16 Does this conveyance	e divide a current parcel of land?			17 Was transfer through a r	eal estate agent o	r a title compa	ny? (If Yes, include t	
Yes 🗸 N	lo		l	of the agent or title comp	nany contact.)	Yes		. 🛭 No
18 Address of Property		"		19 Name and Address of Pe	erson to Whom the	Tax Statemen	t Should be Sent	**
See Attached				Judson J. Jesske				
			1	6749 Old Dominion R	oad			
18a No address ass	igned 18b Vacant land	!		Lincoln, NE 68516				
20 Legal Description								· · · · · · · · · · · · · · · · · · ·
See Attached								
								
21 If agricultural, list total	number of acres	*						
02 Tatal avadance	and the desired as a second second	· · · · · · · · · · · · · · · · · · ·				\$		
22 Iolai parchase pra	ce, including any liabilities as	sumea		****************	• • • • • • • • • • • • • • • • • • • •	22		
23 Was non-real prop	erty included in the purchas	e? 🗌 Yes 🕡 No (if Yes, ent	er dollar amount and alta	ch itemized list.)	23		i
	price paid for real estate (lir				•	\$,	0100
		•		70.00	••••••	24		oloo
25 If this transfer is ex	cempt from the documentary	stamp tax, list the ex	emption (number 76-902(4)	•			
Und correct. an	er penalties of law, I declare the	at I have examined this in this statement	statement	and that it is, to the best of	my knowledge a	nd belief, true,	complete, and	
	na Jesske	Arrange Annie Arrival (1984)					(4)7)7(1	0-229
Print or Ty	pe-Name of Grantee or Authoriza	ed Representative					Phone Number	er <u></u>
sign 🏑	Donna 6	eske		Author	ized Agent		_8-28	10
here Signature	of Grantee or Authorized Repres	entative		itle			Date	-/0
		Dowleter of Deep	II ^ ·				T = -	
26 Date Deed Recorded	27 Value of Ste	Register of Deed's		y 28 Recording Data			For Dept. Us	e Only
Mo. 9 Day 10	1.20/8 \$ 9 k	240 + 4 LL	- 1	BN 2018,	P. 1921.	,		
		7 1 VUP 7		Decario,	91000	•	I	

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

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

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

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	
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NEBRASKA DOCUMENTARY STAMP TAX

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 JESSKE 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 <u>Exhibit "A"</u>.

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,]

GRANTOR:

JESSKE FAMILY LIMITED PARTNERSHIP, a Nebraska limited partnership, Grantor

By: LaDonna N. Jesske, Trustee of the LaDonna N. Jesske Revocable Trust, General Partner

STATE OF State of the LaDonna N. Jesske Revocable Trust, as General Partner

OUNTY OF TUSTED

State of the LaDonna N. Jesske Revocable Trust, as General Partner of Jesske Family Limited Partnership, a Nebraska limited partnership, as Grantor.

My Comm. Exp. October 9, 2019

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 (E½SW½) of Section One (1), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Parcel 5:

The East Half (E½) of Section Twenty-One (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Parcel 6:

That portion South of city limits in the West Half of the Southeast Quarter (W½SE¼) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Parcel 7:

The Northeast Quarter (NE½); the East Half of the Northwest Quarter (E½NW½), more or less; the Northwest Quarter of the Southeast Quarter (NW½SE½); the Southwest Quarter of the Southeast Quarter (SW½SE½); and the East Half of the Northeast Quarter of the Southwest Quarter (E½NE½SW¾) all in Section Sixteen (16), Township Four (4) North, Range Ten (10) West of the 6th 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 (E½SW½) of Section One (1), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Parcel 5:

The East Half (E½) of Section Twenty-One (21), Township Four (4) North, Range Ten (10) West of the 6th 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 (W½SE½) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Parcel 7:

The Northeast Quarter (NE¼); the East Half of the Northwest Quarter (E½NW¼), more or less; the Northwest Quarter of the Southeast Quarter (NW¼SE¼); the Southwest Quarter of the Southeast Quarter (SW¼SE½); and the East Half of the Northeast Quarter of the Southwest Quarter (E½NE¼SW¾) all in Section Sixteen (16), Township Four (4) North, Range Ten (10) West of the 6th 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 (E½SW½) of Section One (1), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Parcel 5:

The East Half (E½) of Section Twenty-One (21), Township Four (4) North, Range Ten (10) West of the 6th 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 (W½SE½) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Parcel 7:

The Northeast Quarter (NE½); the East Half of the Northwest Quarter (E½NW½), more or less; the Northwest Quarter of the Southeast Quarter (NW½SE½); the Southwest Quarter of the Southeast Quarter (SW½SE½); and the East Half of the Northeast Quarter of the Southwest Quarter (E½NE½SW½) all in Section Sixteen (16), Township Four (4) North, Range Ten (10) West of the 6th 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

	7/17	<u> </u>						
DOC STAMPS	5 <u>04 1. S</u>	<u> </u>	_	tax/lien		-		
SALES FILE #	<u>. 215</u>	5	# PAGE	ES	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN 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			
							RURAL RESIDENTIAL	
TAX DISTRICT_	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	7, 49
TAX DISTRICT _ TOTAL SALE PRICE _ 521 ADJUSTMENTS \$ SOR ADJUSTMENTS \$	1/0)	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TOTAL SALE PRICE	1/0)	DO 0		EXEMPT	GAME & PARKS			
TOTAL SALE PRICE_ 521 ADJUSTMENTS \$ SOR ADJUSTMENTS \$	1/0)	DO 0		EXEMPT	GAME & PARKS			
TOTAL SALE PRICE_ 521 ADJUSTMENTS \$ SOR ADJUSTMENTS \$ REVIEW CODE	1/0)	7-2018		EXEMPT	GAME & PARKS			
TOTAL SALE PRICE_ 521 ADJUSTMENTS \$ SOR ADJUSTMENTS \$ REVIEW CODE SALES DATE	1/0)	DO 0		EXEMPT NO	GAME & PARKS			
TOTAL SALE PRICE_ 521 ADJUSTMENTS \$ SOR ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE	NO (2-2"	7-2018 WD	8					
TOTAL SALE PRICE	NO (e-2"	7-2018 WD	SUBCHNGD	NO	MOBILE 5			
TOTAL SALE PRICE	NO (e-2)	7-2018 WD ADJUSTED	SUBCHNGD	NO 4	MOBILE 5 RMS LENGTH / NOT VALID FOR	RC		RUR
TOTAL SALE PRICE	NO (e-2) VES USABILITY	7-2018 WD ADJUSTED 2 AS ADJUSTED	SUBCHNGD 3 SUBCHANGED S	NO 4 SALE NOT TO BE USED A	MOBILE 5 RMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	SUBURBAN	



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



FORM **521**

• If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. 07 Day _ Mo. 06 Day 27 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dustin & Robin Olsen Grantor's Name (Seller) Kenton & Marilyn Kendall Street or Other Mailing Address 202 South Pine Street or Other Mailing Address 988 East 97th N City Blue Hill Zip Code 68930 Zip Code 83401-5424 State NE Idaho Falls ID Is the grantee a 501(c)(3) organization? **✓** No Phone Number (208) 996-1199 Yes Phone Number (308) 340-5667 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Improved Single Family Unimproved Agricultural Mineral Interests-Producing Exempt Multi-Family I IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other_ 8 Type of Deed Conservator Bill of Sale Corrective Fasement l ease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreciosure Irrevocable Trust Revocable Trust Transfer on Death Life Estate ✓ Sale Trustee to Beneficiary Auction Gift Fasement ✓ No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) Yes 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Self Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ₩ No ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 202 South Pine same as Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 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 110.000!00 22 0.00 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 110,000100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Phone Number ized Representative Attorney Title Signature of Grante fized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day 12 Authorized by Neb. Rev. Stat. 85 76-214, 77-1327(2)

BK2018, Pg 1834

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of September A.D., 20 18, at 9:00 o'clock A.M. Recorded in Book 2018 on Page 1834

Deb Klingenberge County Clerk 310.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-12-18
\$_247.50_By_BB

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 /6, 2018.

Kenton W. Kendall

Marilyn P. Kendall

STATE OF IDAHO, COUNTY OF BONNEMIL) ss.

The foregoing instrument was acknowledged before me on July

Kenton W. Kendall and Marilyn P. Kendall, husband and wife.

Comm. expires Muary 10 2024

Notary Public

AVBLIC OF IDAKINI

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok 🚬	Page	olia Eska		Sale Date	an Service sign				Sch	ool Dis	trict Co	de				# (1) (8) (4) (2) (2) (3)
91	20	18	1834		6/	27/2018	Base: 9	1-0	074	£	Affili	ated: 9	1-007	4	Unif	ied: 9:	1-00	74
Location	ID	Sale	Number	Įτ	seabi	lity & Code #				1966年 1963年		Parcel 1	Vumber					
0003157	00		215		1		GeoCde	Twi	n R	ng	Sect	Qrt	Subdiv	A	геа	Blk	Pa	rcel
	្នែ 🕽	ate of S	ale Assesse	d Va	lue.		4133	4	1	0	9	0	2001)		007	75	70
Land		Imp	provements	計畫		Total			Date	of S	ale P	roperty	Classif	icati	on (ode		
2,	,590		90,23	0		92,820	Status	P	roperty	Тур	e	Zoning	Locat	on.	Cit	7 Size	Parc	el Size
Assessor Lo	cation:	BLUE	HILL (вн)			A) 1	B)	0	1) 1	D) 1	. [E)	6	F)	2
(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)		459	i i i i i			Residential	医表别性	建造	286	推議		法 算者	Comm	ercia	l a			
	Mul	tiple Im	provements:	Mul	tiple. Im	provements.:			Multi	ple. Ir	nprov	ements. :						
(大學學)		Constr	uction Date:	Con	struction	Date: 190	00		Cons	tructio	n Dat	e:						
	ing aller Tagares		Floor:	Floo	r Sq. Ft			·····	Floor	Sq. F	t.:							
Security of the second		Buildin	g Cost New:			248,70			Cost	:								
Single Family	Style:	101		Res	identia	l Condition: 30			Com	mer	ial O	ccupano	cy Code:			建物群		
(100) 🗆 Mol	bile Hom	ie		(10)) 🗆	Worn Out			Prim	ary:		Ot	herl:		()ther2:		
(101) 🗷 One	Story			(20)) 🗆	Badly Worn			Com	mer	ial C	onstruc	tion Clas	s: 117		343	ATTACK 作品的技	
(102) 🗆 Two	Story			(30)) 🗷	Average			(1)		Firep	roof Stn	nctural St	eel F	гатпе			
(103) 🗆 Spli	t Level			(40)) 🗆	Good			(2)		Rein	forced C	oncrete F	rame	;			
(104) 🗆 11/	2 Story			(50)) 🗆	Very Good			(3)		Mase	опгу Веа	ring Wall	s				
(111) 🗆 Bi-I	_eveI			(60)) 🗆	Excellent			(4)		Woo	d or Stee	el Framed	Ext.	Wall	s		ļ
(106) □ Oth	ет			200	r F			maleya. Na isa	(5)		Meta	l Frame	and Wall	<u> </u>				
Townhouse or	Duplex	Style:		Res	identia	l Quality: 40	1002		(6)	1 1 1 1 1 1 1	5 8 5 4 8 10 W W	Frame	775. 6					
(301) 🗆 One	Story			(10)) 🗆	Low			Cost	Ran	k:		表。 16. 支持。	Con	ditio	n:		
(302) 🗆 Two	Story			(20)) 🗆	Fair			(10)		Low			(10)		Wom	Out	
(307) 🗆 1 1/2	2 Story			(30)) 🗆	Average			(20)		Aven	age		(20)		Badly	Wom	
(308) □ Splii	t Level			(40)) E	Good			(30)		Abov	re Avera	ge	(30)		Averag	e	
(309) 🗆 21/2				(50)) 🗆	Very Good			(40)	unis Graci	High	anna Harmana	Walter State Control	(40)		Good		
(304) 🗆 One		•		(60)) 🔲	Excellent	vi kan spolitel ud Andre	at visite succi	114.8			åm.		(50)		Very C	lood	
(305) 🗆 Two	Story D	uplex	_		es established					Wig.				(60)		Excelle	ent	
Assessor's																		
Assessor Co	mments	and R	eason for A	djus	tment	*							·					
	***************************************		····															
						WHE !												
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Comments fi	rom						r	'amr	nents:									
JTWD	. v.14							121111	~~ AI4.7.									
			,													(Contin	ne on	oack)

MIPS Inc.

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/25/18 10:11 AM

															10.11 7.18
Parcel ID Owner OLSEN, DU: 202 SOUTH BLUE HILL,	STIN & F	REET	00		Legal LOTS 1-3 & E1/2 LO ROHRERS ADDITION S-T-R: 09-04-10		BLUE HILL			Card File Situs 202 SOUTH PINI BLUE HILL, NE 6	E STR	0315700 EET			
County Area		300	N/A BLUE HILL		Class Code State GEO	01-01-01-01- 4133-00-0-20		70		Value Buildings			Previous 90,230		Current 90,230
Location / G District	roup :	20 195	BLUE HILL (BH) 74HF6N - 91-0074		Cadastral Book / Page	00002-00068- 2018 / 1834	-00087			Improvement Land / Lot			0 2,590		0 2,590
School	!	91-0074	91-0074 91-00		Sale Date Sale Amount	06/27/2018 110,000				Total			92,820		92,820
							Permit No.	Type	Descript	tion		Date Open	Date Close	d	Amount
							0005	00 N/A		EVIEW OF HOUS	E	03/12/2014	01/26/2015		0
							0004	00 N/A	~2014 C FINISHE	HECK FOR ROOM	MS	02/15/2013	03/12/2014		0
							0003	00 N/A	EXISTIN	2010 REMOVE IG PATIO AND PU	J	11/05/2009	01/06/2010		0
							0002	00 N/A	YARD \$	~2008 CHECK FC HED TO BE R		05/03/2007	11/07/2007		1,200
							0001	00 N/A	SHED TO	HECK FOR YARE O BE REMOVED/		08/01/2006	01/05/2007		0
Model				Method	Lot Size		tage Spot	Code			Value	Add (ot Value	Appr ID
8 BLUE HILL				02 SqFoot	10,395.000	77	.000 N			17,000	0.249	0.0	000	2,590	0
											0.080 0.029				
Sale Date		3ook	Page	Extend	Owner	ship History									Amount
06/27/2018		2018	1834		OLSEN	I, DUSTIN & R	OBIN								110,000
04/27/2006	(2006	01383		KENDA	ALL, KENTON	& MARILYN	!							85,000
09/30/2002	(2002	01864		DANE	IEY, SUSAN A	A								66,000
Year Stater	ment Di	strict	Building	Other	Land	-	Tot	al	Exempt			able	Total Tax	Per	nalty Tax
2017 315	5700	195	90,230	0	2,590		92,82	0	0			2,820	1,794.92		0
2016 316	5700	195	90,230	0	2,590		92,82	0	0		92	2,820	1,789.44		0
2015 315	5700	195	67,210	0	2,590		69,80	0	0		69	,800	1,327.56		0
2014 315	5700	195	52,800	0	2,590		55,39	0	0		55	5,390	1,154.98		0
2013 315	5700	195	59,455	0	2,590		62,04	5	0		62	2,045	1,394.50		0

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/25/18 10:11 AM

(683) Primary Image Sketch Image Parcel ID 000315700 00002-00068-00087 Cadastral ID 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 (S) (SE) 202 SOUTH PINE STREET BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL 195 - 74HF6N - 91-0074 District Legal S-T-R: 09-04-10 LOTS 1-3 & E1/2 LOT 4 BLOCK 7 BLUE HILL ROHRERS ADDITION (06/2013) Residential Information Marshall & Swift Cost Approach Property Valuation Buildings 1900/0 90,230 Туре Single-family Residence Year/Effective Age Quality 4.00 - Good Improvement 3.00 - Average 1.450 / 2.380 Land/Lot 0 Condition Base/Total Total 90,230 Style 22 % - One Story Review Information 08/25/2015 78 % - Two Story Entered CJ 07/08/2015 ĊĴ Exterior Wall 100 % - Frame, Siding, Vinyl Inspect 100 % - Warmed & Cooled Air Heating/Cooling Roof Cover Composition Shingle Area of Slab 0 Area of Crawl Fixture/Roughin 8/0 4/2.0 Bed/Bathroom 930 Basement Area Units PD, FD Code Description 701 Attached Garage(SF) Quality Year Dimensions 0.000 % / 0.000 % 0.00 576 sqft Approximate value after 62.000 % physical, 8.000 % functional and 0.000 % economic depreciation is 6,195 Depreciation Cost Source Size Year In Units Code Description 1,078 27.000 % PAVC YDS Paving, Concrete 4 - 6 Inch. MS Residential 1078 0 MS Residential 96 Ö 96 17.000 % Yard Shed RPS Raised Slab Porch with Roof MS Residential 170 0 170 0.000 % 0.000 % OSP Open Slab Porch MS Residential 144 0 144

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?

Explain

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,

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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)
If the property is a rental property and produces income, what rent has been charged for it in each of the past five years? . What
expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain): What is the dollar value of the personal propert that was included in the pruchase price.
propert that was included in the pruchase price.
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.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
Describe the basement finish; flooring, walls, cei	ling finish?
Manufactured Housing: Was this home manufactured of	⊤ £
	Mobile Home
manufactured; what type of home is this?	Modile nome anufactured is the home still siton on
	inulactured is the nome selli siton on
(circle one) Metal Frame Foundation Basement	
Signature:	Buyer/Seller
(circle one) Phone# Date:	
	

COVER PAGE PROPERTY TRANSFER

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SALES FILE	# <u> 21</u>	ie .	#PAGE	5	*,	_		
NEIGHBORHOOD	# 1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	(NAVALE 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			
TAX DISTRICT	RESIDENTIAL 195	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL SUBURBAN	
TOTAL SALE PRICE		COMMERCIAL.	AGRICULTURAL	EXÉMPT	GAME & PARKS			•
TOTAL SALE PRICE	195 11, E \$ \$	000		EXEMPT	GAME & PARKS			-
TOTAL SALE PRICE 521 ADJUSTMENTS 60R ADJUSTMENTS	195 11, E \$ \$	COMMERCIAL.		EXÉMPT	GAME & PARKS			-
TOTAL SALE PRICE 521 ADJUSTMENTS FOR ADJUSTMENTS REVIEW CODE	195 11, E \$ \$	000		EXÉMPT	GAME & PARKS			-
TOTAL SALE PRICE 321 ADJUSTMENTS OR ADJUSTMENTS REVIEW CODE SALES DATE	195 11, E \$ \$	000		EXEMPT	GAME & PARKS			-
TOTAL SALE PRICE 21 ADJUSTMENTS OR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE	195 11, E \$ NO 9-3 WI	7-2010	8					-
TOTAL SALE PRICE 21 ADJUSTMENTS DR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL	195 11, E \$ NO 9-3 WI	7-2010 ADJUSTED	SUBCHNGD		MOBILE 5			-
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TOTAL SALE PRICE 21 ADJUSTMENTS DR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	195 11, C s s NO 9-3 WI USABILITY	2 AS ADJUSTED	SUBCHNGD 3 SUBCHANGED S	ALE NOT TO BE USED A	MOBILE 5 RMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE	RC RED CLOUD	ROS	

Good Life, Great Service,

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

FORM

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	7 2019
WEBSTER - 91		7_Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	nool Digtmist
Grantor's Name (Seller) Christopher D. Blakely and Cathleen E. Carusone	Grantee's Name (Buyer) Webster County Sch 91-0074 Blue Hill Community Sch	nools
Street or Other Mailing Address 2620 S. Baltimore Ave.	Street or Other Mailing Address P. O. Box 217	
City State Zip Code Hastings NE 68901	City State Blue Hill NE	Zip Code 68930
Phone Number (402) 984-8439	Phone Number Is the grantee a 501 (c)(3) organize (402) 756-2085 If Yes, is the grantee a 509(a) four	
Email Address	Email Address joe'lrybalid@bluehillschools.org	
7 Property Classification Number. Check one box in categories A and B. Check C		
	B) Property Type	(C)
✓ Improved ✓ Single Family Industrial	☐ Mineral Interests-Nonproducing ☐ State Assessed	Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution	and Contract/Memo Partition Sheriff	Other
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift		ansfer on Death ustee to Beneficiary
(1110.3 100.1 2.2010.130)		her (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (if N	lo, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Othe	er
☐ 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 i	nterest rate.)
\$11,000	Yes	%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	
505 West Maple Street, Blue Hill, NE 68930	Webster County School District 91-0074 Blue Hill C	
18a No address assigned 18b Vacant land	P. O. Box 217 Blue Hill, NE 68930	
18a No address assigned 18b Vacant land 20 Legal Description	Dido / lim, 1/2 coope	
	\	1 1211
Lots One (1), Two (2) and Three (3), Block Eight (8		ie Hill,
Webster County, Nebraska, according to the record	led 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? Yes I 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)	\$ 24	11,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number .	
Under penalties of law, I declare that I have examined this statem		mplete, and
correct, and that I am duly authorized to sign this statement. Richard C. Witt		(402) 463-6671
sign Culture of Grantee or Authorized Representative	Attorney	Phone Number 9-10-18
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use O	nly	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	

State of Nebraska Sss.	
Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of Software A.D., 2018, at 2:00 o'clock P. M. Recorded in Book 2018 on Page 1855	
Deb Klingenberger County Clerk 6/0-00	NEBRASKA DOCUMENTARY STAMP TAX Date 9 12 2
	\$ 24.75 By BB
Please return to: Richard Witt, Sullivan Shoemaker l	P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309
WARRANT	Y DEED
GRANTORS Christopher D. Blakely, also kno person, and Cathleen E. Carusone, a single pervaluable consideration, hereby convey to GRA 0074 Blue Hill Community Schools, the follow Neb. Rev. Stat. Section 76-201):	son, in consideration of \$1.00 and other NTEE Webster County School District 91-
Lots One (1), Two (2) and Three Morey's Addition to the Village Nebraska, according to the record	of Blue Hill, Webster County,
GRANTORS covenant (jointly and severally, i GRANTORS:	f more than one) with GRANTEE that
(1) are lawfully seised of such real estate except easements and restrictions of	te and that it is free from encumbrances record;
(2) have legal power and lawful authori	ty to convey the same;
(3) warrant and will defend title to the r persons.	real estate against the lawful claims of all
EXECUTED: September, 2018.	:
Christopher D. Blakely, also known as Christopher Daniel Blakely	Cathleen E. Carusone
STATE OF NEBRASKA)) SS: COUNTY OF ADAMS)	
The foregoing instrument was acknowledged be Christopher D. Blakely, also known as Christopher D. Blakely, a	pher Daniel Blakely, a single person.
A GENERAL NOTARY - State of Nebraska RICHARD C. WITT My Comm. Exp. October 13, 2018	Otary Public
STATE OF NEBRASKA)) SS:	
COUNTY OF ADAMS)	4
The foregoing instrument was acknowledged by Cathleen E. Carusone, a single person.	
GENERAL NOTARY - State of Nebreska RICHARD C. WITT Ny Comm. Exp. October 13, 2018	Richard C. With

COVER PAGE PROPERTY TRANSFER

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EIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/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					
Ĺ	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500		*	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
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DJUSTMENTS <u>\$</u> REVIEW CODE SALES DATE DEED TYPE SALE QUAL		3-2018 20	SUBCHNGD	NO	MOBILE			
DJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE	NO 9-13	UD	SUBCHNGD	NO 4	5 MS LENGTH / NOT			
DJUSTMENTS <u>\$</u> REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO Q-12 YES 1 USABILITY	ADJUSTED 2 AS ADJUSTED	SUBCHNGD 8 SUBCHANGED SA	ALE NOT TO BE USED AR	5 MS LENGTH / NOT VALID FOR MEASUREMENT			
DJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 9-13 VES	ADJUSTED 2	SUBCHNGD	ALE NOT TO BE USED AR	5 MS LENGTH / NOT VALID FOR	RC RED CLOUD	ROS ROSEMONT	RUR RURAL



Real Estate Transfer Statement



FORM

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

521 • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2018 2018 09 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chanotte E. Figgins Grantor's Name (Seller Ronald G. & Charlotte E. Figgens Street or Other Mailing Address 21 S Cedar St Street on Other Mailing Address 21 S Cedar St Zip Code 68970 State NE State Zip Code 68970 Red Cloud Red Cloud Is the grantee a 501(c)(3) organization? ÓNo Phone Number (402) 746-4609 Phone Number (402) 746-4609 Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Industrial √ Improved Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Trust/Trustee Bill of Sale Corrective Easement Lease Personal Ben. Cemetery Death Certificate - Transfer on Death Mineral Quit Claim Executor √ Warranty 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 TEasement Life Estate Trustee to Beneficiary (I.R.C. § 1031 Exchange) ✓ No Yes Court Decree 7 Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild √ Spouse | Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes **V** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes √ No **✓** No 8 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Cedar St same as Grantee red Cloud, NE 68970 18a No address assigned 18b Vacant land 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 0.00 22 Total purchase price, including any liabilities assumed 22 0,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 Attorney ignature of Grantee or Authorized . enresentative Title here Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data

. Day <u>/3</u>

BK2018, Pg 1856

State of Nebraska Sss.
County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of Schemer A.D., 20 18, at 3:20 o'clock M. Recorded in Book 2018 on Page 1856

Deb Klincerberger County Clerk Sps. Deputy State Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9 - 13 - 18
SExcept So. By SS

WARRANTY DEED

Ronald G. Figgens and Charlotte E. Figgens, 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. Figgens, 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.

RONALD G. FIGGENS

By Sharlotte & Figure Charlotte E. Figgens, his Attorney in Fact

Charlotte E. Figgens

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September __/____, 2018, by Charlotte E. Figgens, and by Charlotte E. Figgens, Attorney in Fact for Ronald G. Figgens.

Comm. expires 10-22-2018

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 M. Recorded in Book 2018 on Page 1932

Deb Klingenberger County Clerk 1000 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. Figgens, 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.

GENERAL NOTARY - State of Nebraska
MARY HUNT
My Comm. Exp. May 12, 2022

Notary Public

COVER PAGE PROPERTY TRANSFER

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NEIGHBORHOOD	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN 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	!NAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
į	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			,,, <u> </u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
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ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE	NO 9-2 P.R. O			· NO	MOBILE 5			
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ADJUSTMENTS SERVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO 9-2 P.R. O	ADJUSTED 2	SUBCHNGD	ALE NOT TO BE USED AR	5 MS LENGTH / NOT : VALID FOR	RC	ROS	RUR
ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 9-2 P.R. O YES 1 USABILITY	ADJUSTED 2 AS ADJUSTED	SUBCHINGD 3 SUBCHANGED SA	ALE NOT TO BE USED AR	5 MS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
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ADJUSTMENTS SALES DATE DEED TYPE SALE QUAL CODE	NO P.R. D YES 1 USABILITY BH BLUE HILL	ADJUSTED Z AS ADJUSTED BLA BLADEN	SUBCHINGD 3 SUBCHANGED SA COW COWLES	ALE NOT TO BE USED AR	5 MS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE	RED CLOUD	ĺ	



FORM Real Estate Transfer Statement 521 Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the item. DEPARTMENT OF REVENU The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 4 Date of Deed County Name Mo. 09 Day 04 Yr. 2018 Mo. <u>0</u>9 04 _{Yr.} 2018 WEBSTER - 91 5 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buye Mark A. Beck, PR Janyce Perry & Steven Perry Street or Other Mailing Address Street or Other Mailing Address 5114 Carole Place P.O. Box 10 State Zip Code 30087 City St<u>one Mountain</u> Hastings 68902 GΑ Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 463-4500 Phone Number (678) 717-9821 Yes √ No √ No Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type mproved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt III IOLL T Commercial ☐ Becreational 8 Type of Deed ✓ Distribution Land Contract/Memo Partition Sheriff Other_ Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Quit Claim Warranty Executor 9 Was the property purchased as part of an IRS like-kind exchange? (i.R.C. § 1031 Exchange) Transfer on Death 10 Type of Transfer ✓ Distribution Foreclosure Irrevocable Trust Revocable Trust Life Estate Auction Fasement □Gift Sale Trustee to Beneficiary Yes Yes √ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (if No, state the intended use.) ✓ Yes ☐ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other ☐ Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Ex-spouse Parents and 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.) \$500 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Janyce & Steven Perry 5114 Carole Place 18a 🗸 No address assigned Stone Mountain, GA 30087 18b Vacant land 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 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.)

0100 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 Phone Number Attorney 09/04/2018 Date

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

Day 14 Nebraska Department of Revenue Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

26 Date Deed Recorded

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

For Dept. Use Only

28 Recording Data

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 18/07

Deb Klingenherer County Clerk

3/0.00 RB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date_9-14-18 \$_Exempt^M15_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 4M day of September, 2018.

Mark A. Beck, Personal

Representative

STATE OF NEBRASKA

COUNTY OF ADAMS

ss.

The foregoing instrument was acknowledged before me on this 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 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 11:05 o'clock A.M. Recorded in Book 2018 on Page 1866

Deb Klingenberger County Clerk

\$10.00 B.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

OF

OF

OF

OCERTIFICATE OF COUNTY

COURT PROCEEDING

JUNE D. AUKER Deceased.

No. PR 17-68

No. PR 17-68

NO. PR 17-68

NO. PR 17-68

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.

Mark A. Beck, #18760 P. O. Box 10 Hastings, Nebraska 68902-0010 (402) 463-4500

NCLE Form 109

COVER PAGE PROPERTY TRANSFER

		·	_			_		
DOC STAMP	<u>540.</u>	<u>00</u>	_	tax/lien		.		
SALES FILE	<u>. 210</u>	<u> </u>	# PAGE	s	_			
NEIGHBORHOOD	# (1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK	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					ļ
PROPERTY CLASS	1000	2000	4000	9000	9500	Hause.	RURAL RESIDENTIAL	*
:	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	10147	. SUBURBAN	
TAX DISTRICT	05		(24)			Acres	•	
TOTAL SALE PRICE	241	ላ ይፈላ						
	(^7	2						
•	<u> </u>	<u>, 000</u>						
•	\$		-					
521 ADJUSTMENTS								
521 ADJUSTMENTS	\$ NO							
521 ADJUSTMENTS	\$ NO	4-2018)					
521 ADJUSTMENTS SSOR ADJUSTMENTS REVIEW CODE	\$ NO	4-2018)					
SSOR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL	\$ NO	4-2018 ADJUSTED	SUBCHNGD	NO	MOBILE			
521 ADJUSTMENTS SSOR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE	s NO 9-1			NO 4	MOBILE 5			
521 ADJUSTMENTS SSOR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	s NO 9-1	ADJUSTED	SUBCHNGD 3		5			
521 ADJUSTMENTS SOR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL	\$ NO 9-16	ADJUSTED 2	SUBCHNGD 3	4	5 ARMS LENGTH / NOT VALID FOR	RC	ROS	RUR
521 ADJUSTMENTS SOR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	S NO 9-16 YES USABILITY	ADJUSTED 2 AS ADJUSTED	SUBCHNGD 3 SUBCHANGED	4 SALE NOT TO BE USED 1	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL

Nebraska Department of REVENUE

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

219

FORM **521**

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

• 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, 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. 09 Day _ WEBSTER - 91 Dav 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eric P. Ritter Grantor's Name (Seller) Dusty & Amanda Wulf Street or Other Mailing Address 1040 Rd 2100 Street or Other Mailing Address 1040 Rd 2100 City Guide Rock Zip Code 68942 Zip Code 68942 ^{City} Guide Rock State NF NE is the grantee a 501 (c)(3) organization? Phone Number Phone Number If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Industrial | Improved Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing ☐ Exempt HOLL Commercial Recreational Distribution 8 Type of Deed Conservator Land Contract/Memo Partition Sheriff Other_ Corrective Bill of Sale Easement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death Trustee to Beneficiary Auction]Easement Gift Life Estate **V** Sale (I.R.C. § 1031 Exchange) Court Decree Grantor Trust Partition Yes **√** No Exchange Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use,) √ Yes No √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No 15 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1040 Rd 2100 same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 if agricultural, list total number of acres 240.000.00 22 Total purchase price, including any liabilities assumed 22 0:00 23 Was non-real property included in the purchase? 🔲 Yes 🛛 📝 No (If Yes, enter dollar amount and attach itemized list.) 240,000100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 Kory J. McCracken Print or Type Name of Grantee er Authorized Representative Phone Number sign Attomey or Authorized Representative Title here Signature of Grante Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number BK2018, Pg 1870-1871 Day 14

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 Nebras	ka 🕽 ss.	
Count	y of Webs	ter J	
			ntered on the
nume	rical index	and filed fo	r record in the
Clerk'	s office of	said county	this 14 day
of Se	atenter i	a.D., 20 <u>/8</u> ,	at <i>]]:50</i> _
o'clor	kA M.	Recorded i	in Book <u>⊋<i>018</i></u>
on Pa	ge <u> 1810</u>	-1871	
000/	VII.	horner	County Cleri
<u> </u>	Vinda	7747 y C2	40 D
\$16.	<i>0</i> 0 -		<u>名名</u> Deputy
Ind	Comp	Assessor	Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 9-14-18 \$.548 BBB

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 (SW1/4) 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 \$25°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 \$49°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 \$69°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.

BK2018, Pg 1871

Duty Will	amanda Will
Dusty 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

GENERAL NOTARY - State of Nebraska
KORY MCCRACKEN
My Comm. Exp. August 27, 2022

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date					School District Code									
91 2018 1870			9/14/2018	Base: 91-0501 A				iliated:	91	-0501	Unified: 91-0501			
Location ID	Parcel Number													
001107100	219		1	GeoCde	Twn	Ring Se		ct Qı	1	Subdiv	Area Blk		Pa	ırcel
\mathbf{D}	ate of Sale A	ssessed \	⁷ alue	4375	2	9	1	6 0		00000	1	000	12	90
Land	Improve	ments	Total		Sale	Prope	rty	Classific	cation Code			ŠĘ.		
23,105	18	4,320	207,425	Status	Prop	erty Ty	ре	Zoning		Location	City Size		Parcel Size	
	Irrigation T	уре:		A) 1	B)	B) 05 C) 5 D) 3				D) 3	E)	0	F)	9
LCG	ACRI	cs:	VALUE:		LCG		Ç.	A	CRI	ES:		VAL	U E:	the of
IRRIGATED 1A1				GR	ASSLA	ND 10	31							
1,A				٠			IG							
2A1				2G1										
2A						2	2G							
3A1				3G1										
3A						3	3G							
4A1				4G1										
4A						2	1G							
DRYLAND 1D1				S	helterbe	lt/Timb	er							
1D						Accreti	оп							
2 D1						Was	ste							
2D						Oth								
3D1				AG LAND TOTAL			,	,,						
3D						Roa				0.480	of Date described the Definition of the Paris Control			
4D1					F	arm Sit	es			L.000	5,765			
4D		MACHINE THE PARTY OF	P MANAGE (LUIS LOS PASSOS DE LUIS SE LUIS REPORTED DE LUI			ome Sit	-		4	1.990			17,	340
					R	ecreation	on.							
Dwellings			177,750			Oth			****					
Outbuildings		Part of the second	6,570	Nor	i-AG T	OTA	\mathbf{L}		6	5.470	***		23,:	105

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

MIPS Inc.

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RPBRKDWNL 9/26/18 11:59 AM

							teal Estate			-						/26/18 11:59 AN
Parcel ID		001107100			Lega	al					Card File	00.	107100	1		
Owner					A 6.	56 ACRE PAR	CEL IN THE ST	W1/4 OF			Situs					
RITTER, EF	RIC P.				16-2						1040 ROAD	2100				
1040 ROAD	2100				S-T-	R: 16-02-09	Acres: 6.470				1					
GUIDE ROC	CK, NE	68942														
											 					
County Area			NREA 1			s Code	01-05-05-03-				Value	_			Previous	Curren
Neighborho			AREA 1			€ GEO	4375-16-0-00		90		Improveme	nts			184,320	184,320
Location / G	Group		RURAL (RUR)			astral	00002-00010				Land / Lot				23,105	23,105
District		5 (3R11F1S - 65-001			k / Page	2018 / 1870 [Ext: 1871			Total				207,425	207,425
School		91-0501	91-0501	91-0501		Date	09/14/2018									
					Sale	Amount	240,000									
Date Added				·												
01/18/2018	RURA	L RESIDEN	TIAL													
						•		Permit No			iption		Date Or		Date Closed	Amoun
								0006	00 N/A		CHECK FOR I		11/16/20		03/08/2016	C
								0005	00 N/A		IN OFFICE AL		11/03/20	009	12/29/2009	C
									00.11/4		ARY OMITTEE		40/00/2		00/40/0000	,
								0004	00 N/A		ADDITION TO		12/09/20		03/12/2009	(
								0003	00 N/A	~2007 CARD	REMEASURE	MAPIN	10/20/20	006	01/10/2007	(
								0002	00 N/A	-	LOOKS LIKE	N.N.I	02/19/20	204	02/24/2004	c
								0002	OU NIA		TON ON HOUS		02119120	UU 4	02/24/2004	,
								0001	00 N/A		BOB W. SEE		07/12/20	002	01/06/2003	C
Soli	Use	LCG	/LVG Soil De	escription		LVG Descrip	tion	Spot		Acres	Value/Acre	Assesse			arket/Acre	Market Sub
	ROAD	ROA		TY ROAD		ROAD		N		0.480	0		0 0			
									~							·
RES	SITE	RES	RURAL	RESIDENTIAL	- ADDII	RE\$		N	~	3.990	1,840	7,34	0			
BLD1RR	FARM	BLD	1RR BUILDI	ING SITE 1ST A	ACRE -	BLD1RR		N		1.000	5,765	5,76	5 0			
HOM1RR	HOME	LION	11RR HOME	SITE 1ST ACR	E OUDA	LOMBB		N		1.000	10,000	10,000	1 0			
HOMIKK	HOME.	non	TIRK HUIVIE	SITE IST ACK	E-KOKA	HOMINK		IN		1.000	10,000					
								Li	and Total	6.470		23,10	5			
Sale Date		Book	Page	Ex	ctend	Owne	rship History									Amount
09/14/2018		2018	1870	18	371	RITTE	ER, ERIC P.									240,000
06/09/2016		02017	01890			WULF	F, DUSTY & AM	IANDA								C
10/27/2015		02016	01269			WULF	, DUSTY & AM	MANDA								200,000
Year State	ment D	istrict	Building	Oth	er	Land	· · ·	Tot	al	Exempl			able		Total Tax	Penalty Tax
2017 10	7100	5	177,750	6,57	70	23,105		207,4		0		-	,425		3,036.84	C
2016 10	7100	5	177,750	6,57		21,575		205,8		0			895		2,920.38	C
2015 10	7100	5	122,960	2,90		758,430		884,2		0			,295		12,263.68	C
2014 10	7100	5	122,960	2,90		584,495		710,3		0			,360		11,558.62	C
2013 10	7100	5	99,875	1,55	50	374,220		475,6	45	0		475	,645		8,750.76	C

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? \$	YesNoIf no explain
Was any personal property included in the sale price? _ (circle all that apply): Pivot Irrigation Pipe (above of Grain/Crops Other (please explain)	ground/Buried) Motor Machinery
What is the dollar value of the personal property that \$	was included in the purchase price?
If this sale was involved in a 1031 like kind exchane;No	is it going to a holding company?Yes
How long was the property on the market?	
How did you learn that the property was for sale? Circl Family Newspaper Seller Prior Knowledge Other (ple	
If appraised, what was the appraised value? \$	
Was this a sale of partial interest in the property?	_YesNo If yes,

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 exhange of property? Yes No If yes, explain
Was the property made availablee to other potential purchasers? Yes No If no, explain
Was the sale between family members? Yes No If yes, explain
Was there any prior association between the buyer and the seller or with the property?Yes No If yes, explain
Do you own other property nearby?Yes No If yes, explain
What influenced your sale/purchase?
Do you think this property sold for its full market value?Yes No
Please supply a current FSA map showing fields, correct use and acres.
Is this property in a government program such as (CRP, CREP, EQUIP)? If yes, what program and what are the beginning and ending dates? Please mark these fields on your map.
If irrigated (circle all that apply) Pivot Buried Pipe Gravity Irrigation
Where do you obtain your irrigation water? (circle all that apply) Reuse pit Bostwick Republican River Well Little Blue River Other

WEBSTER COUNTY ASSESSOR

Website: www.co.webster.ne.us

621 N CEDAR

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

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 Other	your cattle? Pond Dugout Stream .	Well							
Comments/other information:		V - V - V							
Signature:			_Buyer/Seller	(circle	one)				
Phone #	Date:								

WEBSTER COUNTY ASSESSOR

Website: www.co.webster.ne.us
Seller: WULF, DUSTY & AMANDA

621 N CEDAR

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

Buyer: RITTER, ERIC P. Parcel ID: 001107100 Additional Parcels:

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	= <u>2018</u>	-1893	# PAG	GES		GRANTEE MASTER NAME	<u> Koger</u>	+Karen
PARCEL # FILING NUMBE		26200	– .			_	Ande	rsen
	Hawler	15 4 Gru	كاعي	**************************************		_		
DOC STAME	s 43	5-00		tax/lien				
SALES FILE	# <u>~2</u> 3	X()	#PAG	ES	_			
NEIGHBORHOOD	# 1	100	105	200	205	(300)	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITÉ	COW/LES NO HOME SITE		COWLES E COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	inavale/ no home site	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIA	L RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	F SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		3224	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIA	
!	100					J	SUBURBAN	
TAX DISTRICT	173	-						
TAL SALE PRICE	$\frac{\partial O_{j}}{\partial t}$	000	····	-				
ADJUSTMENTS :	\$			•				
ADJUSTMENTS :	\$	<u>-</u>		•				
REVIEW CODE	NO							
SALES DATE_	7-3	7WD	}					
DEED TYPE_	<u>'</u> ہ	dwr						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cownes	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS		· · · · · · · · · · · · · · · · · · ·		I		L		
								
	PARCEL#(S)		,				1	
	FARGEL# (5)			<u> </u>		<u> </u>		



Yes

18 Address of Property

20 Legal Description

26 Date Deed Recorded

206 W Nemaha St

Blue Hill, NE 68930 18a No address assigned

Ex-spouse

18b Vacant land

27 Value of Stamp or Exempt Number

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

16 Does this conveyance divide a current parcel of land?

√ No

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed . .

Real Estate Transfer Statement



Step-parent and Step-child

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

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

of the agent or title company contact.)

same as Grantee

Was transfer through a real estate agent or a title company? (If Yes, include the name

FORM 521

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

	The deed will not be recorded unless this statemer	nt is signed and items 1-25 are accu	rately completed.						
1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed						
	WEBSTER - 91	Mo. 07 DayYr. 2018	Mo. 07 Day 30 Yr. 2018						
5 Grantor's Name, Ad	ddress, and Telephone (Please Print)	6 Grantee's Name, Address, and Teleph	none (Please Print)						
Grantor's Name (Selle LaRae L. Schul		Grantee's Name (Buyer) Roger & Karen Anderson							
Street or Other Mailing PO Box 356	, ·	Street or Other Mailing Address PO Box 415							
City Blue Hill	State Zip Code NE 68930	City Blue Hill	State Zip Code NE 68930						
Phone Number (402) 461-0939			ee a 501(c)(3) organization? Yes ✓ No grantee a 509(a) foundation? Yes No						
Email Address		Email Address							
7 Property Classifica	ation Number, Check one box in categories A and B, Check C is	f property is also a mobile home.							
(A) Status	(B)) Property Type	(C)						
✓ Improved	✓ Single Family Industrial	Mineral Interests-Nonproducing	State Assessed Mobile Home						
Unimproved	Multi-Family Agricultural	Mineral Interests-Producing	☐ Exempt						
☐ IOLL	Commercial Recreational		_						
8 Type of Deed	Conservator Distribution Lar	nd Contract/Memo Partition	Sheriff Other						
Bill of Sale	Corrective Easement Lea	ase Personal Rep.	Trust/Trustee						
Cemetery	Death Certificate - Transfer on Death Executor Mir	neral Quit Claim 🗸] Warranty						
9 Was the property property of an IRS like-	urchased as 10 Type of Transfer Distribution Foreck	osure Irrevocable Trust Revocable	Trust Transfer on Death						
(I.R.C. § 1031 Exch	ange) Auction Easement Gift	Life Estate Sale	Trustee to Beneficiary						
Yes 🗸		or Trust Partition Satisfactio	n of Contract Other (Explain)						
	11 Was ownership transferred in full? (If No, explain the division.) Yes No No No No No No No N								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)									
Yes 🗸	lo 🔲 Aunt or Uncle to Niece or Nephew 🔲 Family Corp., P	artnership, or LLC Self	Other						
	Brothers and Sisters Grandparents a	and Grandchild Spouse							

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.

Parents and Child

sign here	Signature of Grantee or Authorized Representative	Title	Attorney	Phone Number Date						
_			Attorney	Phone Number						
sign	L STATE OF THE STA	A	Attorney	Phone Number						
eian	The state of the s			Phone Number						
	Print or Type Name of Grantee or Authorized Representative		· 	71 11 1						
	David B. Garwood			(402) 746-3613						
	correct, and that I am duly authorized to sign this statement.	s statement and that it is, to the best	of my knowledge and belief, true	e, complete, and						
	Under penalties of law, I declare that I have examined this		of my important and ballet to							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number										
	ed potentase price paid for real estate (line 22 milities line 23)	• • • • • • • • • • • • • • • • • • • •	248	20,000 00						
	24 Adjusted purchase price paid for real estate (line 22 minus line 23)									
24 Adiuste										
	on-real property included in the purchase? Yes V No			0,00						

Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014 8 Recording Data

BKQ018, Pg 1893

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

20,000,00

BK2018,Pg 1893

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of September A.D., 20/8, at 2:05 o'clock M. Recorded in Book 20/8 on Page 1893

Deb Kingerberger County Clerk 5/0.92 Deputy Ind Comp_Assessor_Carded_

NEBRASKA DOCUMENTARY STAMP TAX Date 9-17-18 \$ 45 52 By 13 18

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.

aRae L. Schunk

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July <u>\$\overline{26}\$</u>, 2018, by LaRae L. Schunk, a single person.

Comm. expires 10-22-2018

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date				School District Code								
91	20:	18	1893		7/	30/2018	Base: 91-00			074 Affiliated: 91-0074						Unified: 91-0074		
Location	no [Sale	Number	Useability & Code #						ura, g	· P	arcel N	Vumber					
0003265	00		220	1.5		GeoCde	Twi	ı Rı	ıg	Sect	Qrt	Subdiv	Аге	a T	Blk	Parc	el	
	Da	ite of S	ale Assessec	l Val	ue		4133	N 1 W 1			00	0	20035	, , 144	7	002	879	0
Land		Imp	rovements	Total			N Driver		Date (Date of Sale Property Classification						on Code		12
2,645 10,970					Alffligt oft th gt	13,615	Status	P	Property Type Zoning Location City Size I							Parcel	Size	
Assessor Location: BLUE HILL (•	A) 1	B)	28., Terkinus	.,	C)	, Kitaren Erre	D) 1	E	to see Toron	5	F) 1	· <u>/ </u>
	nest.				le organización de como le di	Residential	Definiçãos		C.M				Comme	rcial	fakty (a) (g gran		
	Muli	iple Im	provements:	Mult	iple. Im	provements.:	Programme Construction	**************************************	Multiple. Improvements. :									2 496 74
		agranda a faraga a gara	uction Date:		truction	1.0	84				on Date		• • • • • • • • • • • • • • • • • • • •					
100314-6316	W. 1.10		Floor:	Floor	r Sq. Ft.	: 1,4	10		Floor	Sq. I	?t. :							
		Buildin	g Cost New:	Cost		147,7	45		Cost									
Single Family		1		Resi	identia	l Condition: 10)		Com	mer	cial Oc	cupano	y Code:		9-28			A 61
(100) 🗆 Mob		······································		(10) W Worn Out				Prim				her1:		Otl	her2:			
(101) M One	Story			(20) □ Badly Worn				Com	mer	cial Co	nstruci	tion Class			en light value		<i>A</i>	
(102) 🗆 Two	Story			(30) Average					(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Split	t Level			(40)		Good			(2) Reinforced Concrete Frame									
(104) 🗆 1 1/2	2 Story			(50)		Very Good			(3) Masonry Bearing Walls									
(111) 🗆 Bi-La	evel			(60) Excellent				(4)										
(106) □ Othe	er								(5) Metal Frame and Walls									
Townhouse or	Duplex	Style:	agy kalin talaye Talahin bir E	Residential Quality: 40						(6) 🗆 Pole Frame								
(301) 🗆 One	Story			(10) Low					Cost Rank: Condition:									
(302) 🗆 Two	Story			(20) □ Fair				(10) ☐ Low (10) ☐ Worn Out										
(307) 🗆 1 1/2	2 Story			(30) Average			(20) ☐ Average (20) ☐ Badl					Badly '	Wom					
(308) 🗆 Split	Level			(40)	*	Good			(30) Above Average (30) Ave					Averag	e			
(309) 🗆 2 1/2	2 Story			(50)		Very Good			(40)		High		·	(40)		Good		
(304) 🗆 Опе	Story D	uplex		(60)		Excellent								(50)	<u> </u>	Very C	ood	
(305) 🗆 Two	Story D	uplex			a dia aya				4000年		ŔIJij	被名字》		(60)		Excelle	nt	
Assessor's	Adjus	tment	to Sale P	rice	(+ 01	r -):												
Assessor Con	nments	and R	eason for A	djus	tment	•			, .									
															-			
Comments fr	om							omn	ents:									
JTWD																		
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									•							(Contin	ue on ba	ick)

MIPS Inc.

WEBSTER COUNTY

Page 1 RECORDCARD

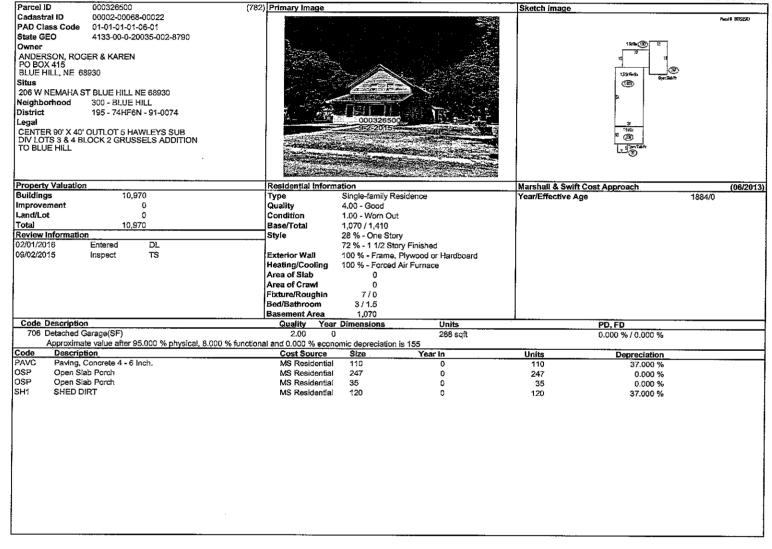
www.	nebraskaa	ssessorso	nline.us		2017 R	eal Estate l	Breakdown Rep	ort					9/26/18 (RDCARI 01:16 PN
PO BOX	SON, ROO				Legal CENTER 90' X 40' (DIV LOTS 3 & 4 BL TO BLUE HILL				Card File Situs 206 W NEMAH/ BLUE HILL, NE		500			
County	Area	0	N/A		Class Code	01-01-01-01-0	06-01		Value			Previous		Curren
Neighbo		300	BLUE HILL		State GEO	4133-00-0-20	035-002-8790		Buildings			10,970		10,970
Location	n / Group	20	BLUE HILL (BH)		Cadastral	00002-00068-	-00022		Improvement			0		(
District	-	195	74HF6N - 91-0074		Book / Page	2018 / 1893			Land / Lot			2,645		2,64
School		91-0074	91-0074	91-0074	Sale Date	07/30/2018			Total			13,615	•	13,61
	••••				Sale Amount	20,000	Permit No. Type	Descrip	tion.	Date	Open	Date Closed		Amoun
						•	0001 00 N/A	~2012 F	OUSE HAS SAT FOR YRS; LOW	11/0		01/13/2012	1	Amoun
Model				Method	Lot Size	Fron	tage Spot Code		Cutoff	Value	Add (+/-) L	ot Value	Appr II
8 BLUE	HILL			02 SqFoot	10,620.000	90	0.000 N	1	17,000 22,000 99,999	0.249 0.080 0.029	0.0	000	2,645	(
Sale Dat	fo	Book	Page	Extend	. Owner	ship History			199,399	0.029				Атоип
07/17/20		02012	01962		SCHU	NK, ROGER A NK,LARAE L	& LARAE L							6,000
Year S	tatement	District	Building.	Other	Land		Total	Exempt	······································	Taxable	,	Total Tax	Per	nalty Tax
2017	326500	195	10,970	0	2,645		13,615	0		13,615	,	263.28		(
2016	326500	195	12,330	0	2,645		14,975	0		14,975	5	288.68		(
2015	326500	195	8,480	0	2,645		11,125	0		11,125	;	211.60		(
2014	326500	195	8,480	0	2,645		11,125	0		11,125	;	231.98		(
2013	326500	195	9,155	0	2,645		11,800	0		11,800	1	265.22		(

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/26/18 01:16 PM



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 BL
Was the sale between family members?YesNo If yes, explain
Was those any association between the business and the sellow with the security of
Was there any association between the buyer and the seller or with the property?Yes
No If yes explain
Do you own other property nearby?YesNo If yes, please
explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement
Land Other (explain)
If the property is a postal avenanty and amedians income what work has been abound for it in
If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?
\$. What
expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) Appliancees Furniture other (please explain):
·- ·- ·- ·- ·- ·- ·- ·- ·- ·- ·-
propert that was included in the pruchase price What is the dollar value of the personal
Do you think this proporty sold for its full morest value? We We
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if
no

How many bedrooms? How many bathrooms? What type of heating and cooling is in the
house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) Appliancees Furniture other (please explain):
- · · · · · · · · · · · · · · · · · · ·

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 Describe the basement finish; flooring, walls, ceiling finish? Manufactured Housing: Was this home manufactured off site then moved to this location? No If manufactured; what brand? manufactured; what type of home is this? Manufactured is the home still siton on (circle one) Metal Frame Foundation Basement Signature: Date: Buyer/Seller (circle one) Phone# Date: Date:	621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us		
Manufactured Housing: Was this home manufactured off site then moved to this location? No	Buyer: ANDERSON, ROGER & KAREN Parcel ID: 000326500 Additional Parcels: Book: 2018 Page: 1893 Sale Date: 07/30/2018	OT 5 HAWLEYS SUB DIV LOTS 3 & 4 BLOCK 2 (GRUSSELS ADDITION TO B
No If manufactured; what brand?	Describe the basement finish; floo	ring, walls, ceiling finish?	
No If manufactured; what brand?			
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		e manufactured off site then moved to	
Manufactured If manufactured is the home still siton on (circle one) Metal Frame Foundation Basement Signature: Buyer/Seller		thi-2	If
(circle one) Metal Frame Foundation Basement Signature:Buyer/Seller			
			, derri dradi di
(circle one) Phone# Date:	Signature:		Buyer/Seller
	(circle one)Phone#	Date:	

WEBSTER COUNTY ASSESSOR

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	12 2018 -	1894	# PAG	9ES	6	RANTEE MASTER	Red	Cloud	
PARCEL# FILING NUMBE		5102-	Parsona	ye-30)460	_	Bible	Churc	h
	00010	510 -	Church	<u> </u>)4S0	_			•
DOC STAMP	EXemy	<u>計數0</u>	_	tax/lien		_			
SALES FILE	<u>. </u>		#PAG	ES	· (
NEIGHBORHOOD #	1	100	105	200	205	300	305	400	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT	TAL
	405	500	505	510	515	600	605	610	
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COW/LES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S	ITE
	615	700	705	710	800	805	1000	1005	
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE	inavale/ no home site	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIA	L RURAL COMMERCI	AL .
	1010	1015	1020						
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT						
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIA		-
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS				_
L Tax district	65				· ,		SUBURBAN		_
-	(V)								
TOTAL SALE PRICE_									
521 ADJUSTMENTS <u>\$</u>		- ·							
Assessor adjustments <u>\$</u>	- <u>-</u> .								
REVIEW CODE	ОИ								
SALES DATE	9-1	7-201	8						
DEED TYPE_	$\overline{\omega}$	$\overline{\mathcal{D}}$							
\$ALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE	1	2	3	4	5				
LOCATION CODE	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT				1
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR	
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL	
COMMENTS	Chur	cht	Parso	onge -	-Nam	e Chair	rge	Exempl	#20
	(Comme	ercial)	Kesida				<u> </u>	•	
	PARCEL#(S)								



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

221

FORM **521**

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed Mo. 09 Day 17 17 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Red Cloud Bible Church The Congregational-Christian Church of Red Cloud Street or Other Mailing Address 630 N Cedar St Street or Other Mailing Address 630 N Cedar St City Red Cloud State NE City Red Cloud Zip Code 68970 68970 Phone Number (402) 746-2480 Is the grantee a 501(c)(3) organization? Phone Number (402) 746-2480 Yes If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Multi-Family Unimproved Agricultural Mineral Interests-Producing ☐ Exempt IOLL Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement ll ease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral √ Warranty Executor Quit Claim Was the property purchased as part of an IRS like-kind exchange' (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust | Revocable Trust Transfer on Death Auction ☐ Easement Life Estate Trustee to Beneficiary MYes √ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Incorporated 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No. √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other. Brothers and Sisters Grandparents and Grandchild 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.) \$ 122.040<u>.00</u> 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **V** No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 630 N Cedar St same as Grantee Red Cloud, NE 68970 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 0.00 0.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0010 **25** If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{20}{100}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Attorney Title Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 Schomber A.D., 2018, at 3:15 o'clock P. M. Recorded in Book 3018 on Page 1874

Oeb Klimpenherger County Clerk 510, 99 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-17-18
\$ Exempl #20 By 18 B

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

CONGREGATIONAL-CHRISTIAN CHURCH

By Wha Hackberry
Debra Klingenberger, Tristee

By Mike McCartney, Trustee

By Jeff Ord, Trustee, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Notary Public

PARCEL #		1902-190.	_5 #PAG	21	_	RANTEE MASTER NAME	····	1 C
FILING NUMBE	1419 1419 1419	<u>+ 101</u> 14 600	- ,	<u> </u>	10	_	2) tacia	e J. Ship
DOC STAMP	· 762.	75	_	tax/lien		- -		
SALES FILE	* 223	?	# PAGE	s	·. -			
IGHBORHOOD	# 1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	8laden 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	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					ĺ
PROPERTY CLASS	1000	2000	4000	9000	9500		".	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
				·	i		SUBURBAN	
TAX DISTRICT	5						•	
TAL SALE PRICE	338.73	36						
NO LICTATENTE	,	•	-					
LDJUSTMENTS	\$	-						
DJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	9-17-	2018						
DEED TYPE_	الر	$ abla \omega $						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			_
CODE	1	2	3	4).	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
<u>L.</u>	вн	BLA	cow	GR	INA	RC	ROS	RUR
CATION CODE		1	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
CATION CODE	BLUE HILL	BLADEN				ļ	1	GR 1
CATION CODE		s grow						GR
								GR]



FORM 521

Real Estate Transfer Statement

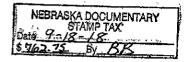
• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. POR Day Tyr. 2018 4 Date of Deed Mo. 09 Day 11 yr. 2018						
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Day Or Day Yr. 2018 Mo. 09 Day 11 Yr. 2018 6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller)	Grantee's Name (Buyer)						
Lois Henderson, Ttee-Lois Henderson Family Trust Street or Other Mailing Address	Danell W. & Stacia J. Shipman Street or Other Mailing Address						
PO Box 112	441 Rd 2100						
City State Zip Code Stuart NE 68780	Gity State Zip Code Guide Rock NE 68942						
Phone Number (402) 746-2876	Phone Number Is the grantee a 501 (c)(3) organization? Yes Volume Ves Volume Ves Ves Volume Ves Volume Ves Ves Volume Ves Vo						
Email Address	Email Address						
7 Property Classification Number, Check one box in categories A and B. Check C i	f property is also a mobile home.						
733.63.1	Property Type (C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home						
✓ Unimproved Multi-Family ✓ Agricultural [Mineral Interests-Producing Exempt						
	nd Contract/Memo Partition Sheriff Other						
Bill of Sale Corrective Easement Lea							
Cemetery Death Certificate - Transfer on Death Executor Mir	· · · · · · · · · · · · · · · · · · ·						
9 Was the property purchased as part of an IRS like-kind exchange?							
(I.R.C. § 1031 Exchange) [Auction Easement Gift	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)						
Yes V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	pr Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)						
✓ Yes	Yes						
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., P ■ Brothers and Sisters ■ Grandparents a							
Ex-spouse Parents and Ch							
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.)						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
Rural Property Moherton County NE	same as Grantee						
Webster County, NE 18a No address assigned 18b Vacant land							
20 Legal Description							
see attached							
See allached							
21 If agricultural, list total number of acres							
22 Total purchase price, including any liabilities assumed							
23 Was non-real property included in the purchase? Yes No (If Yes, en	15						
· -	\$						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number						
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement,	t and that it is, to the best of my knowledge and belief, true, complete, and						
Kory J. McCracken	(402) 746-3613						
Sign Print or Type Name of Grantee or Myhorizod Representative	Attorney (1/17)						
	itle Date						
	/						
Register of Deed's Use Ont 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	Y For Dept. Use Only 28 Recording Data						
Mo. 9 Day 18 Yr. 18 \$ 762. 75	BK2018, Pg 1902-1903						
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)						

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 SW1/4 of said Section 36, a distance of 2637.86 feet to the West Ouarter 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 355. 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., 20 18 , at 10:15 o'clock A M. Recorded in Book 2018 on Page 1902-1903 Deb Klingenberger County Clerk AB Deputy \$16.00 ___Assessor_ Carded___

ind Comp



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 (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 Ouarter 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 \$14°20'05"W a distance of 791.05 feet; running thence \$70°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 SW1/4 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 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.

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.

Herederson trustie Lois Henderson, Trustee

STATE OF NEBRASKA, COUNTY OF Ho) ss.
The foregoing instrument was acknowled Lois Henderson, Trustee of the Lois Henderson	edged before me on September _//, 2018, by Family Trust.
Comm. expires <u>Oct 5, 2020</u>	Motary Public Notary Public
A GENERAL NOTARY-State of Rebraska SHAWN R FETHERSTON My Comm. Exp. Oct. 5, 2020	

Agricultural Land Sales Worksheet

91 2	018	1902	9/1	7/2018	Base:	91 - 05	01	Αff	iliated: 9	1 – 0	501	TInif	ied: 9:	1 - 0 5	01
2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	er In de la de		Valley of the second	Service del mase.	Dase.			All	Wagana Tana	dans Cada	2.5 - 12.5 - 14		16tt. 5.	A NOS	7
Location ID	T. J. Physica	Number	Gara ta Phijina wan 1874 (1977)	ý & Code #					Parcel 1	er et er skrigter. Hanner i der	raina, 50°00.			3,4-3,1	
001414600		222	4	03	GeoCde	Twn	Rng	9000	ct Qrt	. V. S	div	Area	Bik		ırcel
	Date of S	ale Assessed \	/alue		4489	1	10	3	6 2	000	000	1	000	44	10
Land	Imj	provements	1	otal	Date of Sale Property Classification Code										
412,42	5			412,425	Status	Pro	erty T	тре	Zoning	L	cation	Cit	y Size	Parce	el Siz
	Irrigat	tion Type:			A) 2	В)	0.5		c) 5	D)	3	E)	0	F)	9
LCG		ACRES:	77/	LUE:	of Williams (Section)	LCG	ni Lejofia		ACI	re	947 B.D		VAL	i Tier	
IRRIGATED 1			ngaragniga ga 🔻 🖛		GF	ASSLA	ND 1	G1	r M-2 or, 15tod FACE		Programme)	Miller (City)	SAN V.ALLA	D 120 (13)	<u> principal</u>
	lA.							1G							
2	A1						2	G1							
	2A							2G		1.1	10			1,5	580
3	A1						3	G1							
	3A							3G	10	6.6	30		1	65,3	330
4	A1						4	Gl							
	4A							4G	17	1.1	40		2	45,5	515
DRYLAND 1	D1				\$	Shelterbe	lt/Timl	рег							
	ID						Accreti	on							
	D1						Wa	ste							
	2D						Otl		W				·		
	DI				AG L	AND T		_	27	8.8				12,4	25
	BD						Roa	-		3.4	00		augusta (m. 1945) Angeles (m. 1945) Angeles (m. 1945)		14/2
	D1 (T)						arm Si	+			_				
							ome Si	-			-				
	# 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					R	ecreati	\dashv							
Dwellin Outbuildin		Santa (de la Cibi) Jacobs Referències				n-AG T	Otl			3.4		····			

Assessor's Adjust	ment to S	ale Price (+ o) r -	-):] '	Total F	Recapture	Value	:		
Assessor Comments a	nd Reason	for Adjustment	:		<u> </u>						
								•			
Comments from					Comme	nts:					
JTWD-COMBINE	PARCEL	001414701	δ.	001414600	GRANTEE	OWNS	GROUND	NEXT	TO :	ΙT	
								•			
						300° 0					(Continue on back)

WIPS IIIG

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 9/27/18 01:10 PM

441 RD	AN, DANEL	001414600 L W. & STACIA 68942	J.	_	Legai W1/2 36-1-10 EX S-T-R; 36-01-10	CEPT A 34.62 PAR Acres: 282.280	CEL	-	Card File Situs 36-1-10	0014	14600		5121110 VI.IV.
County Neighbo			EA 1 EA 1		Class Code State GEO	02-05-05-03-00- 4489-36-2-0000			Value Buildings			Previous 0	Current
	n / Group		RAL (RUR)		Cadastral	00002-00051-00			Improvemen			0	r
District			11F1S - 65-0011		Book / Page	2018 / 1902 Ext			Land / Lot	•		112,630	412,425
School			91-0501 91-0	501	Sale Date Sale Amount	09/17/2018 338.736			Total			112,630	412,425
Soil	Use	LCG/L\	/G Soil Descrip		LVG Descri		Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
2675	GRAS	2G		SILT LOAM, 3		****	N	1.110	1,425	1,580	0	mancororc	Market Odd
3852	GRAS	4G	GEARY-HOR	BS SOILS	4G		N	69.690	1,425	99.310	ō		
4147	GRAS	3G	HOLDREGE SLOP	SOILS, 3-7%	3G		N	29.400	1,425	41,895	ō		
4147	GRAS	3G	HOLDREGE SLOP	SOILS, 3-7%	3G		N	54.160	1,425	77,180	0		
4161	GRAS	4G		Г LOAM, 7-30%			N	49.640	1,425	70,735	0		
4161	GRAS	4G	KIPSON SIL	Г LOAM, 7-30%	S 4G		Ν .	48.980	1,425	69,795	0		
								252.980		360,495			
3852C	CRP	4C	CRP, GEAR	'-HOBBS SOIL	S 4C		N	2.210	2,005	4,430	0		
4147C	CRP	3C	CRP, HOLDE	REGE SOILS, 3	-7% 3C		N	23.070	2,005	46,255	0		
4161Ç	CRP	4C	CRP, KIPSO	N SILT LOAM,	7- 4C		N	0.620	2,005	1,245	0		
								25.900		51,930			
RÓAD	ROAD	ROAD	COUNTY RO		ROAD		N	1.000	0	0	0		
ROAD	ROAD	ROAD	COUNTY RO	AD	ROAD		N	2.400	0	0	0		
								3.400		G			
Sale Dat		Book	n	F-4			Land Tot	al 282.280		412,425			
09/17/20		2018	Page 1902	Extend 1903		ership History MAN, DANELL W.	P CTACIA I						Amount
07/21/20		02006	01594	1903	HENI	DERSON, LYLE D DERSON, LOIS -TF	& LOIS						338,736 12,000 0
Year S	atement D	istrict	Building	Other	Land		Total	Exempt		Taxab	le	Total Tax	Penalty Tax
2017	414600	5	0	0	112,630		112,630	0		112,6		1,629.14	0
2016	414600	5	0	0	99,480		99,480	Ō		99.4		1,411.02	ō
2015	414600	5	0	0	94,255		94,255	0		94.2		1,307.16	0
2014	414600	5	O	0	67,585		67,585	0		67,58	35	1,099.70	O
2013	414600	5	0	0	60,380		60,380	0		60,38	30	1,110.84	0

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/27/18 01:10 PM

Parcel ID		5) Primary Image	Sketch Image
Cadastral ID	00002-00051-00009		
PAD Class Code	02-05-05-03-00-09		· ·
State GEO	4489-36-2-00000-000-4410		
Owner			
SHIPMAN, DANEL	IN OCTACIA I		
AM PD 2400	LW, & STACIA J.		
441 RD 2100 GUIDE ROCK, NE	68042	<u> </u>	
Situs	003-12		
36-1-10			
Neighborhood	1 - AREA 1		
District	5 - GR11F1S - 65-0011		
Legal			
S-T-R: 36-01-10			
W1/2 36-1-10 EXCE	EPT A 34.62 PARCEL		
			i
1			
Property Valuation		Residential Information	Marshall & Swift Cost Approach (06/2013
Buildings	0	Туре	Year/Effective Age 0/0
Improvement	Ō	Quality .00 -	
Land/Lot	Ö	Condition .00 -	
Total	Ö		
Review Information			
		Area of Slab 0	
02/16/2006	Entered SK	Area of Crawl 0	
l		Fixture/Roughln 0 / 0	
i		Bed/Bathroom 0 / 0.0	
		Basement Area 0	

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 (circle all that apply): Pivot Irrigation Pipe Grain/Crops Other (please explain)	e (above ground/Buried) Motor Machinery
What is the dollar value of the personal prope	erty that was included in the purchase price?
If this sale was involved in a 1031 like kind_No	exchane; is it going to a holding company?Yes
How long was the property on the market?	
How did you learn that the property was for sa Family Newspaper Seller Prior Knowledge C	
If appraised, what was the appraised value?	
Was this a sale of partial interest in the pro	operty?YesNo If yes,

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 exhange of property? Yes No If yes, explain
Was the property made availablee to other potential purchasers? Yes No If no, explain
Was the sale between family members? Yes No If yes, explain
Was there any prior association between the buyer and the seller or with the property?Yes No If yes,
explain
Do you own other property nearby? Yes No If yes, explain
What influenced your sale/purchase?
Do you think this property sold for its full market value?Yes No
Please supply a current FSA map showing fields, correct use and acres. Is this property in a government program such as (CRP, CREP, EQUIP)? If yes, what program and
what are the beginning and ending dates? Please mark these fields on your map.
If irrigated (circle all that apply) Pivot Buried Pipe Gravity Irrigation
Where do you obtain your irrigation water? (circle all that apply) Reuse pit Bostwick Republican River Well Little Blue River Other

WEBSTER COUNTY ASSESSOR

621 N CEDAR

Book: 2018 Sale Date: 09/ Legal Descript		1/4 36-1-10						
If pasture, Other	how do you water	your cattle?	Pond Dugout	Stream	Well			
Comments/ot	her information:		·		The i			
Signature:				•		_Buyer/Seller	(circle o	one)
Phone #			Date:					

WEBSTER COUNTY ASSESSOR

Website: www.co.webster.ne.us

Additional Parcels: 001414701

Seller: HENDERSON, LOIS -TRUSTEE Buyer: SHIPMAN, DANELL W. & STACIA J.

621 N CEDAR

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

Parcel ID: 001414600

COVER PAGE PROPERTY TRANSFER

	. 15.7	· ~		tax/lien				
DOC STAMP	222	<u> </u>	#PAGE		·.	-		
HBORHOOD i	‡ 1	(100)	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
RTY CLASS	1000	2000	4000	9000	9500	· · · · · · · · · · · · · · · · · · ·		<u> </u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
X DISTRICT	a5						SUBURBAN	
X DISTRICT ALE PRICE ISTMENTS \$	# Ce/1	00.00					SUBURBAN _U	***************************************
ALE PRICE_	\$ (0/1	00.00					SUBURBAN _U	***************************************
ALE PRICE	\$ (e,1)						SUBURBAN _U	
ALE PRICE ISTMENTS \$ ISTMENTS \$ EW CODE	\$ (e,1)						SUBURBAN T	
ALE PRICE_ ISTMENTS S ISTMENTS S EW CODE	\$ (e,1)	00.00 -15-18 CD					SUBURBAN T	
ALE PRICE	\$ (e,1)			NO	MOBILE		SUBURBAN _	
ALE PRICE_ ISTMENTS § ISTMENTS § EW CODE LES DATE_ EED TYPE_	NO (4-	-15-18 CD		NO 4	MOBILE 5		SUBURBAN _	
ALE PRICE	NO (4-	- 15 - 18 - CD ADJUSTED	SUBCHNGD	4 ALE NOTTO BE USED AR	5 RMS LENGTH / NOT VALID FOR		SUBURBAN _	
ALE PRICE	NO (s-	- 15 - 18 CD ADJUSTED	SUBCHNGD	4 ALE NOTTO BE USED AR	5 RMS LENGTH / NOT	RC	SUBURBAN _	RUR

NEBRASKA Good Life. Great Service.

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

• IT additional space is needed, add a	in attachment and identify the item.
The deed will not be recorded unless this statement	ent is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Select County & County Number	3 Date of Sale/Transfer Mo Day Yr
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantots Name/(Seller) LUIG G 1011 FTV	Grantee's Name (Buyer) S/+2/C/H WE5+
Street of Other Maling Address 202 NE 6894:	2 Street or Other Mailing Address
City State Zip Code	City / eans NE 65966
Phone Number	Phose Number Is the grantee a 501(c)(3) organization? Yes No 162 -0/80 if Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	If property is also a mobile home.
(A) Status	B) Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
ODLL Commercial Recreational	
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement L	ease Personal Rep. Trust/Trustee
Cemetery Death Certificate – Transfer on Death Executor	fineral Quit Claim Warranty
part of an IRS like-kind exchange? Auction Easement Gift	closure Irrevocable Trust Revocable Trust Transfer on Death Irrevocable Trust Sale Trustee to Beneficiary Irrevocable Trust Partition Satisfaction of Contract Other (Explain) Irrevocable Trust Partition Satisfaction of Contract Other (Explain) Irrevocable Trust Partition Irrevocable Trust Partition Irrevocable Trust Irrevoca
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.)
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)
Yes ZNo Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents	s and Grandchild Spouse
Ex-spouse Parents and 0	Child Step-parent and Step-child
4 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
7 100.00	☐ Yes
6 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.)
8 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
250 West STATE	SHEILH WEST FO. BOX 148
8a No address assigned 18b Vacant land	OIL EQN 5 NE 6896C
0 Legal Description	
West fifty feet(50/) of Lot beve	x1) and Lot three (3), 79 lbots
West FIFTY Feet (501) of lot seve, Add HION to Guide Rock, webste	veounty, NebrASILA;
If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	22 86 100 00
23 Was non-real property included in the purchase?	18
	\$ ((() 4600

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and

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

Signature of Grantee or Authorized Representative

Register of Deed's Use Only

ed Representative

27 Value of Stamp or Exempt Number

For Dept. Use Only

Date

. Day **20** Nebraska Department of Revenue

26 Date Deed Recorded

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

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

BK2018, Pg 1925

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 7:10 o'clock A.M. Recorded in Blook 2018 on Page 1925-1926

Deb Klingenberger County Clerk 16.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-20-18
\$ 15.75 By BB

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), Talbots 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)		
15-49		2018, before me, a Notary	
On the <u>/5</u> day of	lune	2018, before me, a Notary	
Public, appeared Dallas Duffy	, personally	y known to me to be the person w	h

rubic, appeared Dalias 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.

GENERAL NOTARY - State of Nebraska
ARLENE M DELKA
My Comm. Exp. May 20, 2022

Orlene M Delfa
Notary Public

MIPS Inc.

WEBSTER COUNTY

Page 1 RECORDCARD

www.nebraskaa	ssessorso	nline.us		2017 Re	eal Estate Breakdown Re	port				RDCARD 09:33 AM
Parcel ID Owner WEST, SHEILA PO BOX 148 ORLEANS, NE 68	0006165 966	500		Legal WEST 50' OF LOT 7 TALBOTS ADDITIO	7 BLK 3 GUIDE ROCK N	Card File Situs 250 W STA GUIDE RO	0006165 TE ST CK, NE 68942	00		
County Area Neighborhood Location / Group District School Date Added Note	0 100 40 25 91-0501	N/A GUIDE ROCK GUIDE ROCK (GR) GR11VS - 65-0011 91-0501 91-0		State GEO Cadastral Book / Page Sale Date	01-01-01-07-01 4487-00-0-40020-003-0000 00002-00087-00049 2018 / 1925 Ext: 1926 06/15/2018 6,100	Value Buildings Improveme Land / Lot Total	nt		ous ,150 0 75 ,225	7,025 0 75 7,100
09/25/2007 CAR	D#18220	/ GLIDE # 63								
11/04/2002 1822 Model	0		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 40,000 999,999	0.010 0.002 0.001	0.000	75	
Sale Date	Book	Page	Extend	Owner	ship History					Amount
06/15/2018 01/18/2018 04/20/2009 04/05/2002	2018 02018 02009 02002	1925 00224 00598 00616	1926	DUFFY CABLE	SHEILA , DALLAS E. , JEANNETTE CHER, BRIAN & KIMBERLY					6,100 3,100 22,000 25,000
Year Statement		Building	Other	Land	Total	Exempt	Taxable	Total	Гах Ре	nalty Tax
2017 616500 2016 616500 2015 616500 2014 616500 2013 616500	25 25 25 25 25 25	16,150 9,650 12,425 5,355 11,650	0 0 0 0	75 75 75 75 75 270	16,225 9,725 12,500 5,430 11,920	0 0 0 0	16,225 9,725 12,500 5,430 11,920	300 177 230 112 268	.26 .88 .58	0 0 0

MIPS Inc.

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 9/27/18 09:33 AM

(1201) Primary Image Parcel ID 000616500 Sketch Image Cadastral ID 00002-00087-00049 PAD Class Code 01-01-01-01-07-01 State GEO 4487-00-0-40020-003-0000 WEST, SHEILA PO BOX 148 ORLEANS, NE 68966 (32) 250 W STATE ST GUIDE ROCK NE 68942 100 - GUIDE ROCK Neighborhood (1,140) 25 - GR11VS - 65-0011 District Legal WEST 50' OF LOT 7 BLK 3 GUIDE ROCK TALBOTS ADDITION Residential Information Marshall & Swift Cost Approach (06/2013) Property Valuation Buildings 7,025 Type Single-family Residence Year/Effective Age 1910/0 Improveme 0 Quality 4.00 - Good 2.00 - Badly Wom Land/Lot 0 Condition 1,012 / 1,392 Base/Total Total 7,025 18 % - One Story Review Information 09/20/2007 Style Entered 82 % - 1 1/2 Story Finished 100 % - Frame, Siding, Wood 73 % - Warmed & Cooled Air Exterior Wall Heating/Cooling Roof Cover Wood Shake Area of Slab Area of Crawl 1,012 Fixture/Roughin 5/0 Bed/Bathroom 3 / 1.0 Basement Area 0 Units PD, FD Code Description Year Dimensions Quality 706 Detached Garage(SF) 0.000 % / 0.000 % Approximate value after 95.000 % physical, 1.200 % functional and 0.000 % economic depreciation is 20 Description Cost Source Size Units Depreciation Flat Value 100 Raised Slab Porch with Roof 0.000 % FLV100 RPS MS Residential MS Residential 264 264 0.000 % OSP Open Slab Porch MS Residential 84 0 84 0.000 % FLV100 Flat Value 100 MS Residential 0.000 %
 Date Added
 Notes

 09/25/2007
 CARD # 18220 / GLIDE # 63

 11/04/2002
 18220

Residential & Commercial Sales Worksheet

Cnty No.	Cnty No. Book Page		Sale Date			School District Code						XAXXA							
91 2018 1925		6/15/2018			Base: 91-05			501 Affiliated: 91-0501					Unified: 91-0501						
Location ID Sale Number					Useability & Code #					Parcel Number									
000616500 223					1			GeoCde	Tv	vo F	mg	Sec	t Qrt	S	Subdiv	Агеа	Blk	P	arcel
Date of Sale Assessed					це			4487				0.0	0	4	0020		003	00	000
Land Improvements					Total			1005.2	Date of Sale Property Classification Code						Code				
75 7,025					5 7,100			Status		Propert	Property Type		Zoning		Location	ion City Size Parce		cel Size	
Assessor Location: GUIDE ROCK								A) 1	14.5.	<u> </u>	01 🗘		C) 1]	D) 1	E)	7	F)	1
						. ⊦R	esidential		and to			tur (Ö.)	ale de	C	ommer	cial	Japan J Vigot grade		
Multiple Improvements:					Multiple. Improvements. :				Mult	Multiple. Improvements.:									
i i i			ruction Date:					Cons	Construction Date :										
	Section.		Floor:					Floo	Floor Sq. Ft. :										
		Buildir	ng Cost New:	11001 54120.						Cost:									
Single Family	Style:	101		Residential Condition: 20					Con	Commercial Occupancy Code:									
(100) □ Mo				(10) Worn Out					Prin	Primary: Other1: Other2:									
(101) 🗷 One	e Story			(20) 🗷 Badly Worn					Con	Commercial Construction Class:									
(102) □ Tw	o Story			(30) ☐ Average					(1)	(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level		:	(40) □ Good					(2)	(2) Reinforced Concrete Frame									
(104) 🗆 11/	² Story			(50) U Very Good					(3)	(3) Masonry Bearing Walls									
(111) 🗆 Bi-l	Level			(60) Excellent					(4)	(4) U Wood or Steel Framed Ext. Walls									
(106) □ Other									(5)	(5) Metal Frame and Walls									
Townhouse or	r Duplex	Style:		Residential Quality: 40					(6)	(6) Pole Frame									
(301) ☐ One Story					(10) □ Low					Cos	Cost Rank: Condition:								
(302) Two Story				(20)					(10)		Lov	w		(10) 🗆	Worn	Out		
(307) 🗆 1 1/2 Story				(30) Average				(20)	(20) ☐ Average (20) ☐ Badly Worn						ι				
(308) 🗆 Split Level					(40) 🗷 Good					(30)	(30) Above Average (30) Average								
(309) 🗆 2 1/2 Story					(50) U Very Good					(40)		Hig	h		(4	10) 🗆	Good		
(304) One Story Duplex					(60) Excellent					144	(50) 🗆 Very Go						Good		
(305) □ Two Story Duplex										350					(50) 🗆	Excelle	ent	
Assessor's	Adjus	stmen	t to Sale P	rice	(+ o)	r -):													
Assessor Co	mment	s and R	Reason for A	djust	ment	:													
		,																	
~	•									· · · · · · · · · · · · · · · · · · ·						•			
Comments f	rom							•	_om	ments	.								
δcτ																			
																	(Conti	nue 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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)
If the property is a rental property and produces income, what rent has been charged for it in each of the past five years? \$. What
expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain): What is the dollar value of the personal
. What is the dollar value of the personal propert that was included in the pruchase price.
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if no
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us	
Seller: 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 TAI	_BOTS ADDITION
Describe the basement finish; flooring, walls, cei	ling finish?
No. Control Warning Was this house manufactured a	
Manufactured Housing: Was this home manufactured of No If manufactured; what brand?	<pre>ff site then moved to this location?yes</pre>
manufactured; what type of home is this?	Mobile Home
	nufactured is the home still siton on
(circle one) Metal Frame Foundation Basement	
Signature:	Buyer/Seller
(circle one) Phone# Date:	
	

COVER PAGE PROPERTY TRANSFER

DOC STAMF	Gira. ab	. π Δ		/!:	· · · · · · · · · · · · · · · · · · ·	_		· · · · · · · · · · · · · · · · · · ·
DOC STAMP	"s cremps	<u> </u>	-	tax/lien	·.	_		
SALES FILE	# <u>22</u>	4	# PAGE	s	_			
NEIGHBORHOOD	# (1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	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 SAND GREEN / GOLF COURSE COURSE		RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			· · · · · · · ·
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	45						•	
_								
TOTAL SALE PRICE_			,					
1 ADJUSTMENTS <u>\$</u>		ALL A						
R ADJUSTMENTS \$	<u> </u>							
REVIEW CODE	NO							
SALES DATE	9-6	5-2018						
DEED TYPE_		TWD	wros	>				
SALE QUAL		ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE		2	3	5	5			
		AS ADJUSTED		LE NOT TO BE USED AR	i			
OCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowies	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	J	,			,			

NEBRASK/ Good Life, Great Service

Real Estate Transfer Statement



FORM 521

For Dept. Use Only

•To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. _ 9 Yr. 2018 Day ___5 . Dav . WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) James R. Johnson & Cynthia S. Johnson James R. Johnson & Cynthia S. Johnson Street or Other Mailing Address Street or Other Mailing Address 814 S. Kansas Ave. 814 S. Kansas Ave. Zip Code Zip Code State City State NF 68901 Hastings NE 68901 Hástings Phone Number (402) 462-2510 Phone Number (402) 462-2510 Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Yes Nα 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. (B) Property Type (C) ✓ Improved Single Family State Assessed Industrial Mineral Interests-Nonproducing Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt Commercial Becreational Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Bill of Sale ☐ Corrective Fasement Lease Personal Ren Trust/Trustee Mineral ✓ Warrantv Ouit Claim Cemeterv Death Certificate – Transfer on Death Executor Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as 10 Type of Transfer Distribution part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Sale Trustee to Beneficiary Life Estate Auction Easement Gift ✓ Other (Explain) Joint Tenancy Court Decree Partition Satisfaction of Contract Yes ✓ No Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes ∏ No. ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other ✓ Spouse Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$47.600 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1553 Rd. C James & Cynthia Johnson Red Cloud, NE 68970 814 S. Kansas Ave. Hastings, NE 68901 18a No address assigned 18b Vacant land 20 Legal Description See Attached 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. Michael E. Sullivan (402) 462-2119 Phone Number Sept. 12, 2018 Attorney Date Signature of Grantee or Authorized Representative Title

Nebraska Department of Revenue

.. Day **20**

26 Date Deed Recorded

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

Register of Deed's Use Only

Value of Stamp or Exempt Number

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 6th 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.

BK2018, Pg 1927

State of Nebraska Ss. County of Webster
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of Satember A.D., 20 18 at 12:50
01391EME A.U., 2013 4
o'clock P M. Recorded in Book 2018
on Page 1927-1928
Deb Klingerberger County Clerk
\$16,00 BB Deputy
IndCompAssessorCarded



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	<u>,</u> 2018.		•
James R. Johnson	-	Cynthia S. Johnson	Johnson
STATE OF NEBRASKA)		
COUNTY OF ADAMS) ss:		
The foregoing instrumen	+ xxzaa aalzmax	wladged before me and the 621	J.,

The foregoing instrument was acknowledged before me on the 5th day of September, 2018, by James R. Johnson and Cynthia S. Johnson, husband and wife.

GENERAL NOTARY - State of Nebraska
CONNIE HARTMAN
My Comm. Exp. Sept. 10, 2018

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 6th 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.

PARCEL #		400		20-1-1	0			
TILING ROMBE	60141	1997		<u> </u>				
	Eica at	· 5h	_		· · · · · · · · · · · · · · · · · · ·	-	•	
DOC STAMP	chemps	<u> </u>		tax/lien				
SALES FILE	# <u>225</u>	<u> </u>	# PAGE:	s	-			
EIGHBORHOOD I		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	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					
ROPERTY CLASS	1000	2000	4000	9000	9500		PUIDAL OFFIDERS	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L							SUBURBAN	
TAX DISTRICT_	-7.5							
TAL SALE PRICE_)						
adjustments <u></u>	5							
ADJUSTMENTS <u>Š</u>	:							•
REVIEW GODE	NO							
SALES DATE_	9-3	5-2018						÷
DEEO TYPE	Gener	al Partn	ership U	\mathcal{D}				
		•						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
SALE QUAL	YES	ADJUSTED 2	SUBCHNGD	(NO)	MOBILE 5			
			3	ALE NOT TO BE USED A	5			
CODE	1	2	3	ALE NOT TO BE USED A	5 RMS LENGTH / NOT VALID FOR	RC	ROS	RUR
CODE	1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED SA	4 ALE NOT TO BE USED AI	5 RMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
CODE	1 USABILITY 8H BLUE HILL	Z AS ADJUSTED BLA BLADEN	SUBCHANGED SA	GR GUIDE ROCK	5 RMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE		ROSEMONT	RURAL

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement



FORM **521**

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

	at the street and items 1 OF one convertally complete								
	nt is signed and items 1-25 are accurately complete								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
WEBSTER - 91	Mo. 9 Day 5 Yr. 2018 Mo. 9 Day 5 Yr. 2018								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Prin	t)							
Grantor's Name (Seller)	Grantee's Name (Buyer) OLE Farms, L.L.C.								
James R. & Cynthia Johnson, Paula C. & Gehrt Dickman Street or Other Mailing Address	Street or Other Mailing Address	· · · · · ·							
814 S. Kansas Ave.	814 S. Kansas Ave.								
City State Zip Code	City State	Zip Code							
Hastings NE 68901	Hastings NE Phone Number Is the grantee a 501(c)(3) organized	68901 anization? Yes 7 No							
(402) 462-2510	(402) 462-2510 If Yes, is the grantee a 509(a)								
Email Address	Email Address	<u>L.</u>							
	es alle								
7 Property Classification Number. Check one box in categories A and B. Check C	If property is also a mobile home.								
(A) Status	3) Property Type	(C)							
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Asses	sed Mobile Home							
✓ Unimproved	Mineral Interests-Producing Exempt								
OLL Commercial Recreational									
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff	Other							
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ L	ease Personal Rep. Trust/Trustee								
Cemetery Death Certificate - Transfer on Death Executor	lineral Quit Claim Varranty								
	closure Irrevocable Trust Revocable Trust	Transfer on Death							
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale	Trustee to Beneficiary							
	tor Trust Partition Satisfaction of Contract	Other (Explain) Transfer to LLC							
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use?	(If No, state the intended use.)							
√ Yes No	Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	atives? (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 a	ind interest rate.)							
\$786,495	☐ Yes ✓ No \$	%							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title compa	iny? (If Yes, include the name							
Yes No	of the agent or title company contact.)	√ No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Stateme								
Rural Webster Co.	OLE Farms, LLC								
Rufai Websiel Co.	814 S. Kansas Ave.								
18a No address assigned 18b Vacant land	Hastings, NE 68901								
20 Legal Description	1								
See Attached									
21 If agricultural list total number of agres 465 ±/-									
21 If agricultural, list total number of acres465 +/									
OO T. I.	\$								
22 Total purchase price, including any liabilities assumed									
23 Was non-real property included in the purchase? Yes No (If Yes,	enter dollar amount and attach itemized list.) 23	•							
	\$ 7 ° ° S	- 100							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		00,00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number 5 (b)								
Under penalties of law, I declare that I have examined this statem	ent 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.		•							
Miehael E. Sullivan		(402) 462-2119							
Print or Type Name of Grantes or Authorized Representative	***	Phone Number							
sign Mulaut to	Attorney	Sept. 18, 2018							
here Signature of Grantee or Authorized Representative	Title	Date							
Register of Deed's Use O	niv	For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	I OI DEPL OSE OILLY							
Mo. 9 Day 20 Yr. 18 \$ Exempt #56	BK2018, Pg 1929-1930	·							
Mo Day Sty Yr. 19 * EXEMPT' Sh	しへめいひきり 17477730	1							

EXHIBIT "A"

The Southwest Quarter (SW½); and the Southwest Quarter of the Northeast Quarter (SW½NE½); and the Southeast Quarter of the Northwest Quarter (SE½NW½); all in Section Twenty (20), Township One (1) North, Range Ten (10) West of the 6th 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 (SW½) of said Section 20, described as: Starting at the Southeast corner of said Southwest Quarter (SW½), 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 (SW½), 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 (SW½); thence South a distance of 660 feet, more or less, in the East line of said Southwest Quarter (SW½) to the point of beginning, AND

Lots 5, 6, 7 and 8, in the Northwest Quarter (NW¼): and Lots 2, 3 and 4, in the Northeast Quarter (NE½); all in Section Twenty-Eight (28), Township One (1) North, Range Ten (10) West of the 6th 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 6th 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 3ss.
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 1:60
o'clock P_M. Recorded in Book 2018
Deb Kingenberger County Clerk
on Page 1929-1930 Deb Klingenberger County Clerk \$16.00 BB Deputy
ind Comp Assessor Carded

BK2018, Pg 1929

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-20-18
\$ Exempt #56 By BB

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	, , 2018.
Jonne P John	- Cynthia S. Johnson
James R. Johnson	Cynthia S. Johnson
	Lety to land
Paula C. Dickman	Gehrt L. Dickman
STATE OF NEBRASKA)) ss:
COUNTY OF ADAMS) 33.)
The foregoing instrument v James R. Johnson and Cynthia S. Johnson	vas acknowledged before me on the 5 day of September, 2018, by ohnson, husband and wife. Notary Public
STATE OF NEBRASKA)) ss:
COUNTY OF ADAMS	2h
	was acknowledged before me on the $\frac{5}{2}$ day of September, 2018, by
Paula C. Dickman and Gehrt L. Dic	kman, wife and husband.

EXHIBIT "A"

The Southwest Quarter (SW¼); and the Southwest Quarter of the Northeast Quarter (SW¼NE½); and the Southeast Quarter of the Northwest Quarter (SE¼NW¼); all in Section Twenty (20), Township One (1) North, Range Ten (10) West of the 6th 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 (SW¼) of said Section 20, described as: Starting at the Southeast corner of said Southwest Quarter (SW¼), 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 (SW¼), 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 (SW¼); thence South a distance of 660 feet, more or less, in the East line of said Southwest Quarter (SW¼) to the point of beginning, AND

Lots 5, 6, 7 and 8, in the Northwest Quarter (NW¼): and Lots 2, 3 and 4, in the Northeast Quarter (NE½); all in Section Twenty-Eight (28), Township One (1) North, Range Ten (10) West of the 6th 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 6th 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

B 1 B C C C C			# PAGE	: :	_	RANTEE MASTER NAME	# <u>Naur</u>	1 00 1100
PARCEL#/ FILING NUMBER	(00060	4600	-	16390	· · · · · · · · · · · · · · · · · · ·	_		
DOC STAMPS	15.7	5	_	tax/lien				
SALES FILE #	_22	Le	_ # PAGE:	s	·. •			
NEIGHBORHOOD#	1	(100)	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	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	300	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	1 RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					;
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAY DISTRICT	25							
TAX DISTRICT	25 4(e,	500.00						
DTAL SALE PRICE	NO	500.0T			~			
DTAL SALE PRICE	NO	500.00 8-2018						
OTAL SALE PRICE ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE	NO	500.00 8-2018 VD						
DTAL SALE PRICE ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE SALES DATE	NO	500.00 8-2018 VD	SUBCHNGD	NO	MOBILE			
ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE	NO 9-18		SUBCHNGD	NO 4				
ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 9-18	ADJUSTED	3	4 ALE NOTTO BE USED AF	MOBILE 5			
ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 9-18	ADJUSTED	3	4 ALE NOTTO BE USED AF	MOBILE 5 RMS LENGTH / NOT VALID FOR	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 9-18 VES USABILITY BH	ADJUSTED 2 AS ADJUSTED BLA	3 SUBCHANGED SA	4 ALE NOT TO BE USED AF	MOBILE 5 RMS LENGTH / NOT VALID FOR MEASUREMENT INA		ROS	ŀ
ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 9-18 VES USABILITY BH	ADJUSTED 2 AS ADJUSTED BLA	3 SUBCHANGED SA	4 ALE NOT TO BE USED AF	MOBILE 5 RMS LENGTH / NOT VALID FOR MEASUREMENT INA		ROS	ŀ

Real Estate Transfer Statement

•To be

ioni motato il allolol otatolilolit	^
filed with the Register of Deeds. • Read instructions on reverse side.	20
ditional space is needed, add an attachment and identify the item.	

<u> </u>	nent is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed	18 2018							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	Mo. 09 Day 18 Yr. 2018 Mo. 09 Day 18 Yr. 2018							
Grantor's Name (Seller)	Grantee's Name (Buyer)								
Terry L. & Jennifer Duffy and Denise Duffy Street or Other Mailing Address	Shaun Wiley Street or Other Mailing Address								
1209 W Prospect Ave	340 Washington St	7- Code							
Nortolk NE 6870	1 Guide Rock NE	Zip Code 68942							
Phone Number	Phone Number Is the grantee a 501(c)(3) organiz If Yes, is the grantee a 509(a) fou								
Email Address	Email Address								
7 Property Classification Number. Check one box in categories A and B. Check	C if property is also a mobile home.								
(A) Status	(B) Property Type	(C)							
Improved Single Family Industrial Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed	Mobile Home							
Olampioted Middle-ramily Agricultural Included Page 1997	Mineral Interests-Producing Exempt	1							
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff	Other							
Bill of Sale Corrective Easement Cemetery Death Certificate Transfer on Death Executor	Lease Personal Rep. Trust/Trustee Mineral Quit Claim ✓ Warranty								
		ansfer on Death							
part of an IRS like-kind exchange? Auction Easement Girls. Girls. Girls. Easement Girls.		ustee to Beneficiary							
Yes No Court Decree Exchange Gr 11 Was ownership transferred in full? (If No, explain the division.)	antor Trust Partition Satisfaction of Contract O								
Yes No	12 Was real estate purchased for same use? (If I	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.)								
	p., Partnership, or LLC Self Oth	er							
Brothers and Sisters Grandparet Ex-spouse Parents and	ts and Grandchild Spouse I 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.)							
\$6500-	☐Yes	%							
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact,) Yes	? (If Yes, include the name							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	_							
240 Republican St Guide Rock, NE 68942	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, Wel	bster County							
Nebraska.	(-), g	out, out, it,							
21 If agricultural, list total number of acres									
	15								
22 Total purchase price, including any liabilities assumed	22	6500 <u>-</u>							
23 Was non-real property included in the purchase? Yes 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 ^{\$}	6500100							
25 If this transfer is exempt from the documentary stamp tax, list the exempt	on number								
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.	ment and that it is, to the best of my knowledge and belief, true, co	mplete, and							
David B. Garwood		(402) 746-3613							
Sign Print or type Name of France or Authorized Representative	Attornov	Phone Number							
1000 - 190 - 000	Attorney	7-20-18							
TIGIG \									
Register of Deed's Use 27 Value of Stamp or Exempt Number	Only 28 Recording Data	For Dept. Use Only							
Mo. 9 Day 20 Yr. 18 \$ 15.75	RK2018, PG 1931								
ebraska Department of Revenue	Authorized by Neb Re	ev Stat && 76-214 77-1327(2)							

State of Nebraska 3ss.
County of Webster Section 1 Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of September A.D., 20/8 at 3:05 o'clock M. Recorded in Book 20/8 on Page 1931

Deb Klingsberger County Clerk B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-30-18
\$ 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.

Demise Duffy

Leas Labely

Terry L. Duffy

Jannifer Duffy

STATE OF NEBRASKA, COUNTY OF Madison) ss.

The foregoing instrument was acknowledged before me on September _ 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

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 2018, by Denise Duffy, a single person.

Demse Durry, a single person.

GENERAL NOTARY - State of Nabreaka Commin. - Miprices MARY HUNT My Comm. Exp. May 12, 2022

> Ph/Fax (402) 746-3613 DAVEF:\WP\\&00\\DUFFY\\WD.9/13/18

Page 1 of 1 pages

MIPS Inc	
	sonline us

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 10/2/18 11:49 AM

- WWW	у,пертачкаа	ssessorso	mme.us r		2017 R	eal Estate Breakd	own Rep	oort					10/2/18	11:49 AM
340 W			100		Legal LOTS 14 & 15 BLK TOWN	11 GUIDE ROCK ORIG	iinal		Card File Situs 240 EAST REF GUIDE ROCK,		00			
Count		0	N/A		Class Code	01-01-01-01-07-02			Value		ı	Previous		Current
	borhood	100	GUIDE ROCK		State GEO	4133-00-0-20005-002-	0000		Buildings			13,910		16,270
	on / Group	40	GUIDE ROCK (GR)		Cadastral	00002-00091-00085			Improvement			0		0
Distric		25	GR11VS - 65-0011		Book / Page	2018 / 1931			Land / Lot			135		135
Schoo	ıl	91-0501	91-0501	91-0501	Sale Date Sale Amount	09/18/2018 6,500			Total		•	14,045		16,405
	dded Note													
11/04/2		D#: 16390	GLIDE: 65											
Model				Method	Lot Size	Frontage Spo	ot Code		Cutoff	Value	Add (+/-)			Appr ID
4 GUIE	DE ROCK			02 SqFoot	12,780.000	90.000 N			15,000 40,000 99,999	0.010 0.002 0.001	0.000		135	0
Sale D	ate	Book	Page	Extend	Owner	ship History			00,000	0.001				Amount
09/20/2		02010	01794			, JAMES T-LE								11,200
					DUFFY	, TERRY LEON & DEN	ISE BARB	ARA SHIPM						0
	Statement		Building	Other	Land		otal	Exempt		Taxable	Te	otal Tax	Pe	nalty Tax
2017	604000	25	13,910	0	135		,045	0		14,045		260.22		0
2016	604000	25	13,125	0	135		,260	G		13,260		241.70		0
2015	604000	25	9,965	٥	135		,100	0		10,100		186.56		0
2014	604000	25	9,965	0	135		100	0		10,100		209.38		0
2013	604000	25	8,790	0	490	9	,280	0		9,280		209.12		0



Date Added Notes 11/04/2002 CARD #: 16390 GLIDE: 65

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 10/2/18 11:49 AM

(1105) Primary Image Sketch Image Cadastral ID 00002-00091-00085 10-1-13 PARCEL #6040 PAD Class Code 01-01-01-01-07-02 State GEO 4133-00-0-20005-002-0000 Owner WILEY, SHAUN 340 WASHINTON STREET GUIDE ROCK, NE 68942 Situs 240 EAST REPUBLICAN ST GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 LOTS 14 & 15 BLK 11 GUIDE ROCK ORIGINAL TOWN Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 16,270 Туре Single-family Residence Year/Effective Age Improvement 0 Quality 3.00 - Average Land/Lot ٥ Condition 3.00 - Average Total 16,270 Base/Total 894 / 894 Review Information 100 % - One Story Style Exterior Wall 11/22/2013 Entered 100 % - Frame, Siding, Vinyl 10/01/2013 Inspect TA Roof Cover Composition Shingle Area of Slab D Area of Crawl ۵ Fixture/Roughin 5/0 Bed/Bathroom 2/1.0 **Basement Area** Code Description Quality Year Dimensions Units PD, FD 706 Detached Garage(SF) 0.000 % / 0.000 % 2.00 384 sqft Approximate value after 83,000 % physical, 0,000 % functional and 0,000 % economic depreciation is 460 Description Cost Source Size Units Depreciation Year in WST YDS Wood Stove MS Residential 0.000 % Yard Shed 128 MS Residential n 128 42.000 % YDS Yard Shed MS Residential 80 0 82.000 % 0.000 % 80 RPS Raised Slab Porch with Roof MS Residential 108 0 108 OSP Open Siab Porch MS Residential 128 0 128 0.000 % SWP Enclosed Porch, Solid Walls MS Residential 102 102 0.000 %

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale	Date			School District Code										
91	20	18	1931		9/18/2018 Base: 91-					0501 Affiliated: 91-0501 Unified: 91-050								1-0501		
Location	ID	Sale	Number	Useability & Code #								Parcel I	Nur	ımber						
0006040	000	:	226		1			GeoCde	Twi	n R	ng	Sect	Qrt	s	ubdiv	Агеа	Blk	Parcel		
	D	ate of S	ale Assessec	Val	ue			4133				00	0	2	0005	**** ** **	002	0000		
Land		Imp	rovements		A STATE	To	tal			Date	of S	ale I	ropert	y C	lassific	ation (Code			
	135		16,27	0			16,405	Status	P	ropert	у Туј	pe Zoning Loca			Location	Cit	Parcel Size			
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	Mul	tiple Im	provements:	Multi	ple. Ir	nprove	ements.:			Multi	ple.	Impro	vements.:							
		3 3 5 6 6 7	uction Date:		tructio			10		 		on Da				•				
	7.4.1		Floor:	Floor	Sq. F	t. :	8	94		Floor	Sq.	Ft.:								
		Buildin	g Cost New:	Cost			78,6	20		Cost				•						
Single Family	Style:			Resi	denti	al Co	ndition: 3	0		Com	mer	cial (Occupan	cy (Code:	Seglet.				
(100) D Mo				(10)			m Out			Prim			 -	ther		(Other2:			
(101) 🗷 On	e Story			(20)		Bad	lly Worn			Commercial Construction Class:										
(102) 🗆 Tw	o Story			(30)	*	Ave	erage			(1) Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level	, , , , , , , , , , , , , , , , , , , ,		(40) □ Good						(2) Reinforced Concrete Frame										
(104) 🗆 1 1/	/2 Story			(50)	(50) U Very Good					(3) Masonry Bearing Walls										
(111) 🗆 Bi-l	Level			(60)		Exc	ellent			(4)										
(106) □ Oth	iet			20.39 20.27	ar you	4 (4)			6. NO 65 1. Shari	(5) Metal Frame and Walls										
Townhouse o	r Duplex	Style:		Resi	denti	al Qu	ality: 30		(16/25) Karate	(6)		Pole	Frame							
(301) 🗆 On	e Story			(10)		Lov	∀			Cost Rank: Condition:							ellent.			
(302) □ Tw	o Story			(20)		Fair		(10) □ Low (10) □					Worn	Out						
(307) 🗆 11/	2 Story			(30)	æ	Ave	rage			(20)		Ave	rage		(2	20) 🗆	Badly	Worn		
(308) 🗆 Spl	it Level			(40)		Goo	od			(30) Above Average					(3	30) 🏻	Averag	ge		
(309) 🗆 2 1/	2 Story			(50)		Ver	y Good		(40)	(40) □ High					40) 🗆	Good				
(304) 🗆 One	e Story D	uplex		(60)		Exc	ellent			通数			(Pares	40, S. W. T.J	100 (50) 🗆	Very C	Good		
(305) □ Two	o Story I	Duplex							Table Medici	A SPANIE CHEMISTO		影響	till.		15 4 A	50) 🗆	Excelle	ent		
Assessor's	Adjus	stment	to Sale P	rice	(+ o	r -):		•••••												
Assessor Co	mment	s and R	eason for A	djust	men	t:														
																	 			
~			***************************************	w		************			7			***************************************								
Comments f	rom							•	.omn	nents:										
n n																				
<u> </u>																				
																	(Conti	me 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?

Explain

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,

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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)
If the property is a rental property and produces income, what rent has been charged for it in each of the past five years? \$. What
expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain): What is the dollar value of the personal propert that was included in the pruchase price.
propert that was included in the pruchase price
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us			
Seller: DUFFY, TERRY LEON & I Buyer: WILEY, SHAUN Parcel ID: 000604000 Additional Parcels: Book: 2018 Page: 1931 Sale Date: 09/18/2018 Legal Description: LOTS 14 & 15	DENISE BARBARA SHIPM 5 BLK 11 GUIDE ROCK ORIGINA	L TOWN	
Describe the basement fin	ish; flooring, walls, ceil	ing finish?	
Manufactured Housing: Was	this home manufactured of	ff site then moved to this location?y	/es
No If manufactured; what			
manufactured; what type or		Mobile Home nufactured is the home still siton on	
(circle one) Metal Frame	Foundation Basement		
Signature:		Buyer/Seller	

WEBSTER COUNTY ASSESSOR

COVER PAGE PROPERTY TRANSFER

PARCEL: FILING NUMB	#/ <u>000308</u>	8400	_			_		
			_					
DOC STAM	S Exempt	45A	_	tax/lien				
SALES FILE	<u> 227</u>		# PAGE	es				
IEIGHBORHÓÓD	# 1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	L RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	·
1	10,-		· · · · · · · · · · · · · · · · · · ·				SUBURBAN	
TAX DISTRICT	18, 6	190				_	SUBURBAN	
TAL SALE PRICE	18, 6	690				-	SUBURBAN	-4
TAL SALE PRICE ADJUSTMENTS ADJUSTMENTS	18, 6	90		···		-	SUBURBAN	
•	18, 6	3.201	<i>K</i>			-	SUBURBAN	
ADJUSTMENTS ADJUSTMENTS REVIEW CODE	18, 6		<i>K</i>			-	SUBURBAN	
ADJUSTMENTS ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE	18, 6		SUECHNGD	NO	MOBILE	-	SUBURBAN	
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE	18, 6	3.201		NO 4			SUBURBAN	•••
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	18, 6	3. 201 D	SUECHNGD	ALE NOT TO BE USED AF	MOBILE 5		SUBURBAN	•
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL	18, 6 s NO 9-1 Q C	3. 201 ADJUSTED 2	SUECHNGD	ALE NOT TO BE USED AF	MOBILE 5 RMS LENGTH / NOT VALID FOR	RC	ROS	RUR
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	18, 6 5 NO 9-1 Q C TES USABILITY	ADJUSTED 2 AS ADJUSTED	SUBCHINGD 3 SUBCHANGED S	ALE NOT TO BE USED AF	MOBILE 5 RMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD		
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	18, 6 5 NO 9-1 Q C 785 USABILITY	ADJUSTED 2 AS ADJUSTED BLA BLADEN	SUBCHNGD 3 SUBCHANGED S COW COWLES	ALE NOT TO BE USED AF	MOBILE 5 RMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE	RED CLOUD	ROS ROSEMONT	RUR
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	18, 6 S NO 9-1 CO CO TES USABILITY BH BLUE HILL	ADJUSTED 2 AS ADJUSTED BLA BLADEN	SUBCHNGD 3 SUBCHANGED S COW COWLES	ALE NOT TO BE USED AF	MOBILE 5 RMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE	RED CLOUD	ROS ROSEMONT	RUR

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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



FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed Mo. 09 Day 13 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)	Grantee's Name (Buyer) Jason Lee Kuhn	
Heather Rhiannon Gentert f/k/a Heather Rhiannon Kuhn Street or Other Mailing Address	Street or Other Mailing Address	
P.O. Box 23 City State Zip Code	2765 E. Blue Hill Road	Zip Code
Holstein NE 68950	Blue Hill NE	68930
Phone Number (402) 984-2230	Phone Number (308) 870-0208 Is the grantee a 501(c)(3) organiz	
Email Address heathergentert@gmail.com	Email Address kuhns2320@hotmail.com	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
```	) Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
IOLL   Commercial Recreational		1
8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff  ase Personal Rep. Trust/Trustee	Other
	neral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?		ansfer on Death
(I.R.C. § 1031 Exchange)		ustee to Beneficiary her (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	
✓ Yes	Ves No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., I	tives? (If Yes, check the appropriate box.)  Partnership, or LLC Self Othe	er
Brothers and Sisters Grandparents		
✓ Ex-spouse ☐ Parents and C	nild_ Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	nterest rate.)
\$18,690  16 Does this conveyance divide a current parcel of land?	Yes V No \$	%
Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(if Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
806 W. Lancaster street Blue Hill, NE 68930	Jason Lee Kuhn 2765 E. Blue Hill Road	
18a No address assigned 18b Vacant land	Blue Hill, NE 68930	
20 Legal Description		
LOT THREE (3) BLOCK EIGHTEEN (18) ORIGINAI NEBRASKA	_ TOWN OF BLUE HILL, WEBSTER (	COUNTY,
•		
21 If agricultural, list total number of acres0		
22 Total purchase price, including any liabilities assumed		18,690,00
23 Was non-real property included in the purchase?	nter dollar amount and attach itemized list.)	0,00
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) $\ldots\ldots$		18,690,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number <u>76-902(5)(a)</u> .	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and
Audrey A. Rowley		(308) 675-2136
Sign Print or Type Name of Grantee or Authorized Representative	Attorney at Law	Phone Number 9 - 18 - 18
mas M. F.	Title	- Tate
Register of Deed's Use On	iv	For Dont Has Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 9 Day 21 Yr. 18 \$ Exempt # 5a	BK2018, Pg 1933-1934	
Nebraska Department of Revenue		ev. Stat. §§ 76-214, 77-1327(2)

BK2018, Pg 1933

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 2 day of September A.D., 20 8, at 12:45 o'clock P. M. Recorded in Book 2018 on Page 1933-1934

Deb Klingenberser County Clerk 1/0.00 BR Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-21-18
\$Except 5 G By SB

Return To: Audrey A. Rowley ROWLEY LAW, LLC 1811 W. 2nd Street, Suite 375 Grand Island, NE 68803

#### **QUITCLAIM DEED**

Heather R. Gentert, f/k/a Heather R. Kuhn, and Jason L. Kuhn, Wife and Husband, GRANTORS, in consideration of a Decree of Dissolution entered by the Adams County District Court, Case No. CI 16-492, convey to GRANTEE, Jason L. Kuhn, a single person, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Three (3) Block Eighteen (18) Original Town of Blue Hill, Webster County, Nebraska.

	Executed <u>September 13</u> , 2018.
 <	Teas Thomas Jonn Teles
	Heather R. Gentert Vk/a Heather R. Kulm Jason L. Kulm
	STATE OF NEBRASKA )
	) ss.
	COUNTY OF HALL )
	The foregoing instrument was acknowledged before me on the _/3/\( \frac{1}{2} \) day of
	September, 2018, by Heather R. Gentert f/k/a Heather R. Kuhn, GRANTOR,

known to me personally and/or by satisfactory evidence, to be said person described herein and

GENERAL NOTARY - State of Nebraska
AUDREY A. ROWLEY
My Comm. Exp. April 12, 2021

subscribing hereto.

Notary Public A. R.

# BK2018,19 1934

STATE OF NEBRASKA )	
COUNTY OF Nucholls ) ss.	
The foregoing instrument was acknow 2018, by Jason L. Kulby satisfactory evidence, to be said person described.	vledged before me on the <u>17th</u> day of an, GRANTOR, known to me personally and/or oed herein and subscribing hereto.
GENERAL NOTARY-State of Nebraska CAROLYN A. KOHMETSCHER My Comm. Exp. April 23, 2021	Carthyn A. Thronetschu Notary Public

#### COVER PAGE PROPERTY TRANSFER

BOOK & PA	4GE <u>XO/8 -</u>	1905	# PAG	GES	_	GRANTEE MASTER NAMI	John 4	JOANN E
PARCEL FILING NUME	#/ DOO!!3	32 <i>c</i>	_	31370		_		
DOC STAM			_	tax/lien	<del> </del>	<del></del>		
SALES FILE	 	7	 # PAGI		٠,	_		
NEIGHBORHOOD	. #				<del>-</del> 			
	1	100	105	200	- 205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/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	
į	<del>-</del>	<del></del>					SUBURBAN	
TAX DISTRICT_ TOTAL SALE PRICE_	64,	000	<del>-</del>					
521 ADJUSTMENTS <u>\$</u>	5							
SOR ADJUSTMENTS \$	<b>`</b>							
REVIEW CODE	NO							
SALES DATE	9-7.	-2018 UD						
DEED TYPE_	Jt L	ND						
SALE QUAL	YES	ADJUSTED	SUBCHINGD	No	MOBILE			
CODE	(1)	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SAI	LE NOT TO BE USED AR	MS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS							<b>_</b>	
					· · · · · · · · · · · · · · · · · · ·	<del></del>		<u></u>
	Γ	<del></del>	<del></del>				· <u> </u>	<u> </u>
	PARCEL # (S)						1	

#### Real Estate Transfer Statement

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

**FORM** 

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 09 Day _ 07 2018 09 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer Travis R. Madron John & JoAnn Benge Street or Other Mailing Address Street or Other Mailing Address 146 N Walnut St PO Box 332 Zip Code 68970 State City Red Cloud Zip Code 68970 Red Cloud Phone Number (402) 613-2258 is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved ☐ Multi-Family Agricultural Mineral interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death ☐ Executor Mineral Quit Claim **✓** Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Auction Easement T Gift Life Estate **V** Sale Trustee to Beneficiary Yes Court Decree Satisfaction of Contract Other (Explain) Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division,) 12 Was real estate purchased for same use? (If No, state the intended use ✓ Yes No √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other | Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) √ Na \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ☐ Yes V No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 146 N Walnut St same as Grantee Red Cloud, NE 68970 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 64.000.00 22 23 Was non-real property included in the purchase? Wes No (If Yes, enter dollar amount and attach itemized list.) 00 0. 64.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 uthorized Representati Attorney Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number _ Day <u>**25** Yr.</u>

Nebraska Department of Revenue

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

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

BK2018, Pg 1935

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of September A.D., 20/8, at 3:45 or Clock P. M. Recorded in Book 20/8 on Page 1935

Deb Klingenberger County Clerk \$10.00 Begung Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9 - 25 - 18
\$ 144.99 By 1318

#### 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, 20/8

Travis R. Madron

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 2015 by Travis R. Madron, a single person.

Comm. expires <u>10-52-3018</u>

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sale Date		encia ficult orlean	School District Code				de 🚆			差別	MERCHANIA MERCHANI			
91	20	18	1935		9/7/2018		Base:	Base: 91-0002			Affiliated: 91-0002				Unified: 91-0002			02	
Location	ID :	Sale	Number	Į į t	Jseab	ility é	& Code #						Parcel I	Vumber				ngerij. Grander	
0001132	200	:	228		1			GeoCde	Twi	n R	ng	Sect	Qrt	Subdiv	A	rea	Blk	Pa	rcel
	Dı	ate of S	ale Assesse	d Va	lue			4491				00	0	10005			022	00	00
Lånd		Imp	rovements			To1	tal		(4) (数) (3) (数)	Date	of S	ale P	roperty	Classif	cati	on (	Code		
	940		35,62	25			36,565	Status	P	ropert	у Туј	) <b>e</b>	Zoning	Locati	on .	Cit	y Size	Parce	l Size
Assessor Lo	cation:	RED	CLOUD (	RC)				A) 1	B)	0	1	C	) 1	D) 1		E)	6	F)	2
				127	h ir pingi Liverana	I	Residentia			er se p			ar New York	Comm	rcia	L			Sure of Wile of
	Muli	tiple Im	provements:	Mul	tiple. In	nprove	ments. :			Mult	ple.	Improv	ements.:	to be tower and	1400 70 0	. III Jesteriy	ter the description	NO 6016 HOE, 1	1000
in in the		アクイ 化自然性 かい	uction Date:		structio		4.0	82		Cons	tructi	on Dat	e :						
A TEXTRACTOR STATE	is a street of		Floor:	Floo	r Sq. Fi	t. :	1,2	32		Floor	Sq.	Ft. :							
Villa P. Sty	r Thomas	Buildin	g Cost New:	<del>'</del>			115,1	45		Cost	:			****					
Single Family	Style:	101		Res	identi	al Cor	adition: 3	0 5 5 %	18 00 L	Com	mer	cial O	ccupan	y Code:			iv.S.		
(100) □ Mol	bile Hom	ie		(10)	) 🗆	Woı	m Out			Prim	агу:	•	Ot	herl:		C	Other2:		
(101) 🗷 One	Story			(20	) 🗆	Badi	ly Worn			Com	mer	cial C	onstruc	tion Clas	等海			<b>(5)</b> 南	
(102) 🗆 Two	Story			(30)	) 🗷	Ave	rage			(1)		Firep	roof Str	uctural St	æl Fr	ame			
(103) 🗆 Spli	t Level			(40)	) 🗆	Goo	d			(2)		Rein	forced C	oncrete F	ате				
(104) 🗆 1 1/:	2 Story			(50)	(50) □ Very Good				(3)		☐ Masonry Bearing Walls								
(111) 🗆 Bi-L	.evel			(60)	(60)   Excellent				(4)	) □ Wood or Steel Framed Ext. Walls									
(106) 🗆 Oth	er				海流物	类集		<b>建设数</b>	神學	(5)		Meta	l Frame	and Walls					
Townhouse or	Duplex	Style:		Res	identia	al Qua	ality: 20			(6)		Pole :	Frame						
(301) 🗆 One	Story			(10)	) 🗆	Low	r			Cost	Rar	ık:	数	A COM	Con	ditio	n:		ATOMA SAN
(302) 🗆 Two	Story			(20)	) <b>Æ</b>	Fair				(10)		Low			(10)		Worn (	Out	
(307) 🗆 1 1/2	2 Story			(30)		Aver	rage			(20)		Avera	ige		(20)		Badly \	Wom	
(308) □ Split	t Level			(40)		Good	d			(30)		Abov	e Avera	ge	(30)		Averag	e	
(309) 🗆 2 1/2	2 Story			(50)		Very	r Good			(40)		High			(40)		Good		
(304) 🗆 One				(60)		Exce				学 100 mm					(50)		Very G	ood	
(305) 🗆 Two	Story D	uplex		Salary S		總裁		1915/85	排制	1000000 10000000		部等的	735	<b>建筑街</b>	(60)		Excelle	nt	
Assessor's					_														
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#### **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 10/4/18 10:39 AM

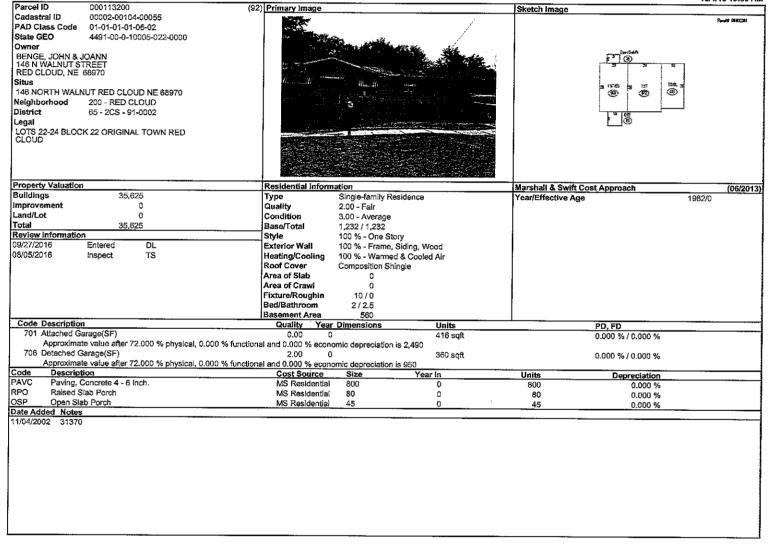
				2017 [	eai Estate Breakdown i	Keport				10/4/18	8 10:39 AN
Parcel ID Owner BENGE, JOHN & 146 N WALNUT S RED CLOUD, NE	STREET	00		Legal LOTS 22-24 BLOCK CLOUD	C 22 ORIGINAL TOWN RED	Sit 14	rd File us 6 NORTH W/ D CLOUD, N		00	•	
County Area Neighborhood Location / Group District School Date Added Not	65 91-0002	N/A RED CLOUD RED CLOUD (RC) 2CS - 91-0002 91-0002	91-0002	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	01-01-01-01-06-02 4491-00-0-10005-022-0000 00002-00104-00055 2018 / 1935 09/07/2018 64,000	Im	ildings provement nd / Lot		Previo 31,0 5 31,0	0 0 940	Curren 35,628 0 940 36,565
11/04/2002 313	70										
Model 6 RED CLOUD			Method	Lot Size	Frontage Spot Code			Value	Add (+/-)		e AppriD
			02 SqFoot	10,650.000	75.000 N	25,0 130,6 999,0	80	0.088 0.007 0.003	0.000	940	0 0
Sale Date	Book	Page	Extend		ship History						Amount
03/07/2016	02016	00435			ON, TRAVIS						45,000
03/07/2016	02016	00435			DN, TRAVIS						45,000
12/09/2009	02010	00056			LUM, JACK C & SHIRLEY						55,000
11/18/1996	01996	01625			HER,AGNEW						٥
Year Statement		Building	Other	Land	Total	Exempt		Taxable	Total Ta	x Pe	enalty Tax
2017 113200	65	31,020	Û	940	31,960	0		31,960	633.1	(O	0
2016 113200	65	27,635	0	940	28,575	0		28,575	586.1	10	0
2015 113200	65	46,080	0	940	47,020	47,020		0	0.0	00	0
		46,080	0	940	47,020	46,205		815	0.0	00	0
2014 113200 2013 113200	65 65	50,735	0	940							

### MIPS Inc.

#### WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 10/4/18 10:39 AM



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

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
Was the sale between family members?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)  If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?
\$ What expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):  What is the dollar value of the personal propert that was included in the pruchase price.
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.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
Describe the basement finish; flooring, wa	lls, ceiling finish?
Manufactured Housing: Was this home manufactured; what brand?	ctured off site then moved to this location?yes
manufactured; what type of home is this?	Mobile Home
Manufacture	ed If manufactured is the home still siton on
(circle one) Metal Frame Foundation Baser	nent
Signature:	Buyer/Seller
(circle one) Phone#	ate:

BOOK & PAG	= <u>2018-1</u>	942-43	# PAC	GES		GRANTEE MASTER NAME	"Linda	Imhoff
PARCEL FILING NUMBI	#/ <b>800 1003</b>	3900-la	240	SW148-	1-9			
	0014	0000	-63945	13-1-11	5			
DOC STAME	s Exemp	+#15	_	13-1-10	00 7-1-	_	0 1008	200 18-1-9
SALES FILE	229	•		0010038	200 8-1-	•		
NEIGHBORHOOD				<u> </u>	8100 1	7-1-9	···	
REIGHBORHOOD		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 SITÉ	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	INAVALE/ NO HOMI SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	sand green / golf Course	RURAL ANIMAL CONFINEMENT		™ <u>,</u>			
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	· · · · · · · · · · · · · · · · · · ·
TOTAL SALE PRICE_	ş	<del></del>						
SSOR ADJUSTMENTS <u>\$</u>			<del></del>					
REVIEW CODE	NO							
SALES DATE_		14-2018						
DEED TYPE	DOD -	PR Der	<u>ed</u>					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	<u> </u>	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS ]	Deed of	Distrik	nortua	- Line	da Nou	whas t	sevin's	3 Interest
Soitis David, Larry + Linda Imhoff								
	PARCEL # (S)			-				



### Real Estate Transfer Statement

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

**FORM** 521

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

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed, 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 2018 Mo. 09 Day _ Mo. 09 Day 14 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Linda Imhoff Grantor's Name (Seller Kevin E. Imhoff Estate, Linda Imhoff-Pers. Rep. Street or Other Mailing Address Street or Other Mailing Address 4240 Iron Horse Trail 4240 Iron Horse Trail Colorado Springs Zip Code 80917 State city Col<u>orado Springs</u> Code 80917 State Phone Number Phone Number is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? √ No Yes Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercial 8 Type of Deed Conservator ✓ Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Mineral Quit Claim Death Certificate - Transfer on Death Executor ☐ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Auction ∃Gift Life Estate Sale Trustee to Beneficiary ☐ Fasement Yes ✓ No Other (Explain) Court Decree Exchange Grantor Trust Partition Satisfaction of Contract 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. √ Yes ∏ No √ Yes ∏ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC ✓ Yes Aunt or Uncle to Niece or Nephew ☐ 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 **V** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 0!00 22 0,00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 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 15 Under penalties of law, I declare that ! 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 Representative Phone Number Attorney Title Register of Deed's Use Only For Dept. Use Only 26 Date De ed Becorded 27 Value of Stamp or Exempt Number Nebraska Department of Revenue

14060

The South Half of the Northeast Quarter (S½NE¼) 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 100 8100 Section Seventeen (17); Lot One (1) in Section Eighteen (18); Government Lots 7-1-9 Five (5), Six (6) and Seven (7), in the Southeast Quarter (SE¼) 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 (SW¼NW¼) 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;

subject to easements and restrictions of record.

BK2018, Pg 1942

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Soptember A.D., 20/8, at 3:55 o'clock P. M. Recorded in Book 20/8 on Page 1.942-1943

Deb Klingenberger County Clerk

\$16.00

Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-18
SExemplas By R/B

## 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 (S½NE¾) 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 (SE½) 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 (SW½NW½) 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

BK2018,Pg 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.

ESTATE OF KEVIN E. IMHOFF, DECEASED.

BY: (/) (MOO) Smhull 9-14-Linda Imhoff, Personal Representative

STATE OF COLORADO, COUNTY OF EL PASO ) SS

Comm. expires 0908 c

Dyva Sigetm-Patrick

NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934025104
WYUMMISSION EXPIRES SEPTEMBER 8, 2019 3

### COVER PAGE PROPERTY TRANSFER

BOOK & PA	<u> </u>	1944-44	2#PAG	GES		GRANTEE MASTER NAM	e# <u>Linda</u>	Mans
PARCEL FILING NUMB	#/ <u>00180</u>	2005		2-1-11		_		
	Patmoi	re's Ada	<u>¥</u>			<del></del>		
DOC STAM	<u> </u>	5	<b>-</b>	tax/lien				
SALES FILE	<u> 23</u>	0	# PAGE	ES				
NEIGHBORHOOD	#	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN 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/HOMI SITE	E 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 COMMERCIAI	L 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	
i Tax district	45		·	<del></del>	• **		SUBURBAN	
-	<u> </u>	(97)						
TOTAL SALE PRICE_	<u> </u>	. <u> </u>	······································					
521 ADJUSTMENTS S		,						
SSOR ADJUSTMENTS <u>\$</u>			· · · · · · · · · · · · · · · · · · ·					
ŘEVIEW CODE	NO	•						
SALES DATE_	9-2	8-2018	3				_	
DEED TYPE_	W	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(1)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	LE NOTTO BE USED AR	MS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	OWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	They I	Have C	and m	ant b	eside	> h-1		ا
	<b>J</b>							
	PARCEL # (S)							
		I						

# Nebraska Department of REVENUE

## **Real Estate Transfer Statement**

230

FORM **521** 

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

1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	t is signed and items 1-25 are accurately complete	2-
1 County Name   2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
Select County & County Number	<del> </del>	DayYr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	<u>'</u>
rierie Groebeil	Linda m mans	
Street or Other Mailing Address 46 No (Nalnut	Street or Other Mailing Address	
City Red Cloud State Zip Code NE US9770	Red Cloud, State	Zip Code
Telephone Number 785 - 259 - 8638	Telephone Number Is the grantee a 501(c)(3) organ	
Email Address	402-746 4572 If Yes, is the grantee a 509(a) for Email Address	oundation? Yes No
	linda mans 49@gm. Com	<u>m</u>
7 Property Classification Number. Check one box in categories A and B. Check C if		(0)
(A) Status (B)	Property Type  Mineral Interests-Nonproducing State Assessi	(C)
☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing Exempt	Mobile Hotile
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea		
Cemetery Death Certificate – Transfer on Death Executor Min		<del></del>
9 Was the property purchased as part of an IRS like-kind exchange? Distribution Foreck		Transfer on Death
(I.R.C. § 1031 Exchange)		Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (	
X Yes No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
		ther
☐ Brothers and Sisters ☐ Grandparents a	<u> </u>	
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount an	d interest rate.)
16 Does this conveyance divide a current percel of land?	Yes No \$No	%
Yes No	of the agent or title company contact.)	7: (ii 100; iiiolodo ale iiaine
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  20 Legal Description  212' + 205' Tract in 5W COR of 1	LOTI Patmores Add in SUS114	2-1-11
The Ald A and Macin the sweet of	The factor of the start of the	
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?  Yes No (If Yes, en	ter dollar amount and attach itemized list.) 23	
	\$	<del></del> _
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	0100
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.		complete, and
wheel, and that I am duly authorized to sign this statement.		402-741 - 457.
Print of Type Name of Grantee or Authorized Representative		402-746-457 Phone Number
sign Linda m Mans		9/28/18
here Signature of Grantee or Authorized Representative	ītle	Date
Register of Deed's Use Onl	v	For Dept. Use Only
	28 Recording Data	. Or Dope Ose Orny
Ma. 9 Day 26 Yr. 18 \$ 2.25	BK2018, Pg 1944-1946	
lebraska Department of Revenue	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

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 5 eptender A.D., 20/8, at 10:45 o'clock A.M. Recorded in Book 20/8 on Page 1944-1946

Neb Klingenbergen County Clerk
322.00 BB Deputy

Ind___Comp___Assessor___Carded__

Mail tax statements to: LINDA MANS DAVID MANS

Red Cloud, NE 68970

NEBRASKA DOCUMENTARY STAMP TAX

Date 9-28-78 \$ 2-25 By BB

Tax parcel no: 001802005

State of Nehraska

Rev. 133EF49

## **WARRANTY DEED**

This General Warranty Deed is made effective this 9/2s/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.

(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 _	<u>9   23   2018</u>
	4
neile Locket	Merle Goebel
Grantor Signature	Grantor Name
	•
Linda M. Mans	LINDA MANS
Grantee Signature	Grantee Name
Parl E mans	DAVID MANS
Grantee Signature	Grantee Name
NATitus and Circustus	
Witness Signature	Witness Name
Witness Signature	Witness Name
***************************************	**************************************

**NOTARY ACKNOWLEDGEMENT** 

State of Nebraska )	)	(Seal)	Engli	OTARY - State of Nebraska	
County of Webster )				mm. Exp. June 14, 2020	
The foregoing instrument w	as acknowledge	ed before i	me this 28th	day of Septe	mber,
20 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	a, MERCE CO	LDLL, WIN	o is personally in	NOWILLO THE OF SE	itistactorily proven
gland with a		<del></del>			
Signatute					
Notary Public	<u> </u>				
My Commission Expires:	June 14,2	020			

### COVER PAGE PROPERTY TRANSFER

BOOK & PAG	5E <u>2018 -</u>	1954	# PAG	ES	(	GRANTEE MASTER NAME	Mark D	. + Susan K
PARCEL# FILING NUMBE	. Y X X X X X X X X X X X X X X X X X X	<u>3∞0</u> -	_ Hoover			_	Urbac	.+Susan K h
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DOC STAMP	s 144		<u> </u>	tax/lien	, •			
SALES FILE #	<u>231</u>		# PAGE	ES	_			
NEIGHBORHOOD A	‡ 1.	100	105					
	AGRICULTURAL	100 GUIDE ROCK RESIDENTIAL	105 GUIDE ROCK COMMERCIAL	200 RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
İ	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES E COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/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	1990	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		NORAL RESIDENTIAL	· · · · · · · · · · · · · · · · · · ·
L	800					J	SUBURBAN	
TAX DISTRICT	195	_						
TOTAL SALE PRICE	64,1	200						
521 ADJUSTMENTS <u>\$</u>								
SESSOR ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	9-2	10-2018	<u> </u>					
DEED TYPE	JTL	ND	· · · · · · · · · · · · · · · · · · ·					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
LOCATION CODE	USABILITY	AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
ESCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	I						· · · · · · · · · · · · · · · · · · ·	
				· <del></del>				
	PARCEL # (S)							
	<u>I.</u>			I				

#### NEBRASKA Good Life, Great Service

DEPARTMENT OF REVENUE

### Real Estate Transfer Statement

FORM 521

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

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 Day __20 ADAMS - 1 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joshua W Henderson and Dennis W. Henderson Street or Other Mailing Address 101 S. Cherry Street City State Zip Code Blue Hill NE 68930 Phone Number 402-984-6800 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address Nla 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Single Family √ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt TIOLL Recreational Distribution 8 Type of Deed Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death (I.R.C. § 1031 Exchange) Auction Life Estate Easement Sale Trustee to Beneficiary V No Yes Court Decree Exchange Partition Satisfaction of Contract **Grantor Trust** Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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.) 64000.00 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Prairie Title ✓ No Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 101 and 105 S. Cherry St., Blue Hill NE 68930 18a No address assigned 18b Vacant land 20 Legal Description See attachment 21 If agricultural, list total number of acres 64000!00 23 Was non-real property included in the purchase? Tyes Solo No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Mark D. Urbach 402-433-54355 Print or Type Name of Grantee of Authorized Representative Phone Number Grantee 9-20-2018 Title Signature of Grantee of rized Representative Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Day 28 Yr. 18 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 <u>28</u> day of <u>September A.D.</u>, 20 18, at // 25 o'clock A.M. Recorded in Book <u>2018</u> on Page 1954

<u>Deb Klingenberger County Clerk</u> <u>410.02</u>

BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-28-/8
\$ 144.55 By 15/3

Return To: Prairie Title, P.O. Box 309, Hastings NE 68902

#### JOINT TENANCY WARRANTY DEED

JOSHUA W. HENDERSON, a single person AND DENNIS W. HENDERSON, a single person, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, convey to MARK D. URBACH AND SUSAN K. URBACH, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

Tract 1: The South Half (S %) of Lots Five (5) and Six (6), Block Five (5), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

Tract 2: The North Half (N %) of Lots Five (5) and Six (6), Block Five (5), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, EXCEPT the East 15 feet thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- are lawfully seised of such real estate and that it is free from encumbrances except 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: Spt. 20th , 2018.

| Joshua W. Henderson | Dennis W. Henderson |
| SS: | County of Adams |
| The foregoing warranty deed was acknowledged before me on Spt. 20th , 2018, by Joshua W. Henderson and Dennis W. Henderson.

GENERAL NOTARY - State of Nebraska
LAUPRIE L. HAWES
My Comm. Exp. June 24, 2019

Notary Public

My commission expires: (p - 24 - 19)

# Residential & Commercial Sales Worksheet

Cnty No.	Ro	Jan State Control	Page	550 Z2	giljin, kurion	Sale Date	學學學學		1-0074 Affiliated: 91-0074 Unified: 91-								
91	20:	18	1954	1	9/	20/2018	Base: 9	1-0	074		Affilia	ted: 9	1-0074	4 Unified: 91-0074			1-0074
Location	<b>D</b>	Sale	Number	Us	eabi	lity & Code #					P	arcel l	Number				
0003330	000		231		1		GeoCde	Two	R	ng	Sect	Qrt	Subdiv	Aı	ea	Blk	Parcel
	Da	ite of S	ale Assessed	l Valu	e		4133				00	0	20055			005	9410
Land		Imp	rovements			Total			Date	of S	ale Pr	opert	Classif	catio	n C	ode	
3 ,	,110		61,41	5		64,525	Status	P	ropert	у Ту	pe 2	Zoning	Locatio	n	City	7 Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL (I	BH)		11 <u>11 <u>-</u> 1</u>	A) 1	В)	B) <b>01</b> C) 1			1	D) 1	]	E)	6	F) <b>1</b>
				Residential					Commercial								
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		Buildin	g Cost New:	Cost:		113,0	50		Cost	:							
Single Family	Style:	101		Resid	lentia	Il Condition: 3		ij w	Con	me	rcial O	ccupan	cy Code:	f.	inst i		
(100) 🗆 Mol	bile Hom	e		(10)		Wom Out			Prim	ary:		O	herl:		C	other2:	:
(101) 🗷 One	Story			(20)		Badly Wom			Con	me	rcial Co	nstruc	tion Clas			u Student. Marijus	
(102) 🗆 Two	Story			(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spli	t Level			(40) <b>№</b> Good					(2)		Reinf	orced C	oncrete F	ame			
(104) 🗆 1 1/:	2 Story			(50) Uery Good					(3)		Maso	nry Bea	ring Wall				
(111) 🗆 Bi-L	_evel			(60) □ Excellent					(4)		Wood	l or Ste	el Framed	Ext.	Wall	s	
(106) 🗆 Oth	er								(5)		Metal	Frame	and Walls				
Townhouse or	Duplex	Style:			Residential Quality: 30					(6) ☐ Pole Frame							
(301) 🗆 One	Story		:	(10) □ Low					Cost Rank: Condition:								
(302) □ Two					<u> </u>			(10) 🗆 Low					(10)		Worn		
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# MIPS Inc.

#### WEBSTER COUNTY

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 10/4/18 02:30 PM

www.nebras	kaassessors	online.us		2017 R	eal Estate Breakdov	vn Repor	t			1	0/4/18 0	2:30 PM
Parcel ID Owner URBACK, MA 11090 SW 841 DENTON, NE	TH ST			Legal S1/2 LOTS 5 & 6 BI HOOVERS ADDIT			Card File Situs 105 SOUTH ( BLUE HILL, N		00			
County Area	0	N/A BLUE HILL		Class Code	01-01-01-01-06-01	20	Value		-	vious		Curren
Neighborhood Location / Gro		BLUE HILL (BH)		State GEO Cadastral	4133-00-0-20055-005-94 00002-00066-006A0	20	Buildings Improvement		,	8,055 0		8,05
District	up 20 195	74HF6N - 91-0074	•	Book / Page	2018 / 1954		Land / Lot			0 1,680		1,680
School	91-0074		91-0074	Sale Date	09/20/2018				_		_	
School	3 1-007-	91-0074	91-0074	Sale Amount	64,000		Total		!	9,735		9,73
	-				Permit No	Type	Description	Date (	pen Date (	losed		Amoun
					0001	00 N/A	~2005 ADDED A BLDC					(
Model			Method	Lot Size	Frontage Spot	Code	Cutoff		Add (+/-)	Lot		Appr II
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		ship History							Amount
09/20/2018	2018	1954			CK, MARK D. & SUSAN K							64,000
09/17/2013	02013	02737			ERSON, JOSHUA W							9,000
09/17/2013	02013	02737			ERSON, JOSHUA W							9,000
04/19/2004	02004	00612			N RUTT							18,000
05/04/2002	02002	01008			H, CLIFFORD & IVA							11,600
	nt District	Building	Other	Land	Tot		Exempt	Taxable	Total		Pen	alty Tax
2017 3331 2016 3331		8,055	0	1,680	9,73		0	9,735		8.26		١
2016 3331 2015 3331		8,055 7,260	0	1,680 1,680	9,73 8,94		U N	9,735 8,940		7.68 0.02		0
2015 3331 2014 <b>333</b> 1		7,260	0	1,680	6,9 ²		0			6.40		
2014 3331		7,250 7,875	0	1,680	9,55		9,555	8,940		0.00		0
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# MIPS Inc.

#### WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2 RECORDCARD 10/4/18 02:30 PM

Parcel ID (839) Primary Image Sketch Image 000333100 Cadastral ID 00002-00066-006A0 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 195 - 74HF6N - 91-0074 District Legal S1/2 LOTS 5 & 6 BLOCK 5 BLUE HILL HOOVERS ADDITION 9-9-2015 Property Valuation Buildings Residential Information Marshall & Swift Cost Approach (06/2013) 8,055 Type Single-family Residence Year/Effective Age 1930/0 Improvement Quality 2.00 - Fair 1.50 - Worn Out Plus 0.5 Land/Lot 0 Condition 815 / 815 Total 8,055 Base/Total 100 % - One Story Style Review Information Exterior Wall 100 % - Frame, Stucco 02/29/2016 09/09/2015 Inspect CJ Heating/Cooling 100 % - Forced Air Furnace Roof Cover Composition Shingle 815 Area of Slab Area of Crawl ٥ Fixture/Roughin Bed/Bathroom 2/1.0 Basement Area 0 Code Description Quality Year Dimensions Units PD, FD 0.000 % / 0.000 % 701 Attached Garage(SF) 0.00 0
Approximate value after 88.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 645 209 soft Description Cost Source Size Year In Units Depreciation Code Paving, Concrete 4 - 6 Inch. MS Residential 560 0.000 % YDS 17.000 % Yard Shed MS Residential 80 0 80 SLRF MS Residential 15 ō 15 0.000 % Slab w/Roof OSP Open Slab Porch MS Residential 100

# WIPS Inc.

#### **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 10/4/18 02:31 PM

www.nebras	Kaasses:	sorson	iline.us		2017	Real Estate	Break	dow	n Repor	t						02:31 PM
Parcel ID Owner URBACK, MA 11090 SW 841 DENTON, NE	RK D. & S TH ST	033300 SUSAN			Legal N1/2 LOT 5 & 6 I BLUE HILL HOO			CK5				ile 00 CHERRY ST HILL, NE 68930	00333000			
County Area Neighborhood Location / Gro District School	oup 20 198		N/A BLUE HILL BLUE HILL (BH) 74HF6N - 91-0074 91-0074	91-0074	Class Code State GEO Cadastral Book / Page Sale Date	01-01-01-0 4133-00-0- 00002-0006 2018 / 1954 09/20/2018	20055-006 6-006A0	5-9410	)		Value Buildin Improv Land /	ement		Previou: 53,36 1,43	)	Curren 53,360 ( 1,430
					Sale Amount	64,000					Total			54,79	)	54,790
							Permit			Descrip			Date Ope			Amoun
							0002		00 N/A 00 N/A	REPLA	CE WITH		11/04/200			(
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09/20/2018 05/04/2002	201 020	18 002	1954 01038		HEN	BACK, MARK D NDERSON, JOS NDERSON, DEI	HUA W.	& DEN								64,000 20,000
Year Stateme	ent Distr	ict	Building	Other	Land			Total	•	Exempt		Ta	xable	Total Tax	Pe	nalty Tax
2017 3330		95	53,360	0	1,430			4,790		0		- 5	4,790	1,059.52		C
2016 3330		95	53,360	0	1,430			4,790		0			4,790	1,056.26		0
2015 3330		95	46,225	0	1,430			7,655		0			7,655	906.38		0
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#### **WEBSTER COUNTY**

2017 Appraisal Property Record Card

Page 2 RECORDCARD 10/4/18 02:31 PM

Parcel ID (838) Primary Image 000333000 Sketch Image 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. & SUSAN K 11090 SW 84TH ST DENTON, NE 68339 Situs **(49)** 101 S CHERRY ST BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL Neighborhood 195 - 74HF6N - 91-0074 District N1/2 LOT 5 & 6 EXCEPT THE E15' BLOCK 5 BLUE HILL HOOVERS ADDITION 9-9-2015 Property Valuation Residential Information Marshall & Swift Cost Approach Year/Effective Age (06/2013) Buildings Single-family Residence 1900/0 Type Improvement Quality 3.00 - Average Land/Lot ٥ Condition 3.50 - Average Plus 0.5 1,176 / 1,176 100 % - One Story Total 53 360 Base/Total Review Information Style 100 % - Frame, Siding, Metal 03/01/2016 Entered Exterior Wall 09/09/2015 Inspect CJ Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Area of Slab Composition Shingle 448 Area of Crawl 0 Fixture/Roughin 5/0 Bed/Bathroom 2/1.5 Basement Area Code Description 701 Attached Garage(SF) Quality Year Dimensions Units PD, FD 0.00 336 saft 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 Units Depreciation Paving, Concrete 4 - 6 Inch. PAVC YDŞ MS Residential 0.000 % Yard Shed MS Residential 108 0 108 17.000 % CPD Concrete Pad MS Residential n 72 72 17.000 % OSP Open Slab Porch MS Residential 140 0.000 % 0 140 OSP Open Slab Porch MS Residential 192 192 0.000 % OSP RPS Open Slab Porch MS Residential 32 0 32 0.000 % 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 Buver: 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 (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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)  If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?
\$ What expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):  What is the dollar value of the personal propert that was included in the pruchase price.
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if no
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

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' BLO	K 5 BLUE HILL HOOVERS ADDITION
Describe the basement finish; flooring, walls,	ceiling finish?
Manufactured Housing: Was this home manufactur No If manufactured; what brand?	ed off site then moved to this location?yesIf
manufactured; what type of home is this?	Mobile Home
Manufactured I	f manufactured is the home still siton on
(circle one) Metal Frame Foundation Basement	
Signature:	Buyer/Seller
(circle one) Phone# Date:	

WEBSTER COUNTY ASSESSOR

621 N CEDAR

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

#### **COVER PAGE PROPERTY TRANSFER**

BOOK & PA	GE <u>XVIX - 1</u>	455_	# PAG	ES		SRANTEE MASTER NAME	# <u>Damux</u>	e   Kenne
PARCEL: FILING NUMB	#/ <u>00013</u>	3800	_	36590		<del></del>		
DOC STAM!	 13.51	·····	_	tax/lien	<del></del>			
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SALES FILE	#_ <i>232</i>	۷	# PAGE	ES				
NEIGHBORHOOD	# 1	100	105	<u></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 E 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	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIA	L 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	·
i	سسيم ا			·			SUBURBAN	•
TAX DISTRICT	<u> </u>							
TOTAL SALE PRICE_	<u>(o, C</u>	<u> </u>						
21 ADJUSTMENTS S	\$							
OR ADJUSTMENTS S	<b>.</b>							
ŘÉVIEW CODE	NO							
SALES DATE_	9-2	8-201	8					
DEED TYPE_	$\omega$	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	(1)	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED A	RMS LENGTH / NOT . VALID FOR MEASUREMENT			
OCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS								
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	PARCEL#(S)							1

Real Estate Transfer Statement

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed	1.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	0.4					
WEBSTER - 91	Mo. 680 Day O4 Yr. 2018 Mo. 09 Day 04 Yr. 2018						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seffer)	6 Grantee's Name, Address, and Telephone (Please Print)	- ·					
Melba L. Dell	Grantee's Name (Buyer) Samuel Kennedy						
Street or Other Mailing Address PO Box 303	Street or Other Mailing Address 1021 N Locust St						
City State Zip Code Hildreth NE 68947	City State NE	Zip Code 68970					
Phone Number (308) 215-0766	Phone Number   Is the grantee a 501(c)(3) organ   (402) 469-1422   If Yes, is the grantee a 509(a) for						
Email Address	Email Address	100 110					
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.						
	) Property Type	(C)					
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assesse	d Mobile Home					
Unimproved Multi-Family Agricultural    IOLL   Commercial Recreational	Mineral Interests-Producing Exempt						
	nd Contract/Memo Partition Sheriff	Other					
	ase Personal Rep. Trust/Trustee						
	neral Quit Claim Warranty						
part of an IRS like-kind exchange?		Fransfer on Death					
(I.R.C. § 1031 Exchange)		Frustee to Beneficiary					
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If	Other (Explain) No. state the intended use.					
✓ Yes No	Yes No						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)						
	<u>=</u>	her					
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C							
14 What is the current market value of the real property?	nild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and	interest rate \					
	Yes No \$	%					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company						
Yes No	ļ						
18 Address of Property 1021 N Locust St	19 Name and Address of Person to Whom the Tax Statement	Should be Sent					
Red Cloud, NE 68970	same as Grantee						
18a No address assigned 18b Vacant land							
20 Legal Description							
Lots Six (6), Seven (7) and Eight (8), Block Twenty-	two (22), Smith & Moore's Addition to	Red Cloud,					
Webster County, Nebraska.							
21 If agricultural, list total number of acres							
22 Total purchase price, including any liabilities assumed	22 \$	6,000,00					
23 Was non-real property included in the purchase? Yes V No (If Yes, et		0,00					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	S	6,000,00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement		ompleie, and					
correct, and that I am duly authorized to sign this statement.	,,,,,,,,,,	. ,					
Kory J. McCracken Print by Type Name of Grantee or Authorized Representative		(402) 746-3613 Phone Number					
sign	Attorney	9/7~/.~					
here Signature of Grantee or Authorized Representative	Title	Date					
Register of Deed's Use On	tu .	Tow Doub 15 Out 1					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only					
Mo. 9 Day 28 Yr. 18 \$ 13.50	BK2018, Pg 1955						
ebraska Department of Revenue		Rev. Stat. §§ 76-214, 77-1327(2)					

State of Nebraska Ss.
County of Webster Ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this day of September A.D., 20 18, at 1:05 o'ciock P. M. Recorded in Book 2018 on Page 1956-1957
Deb Klingenhouse County Clerk 316-00 B. Deputy

#### NEBRASKA DEED OF TRUST

THIS DEED OF TRUST, is made on September 27, 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.
- 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 (coinsurance 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.
- EVENTS OF DEFAULT: Any of the following events shall be deemed an event of default hereunder:

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 38 day of September A.D., 20/8, at 1:00 o'clock P M. Recorded in Book 20/6 on Page 1955

Deb Klingenberger County Clerk \$10.00 BB Deputy lind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9 - 28 - 7 8
\$ 13.52 By BB

#### 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 ______, 2018.

Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September _______, 2018, by Melba L. Dell, a single person.

Comm. expires

A GENERAL NOTARY-State of Rebraska
KORY MCCRACKEN
Market My Coner. Exp. August 27, 2022

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Cnty No. Book Page		Page			Sale	e Date	apilyakuk Liberto	School District Code									
91	91 20185 1955		1955	9/28/2018		Base:	Base: 91-0002			Affiliated: 91-0002				Unified: 91-0002				
Location	$\mathbf{m}_{\mathbb{R}}$	Sale	Number	Useability & Code #					Parcel Numbe			Number						
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Land		Imp	rovements			T	otal	in and the	yeşeliği Baştılığı	Date	of S	of Sale Property Classifi			ation	Code		
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(100) □ Mol	bile Hon	ne		(10)		Wo	om Out			Prim	ary:		Ot	herl:		Other2:		
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(103) 🗆 Spli	it Level			(40) 🗆 Good						(2)	(2)   Reinforced Concrete Frame							
(104) 🗆 11/2		- <u></u>		(50)		Ve	ry Good			(3)	(3)   Masonry Bearing Walls							
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	4		to Sale Pri		•		:							<u>- — — — — — — — — — — — — — — — — — — —</u>				
Assessor Co	Assessor Comments and Reason for Adjustment:																	
Comments from WD AND NEBRASKA DEED OF TRUST									Comi	ments:								
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#### **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 10/4/18 01:57 PM

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JEL ST	00				DORE'S			TH LOCUST	STREET			
0	N/A		Class Code	01-01-01-01-	06-02		Value			Previous		Current
-			State GEO			00	Buildings			9,375		12,360
60	RED CLOUD (RC)		Cadastral	00002-00099	-00012					0		0
65	2CS - 91-0002 (		Book / Page				Land / Lot			940		940
91-0002	91-0002	91-0002	Sale Date Sale Amount	09/28/2018 6,000			Total			10,315		13,300
			***************************************								J	Amount
					10002	00 N/A		MUCH CLIC	07/08/2010	02/07/2011		U
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		Method	Lot Size	Fron	tage Spot	Code	Cutoff	Value	Add (	+/-) L	ot Value	Appr ID
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	Book 2018 02012 02010 02006 02006 02006 District	Book   Page	ST   68970	Legai   LOTS 6-8 BLOCK 2 ADDITION RED CL	Legai   LOTS 6-8 BLOCK 22 SMITH & MC     ADDITION RED CLOUD	Legai   LOTS 6-8 BLOCK 22 SMITH & MOORE'S	Legal   LOTS 6-8 BLOCK 22 SMITH & MOORE'S     ADDITION RED CLOUD   State GEO	Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situs   Situ		Legal   Lots 6-8 BLOCK 22 SMITH & MOORE'S   Card File   000133800   Stus   St	Legal   Logis   Logi	

# MIPS Inc.

#### **WEBSTER COUNTY**

2017 Appraisal Property Record Card

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000133800 (247) Primary Image Sketch Image Parcel ID Cadastral ID 00002-00099-00012 PAD Class Code 01-01-01-01-06-02 4371-00-0-10020-022-0000 State GEO Owner KENNEDY, SAMUEL 1021 N LOCUST ST RED CLOUD, NE 68970 1021 NORTH LOCUST STREET RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legai LOTS 6-8 BLOCK 22 SMITH & MOORE'S ADDITION RED CLOUD (06/2013) Marshall & Swift Cost Approach Property Valuation Residential Information Single-family Residence 1895/0 Year/Effective Age Buildings 12,360 3.00 - Average Quality Improvement 0 2.00 - Badly Worn Condition Land/Lot Base/Total 1,052 / 1,052 Total 12,360 Style 100 % - One Story Review Information Exterior Wall 100 % - Frame, Siding, Wood 100 % - Forced Air Furnace 03/22/2017 Entered CJ Heating/Cooling Roof Cover 09/27/2016 Inspect CJ Composition Shingle Area of Slab Area of Crawl 0 5/0 Fixture/Roughin Bed/Bathroom 2/1.0 Basement Area Quality Year Dimensions Units Code Description 706 Detached Garage(SF) 0.000 % / 0.000 % 520 sqft Approximate value after 89.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 155 Units Depreciation Code Description Cost Source Size Year In Flat Value 100 MS Residential FLV100 0 MS Residential 132 0 132 0.000 % Enclosed Porch, Solid Walls SWP 0.000 % SWP Enclosed Porch, Solid Walls MS Residential 144 144 Date Added Notes 11/04/2002 36590

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?YesNo (example: Remodeling, Renovations, Additions, Repairs, Demolition) If yes, Explain:
How did you learn the property was for sale? (Circle one): Advertising Brokder/Realtor Family Newspaper Seller Prior Knowledge Other(Explain)
Check the primary motivation for purchase of property?  Location Outbuildings Price Investment Size
How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement Set by Seller Other (Explain)
If Appraised, what was the appraised value?
Was this a sale of partial interest in the property?YesNo If yes, explain

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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)
If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?  \$ . What
expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):  What is the dollar value of the personal propert that was included in the pruchase price.
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if no
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

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Describe the basement finish; flooring	ng, walls, ceiling finish?
Manufactured Housing: Was this home m No If manufactured; what brand?	manufactured off site then moved to this location? $ye$
manufactured; what type of home is the	his? Mobile Home
	factured If manufactured is the home still siton on
(circle one) Metal Frame Foundation	
Signature:	Buyer/Seller
(circle one) Phone#	Date: