

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1973 # PAGES _____ GRANTEE MASTER NAME # Joel + Alexis Strabl
 PARCEL # / FILING NUMBER 000122600 35,480

DOC STAMPS 90.00 tax/lien

SALES FILE # 233 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 65

TOTAL SALE PRICE 40,000 Assessed 27,710
 521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-1-2018

DEED TYPE WD

SALE QUAL

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

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

LOCATION CODE

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

COMMENTS _____

PARCEL # (\$)

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

Real Estate Transfer Statement

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

233

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 1 Yr. 2018		4 Date of Deed Mo. 10 Day 1 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald and Lara Strobl Street or Other Mailing Address 428 N Chestnut Street City Red Cloud State NE Zip Code 6890 Phone Number (402) 984-3518 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joel and Alexis Strobl Street or Other Mailing Address 746 N Locust Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4529 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No Email Address n/a			

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

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

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$40,000

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

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

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

18 Address of Property
745 N Locust Street
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots One (1), Two (2) and Three (3), EXCEPT the South Twelve and One-half (12½) feet of said Lot Three (3), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

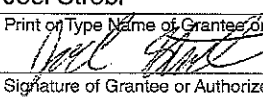
21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 40,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 40,000.00

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

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

Joel Strobl (402) 746-4529
 Print or Type Name of Grantee or Authorized Representative Phone Number

sign here  Grantee 10/1/2018
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 2 Yr. 18	27 Value of Stamp or Exempt Number \$ 90.00	28 Recording Data BK2018, Pg 1973

BK2018, Pg 1973

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 October A.D., 2018, at 9:05 o'clock A M. Recorded in Book 2018 on Page 1973
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-2-18
\$ 90.00 By BB

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

WARRANTY DEED

Ronald Strobl and Lara Strobl, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Joel Strobl and Alexis Strobl, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1), Two (2) and Three (3), EXCEPT the South Twelve and One-half (12½) feet of said Lot Three (3), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed October 1, 2018.

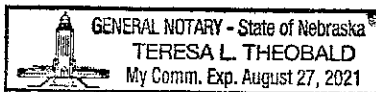
Ronald Strobl
Ron Strobl
Ronald Strobl

Lara Strobl
Lara Strobl
Lara Strobl

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 1, 2018 by Ronald Strobl and Lara Strobl, husband and wife.

Teresa L Theobald
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	1973	10/1/2018	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000122600	233	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		008	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
785	26,925	27,710		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1947				Construction Date :				
Floor:				Floor Sq. Ft. : 768				Floor Sq. Ft. :				
Building Cost New:				Cost : 94,315				Cost :				
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
Comments from						Comments:						
WD-PARENTS TO CHILD- PAID 40,000.00 ASSESSED AT 27,710.00												
(Continue on back)												



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000122600	Legal LOTS 1 & 2 & NORTH 12'S LOT 3 BLOCK 5 SMITH & MOORE'S ADDITION RED CLOUD	Card File 000122600
Owner STROBL, JOEL & ALEXIS 746 N LOCUST STREET RED CLOUD, NE 68970		Situs 745 NORTH LOCUST STREET RED CLOUD, NE 68970

County Area 0 N/A	Class Code 01-01-01-01-06-01	Value	Previous	Current
Neighborhood 200 RED CLOUD	State GEO 4371-00-0-10020-008-0000	Buildings	23,150	26,925
Location / Group 60 RED CLOUD (RC)	Cadastral 00002-00102-00017	Improvement	0	0
District 65 2CS - 91-0002	Book / Page 2018 / 1973	Land / Lot	785	785
School 91-0002	Sale Date 10/01/2018	Total	23,935	27,710
	Sale Amount 40,000			

Date Added 11/04/2002	Notes 35480
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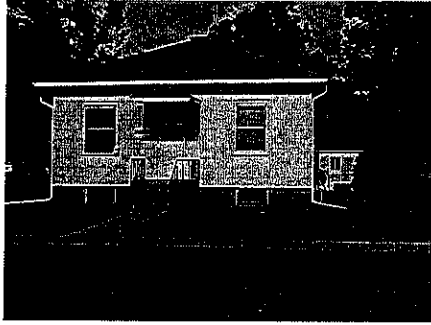
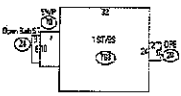
Permit No.	Type	Description	Date Open	Date Closed	Amount
0003	00 N/A	~2018 HAS BEEN REMODELED PER TAX PAYER	06/12/2017	12/20/2017	0
0002	00 N/A	2012-13~2013 SHED	09/05/2012	11/28/2012	0
0001	00 N/A	~2006 NEED TO REVIEW; SOLD MUCH HIGHER	09/28/2005	01/12/2006	0

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD	02 SqFoot	8,875.000	62.500	N		25,000	0.088	0.000	785
						130,680	0.007		
						999,999	0.003		

Sale Date	Book	Page	Extend	Ownership History	Amount
10/01/2018	2018	1973		STROBL, JOEL & ALEXIS	40,000
08/22/2016	02016	02106		STROBL, RONALD & LARA	29,200
08/22/2016	02016	02106		STROBL, RONALD & LARA	29,200
07/16/2012	02012	01590		MIERAU, CRAIG & BARBARA	9,135
08/09/2011	02011	01667		RIBLETT, FLOYD T & MARY E	9,000
02/07/2011	02011	00609		FEDERAL HOME LOAN MORTGAGE CORPORATION	17,000
02/07/2011	02011	00472		GMAC MORTGAGE, LLC	17,000
08/25/2005	02005	01920		NEWMAN, DANIEL C	30,000
12/13/2000	02001	00094		TRUCKEY, ANDREW J & MARY E	15,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	122600	65	23,150	0	785	23,935	0	23,935	474.12	0
2016	122600	65	19,170	0	785	19,955	0	19,955	409.30	0
2015	122600	65	19,805	0	785	20,590	0	20,590	463.14	0
2014	122600	65	19,805	0	785	20,590	0	20,590	489.12	0
2013	122600	65	15,700	0	785	16,485	0	16,485	408.92	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 000122600 (144) Cadastral ID 00002-00102-00017 PAD Class Code 01-01-01-01-06-01 State GEO 4371-00-0-10020-008-0000 Owner STROBL, JOEL & ALEXIS 746 N LOCUST STREET RED CLOUD, NE 68970 Situs 745 NORTH LOCUST STREET RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 1 & 2 & NORTH 12'6 LOT 3 BLOCK 5 SMITH & MOORE'S ADDITION RED CLOUD</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 																																																				
<p>Property Valuation Buildings 26,925 Improvement 0 Land/Lot 0 Total 26,925</p> <p>Review Information 10/27/2016 Entered TS 09/09/2016 Inspect TS</p>	<p>Residential Information Type Single-family Residence Quality 2.00 - Fair Condition 3.00 - Average Base/Total 768 / 768 Style 100 % - One Story Exterior Wall 100 % - Frame, Stucco Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 768 618 Part</p>	<p>Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1947/0</p>																																																				
<p>Code Description 708 Detached Garage(SF) Approximate value after 75.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 565</p>	<table border="1"> <thead> <tr> <th>Quality</th> <th>Year</th> <th>Dimensions</th> <th>Units</th> <th>PD, FD</th> </tr> </thead> <tbody> <tr> <td>2.00</td> <td>0</td> <td></td> <td>240 sqft</td> <td>0.000 % / 0.000 %</td> </tr> </tbody> </table>	Quality	Year	Dimensions	Units	PD, FD	2.00	0		240 sqft	0.000 % / 0.000 %	<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Cost Source</th> <th>Size</th> <th>Year In</th> <th>Units</th> <th>Depreciation</th> </tr> </thead> <tbody> <tr> <td>SWP</td> <td>Enclosed Porch, Solid Walls</td> <td>MS Residential</td> <td>70</td> <td>0</td> <td>70</td> <td>0.000 %</td> </tr> <tr> <td>RPO</td> <td>Raised Slab Porch</td> <td>MS Residential</td> <td>20</td> <td>0</td> <td>20</td> <td>0.000 %</td> </tr> <tr> <td>RPO</td> <td>Raised Slab Porch</td> <td>MS Residential</td> <td>24</td> <td>0</td> <td>24</td> <td>0.000 %</td> </tr> <tr> <td>YDS</td> <td>Yard Shed</td> <td>MS Residential</td> <td>110</td> <td>2012</td> <td>110</td> <td>32.000 %</td> </tr> <tr> <td>PAVA</td> <td>Paving, Asphalt 3-4 Inch.</td> <td>MS Residential</td> <td>500</td> <td>2012</td> <td>500</td> <td>32.000 %</td> </tr> </tbody> </table>	Code	Description	Cost Source	Size	Year In	Units	Depreciation	SWP	Enclosed Porch, Solid Walls	MS Residential	70	0	70	0.000 %	RPO	Raised Slab Porch	MS Residential	20	0	20	0.000 %	RPO	Raised Slab Porch	MS Residential	24	0	24	0.000 %	YDS	Yard Shed	MS Residential	110	2012	110	32.000 %	PAVA	Paving, Asphalt 3-4 Inch.	MS Residential	500	2012	500	32.000 %
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<p>Date Added Notes 11/04/2002 35480</p>																																																						

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: STROBL, RONALD & LARA

Buyer: STROBL, JOEL & ALEXIS

Parcel ID: 000122600

Additional Parcels:

Book: 2018 Page: 1973

Sale Date: 10/01/2018

Legal Description: LOTS 1 & 2 & NORTH 12'6 LOT 3 BLOCK 5 SMITH & MOORE'S ADDITION RED CLOUD

Residential

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

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

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

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

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

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

If Appraised, what was the appraised value? _____

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

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: STROBL, RONALD & LARA

Buyer: STROBL, JOEL & ALEXIS

Parcel ID: 000122600

Additional Parcels:

Book: 2018 Page: 1973

Sale Date: 10/01/2018

Legal Description: LOTS 1 & 2 & NORTH 12'6 LOT 3 BLOCK 5 SMITH & MOORE'S ADDITION RED CLOUD

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

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

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

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

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

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

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

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

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

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

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

Seller: STROBL, RONALD & LARA
Buyer: STROBL, JOEL & ALEXIS
Parcel ID: 000122600
Additional Parcels:
Book: 2018 Page: 1973
Sale Date: 10/01/2018
Legal Description: LOTS 1 & 2 & NORTH 12'6 LOT 3 BLOCK 5 SMITH & MOORE'S ADDITION RED CLOUD

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

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

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

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.

234

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>01</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>01</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jimmy L. Mooney II & Angel Whichard Street or Other Mailing Address 411 Minnesota Ave City Inavale State NE Zip Code 68952 Phone Number (402) 746-2344 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarah Reed Street or Other Mailing Address 418 Michigan Ave City Inavale State NE Zip Code 68952 Phone Number (970) 571-4737 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$5,805

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

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

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

18 Address of Property
**418 Michigan Ave
 Inavale, NE 68952**

18a No address assigned 18b Vacant land

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

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

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

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

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

sign here

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

[Signature] Attorney Date **10/2/18**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>2</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>13.50</u>	28 Recording Data BK2018, Pg 2007

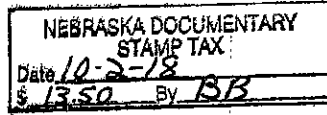
Grantee—Retain a copy of this document for your records.

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Four (4), Original Town Of Inavale, Webster County, Nebraska.

BK2018, Pg 2007

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of October A.D., 2018, at 2:50 o'clock P M. Recorded in Book 2018 on Page 2007
Deb Klingsberg County Clerk
3/10/00 Deputy
Ind. Comp. Assessor Carded



QUITCLAIM DEED

Jimmy L. Mooney II, a single person, and Angel Whichard, a single person, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Sarah Reed, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Four (4), Original Town Of Inavale, Webster County, Nebraska.

Executed October 2, 2018.

Jimmy L Mooney II
Jimmy L. Mooney II

Angel Whichard
Angel Whichard

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 2, 2018, by Jimmy L. Mooney II, a single person, Angel Whichard, a single person.



Comm. expires

Kory McCracken
Notary Public

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of October A.D., 2018, at 2:45 o'clock P.M. Recorded in Book 2018 on Page 2005-2006
Deb Klingenberg County Clerk
116.00 Deputy
Ind ___ Comp ___ Assessor ___ Cared ___

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

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

1. Affiants' father, Jimmy L. Mooney, died on August 30, 2018, then being the owner of record of the following described real estate:

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Four (4), Original Town Of Inavale, Webster County, Nebraska.

2. The value of the decedent's interest in all real property in the decedent's estate located in this state does not exceed Fifty thousand dollars, as determined from the value of the property as shown on the assessment rolls for the year in which the decedent died.

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

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

5. Affiants, as the children of Decedent are entitled to the above real estate by reason of the homestead allowance, exempt property allowance, family allowance and by intestate succession.

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

7. No other person has a right to the interest of the Decedent in the described property. All Decedent's property, real and personal, passed to Jimmy L. Mooney II and Angel Whichard; the value of the entire probate estate of the Decedent is under \$50,000.00, and none of said property is subject to inheritance or estate transfer taxes under the laws of the United States or the State of Nebraska; the construction lien lawfully filed in the real estate records of Webster County, Nebraska against the described property exceeds the assessed value of said property.

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

Jimmy L. Mooney II Angel Whichard
Jimmy L. Mooney II Angel Whichard

Subscribed and sworn to before me on October 1, 2018.

Commission expires 

Kory McCracken
Notary Public

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

9/17/2018
LINCOLN, NEBRASKA

RZF
RUSSELL FOSLER
INTERIM ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH
AND HUMAN SERVICES

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES
CERTIFICATE OF DEATH

18-11427

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Jimmy Lewis Mooney				2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) August 30, 2018	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Berwyn, Illinois			5a. AGE - Last Birthday (Yrs.) 46		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.		5c. UNDER 1 DAY HOURS MINS.
6. DATE OF BIRTH (Mo., Day, Yr.) March 13, 1972		7. PLACE OF DEATH 8a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input checked="" type="checkbox"/> ER/Outpatient <input type="checkbox"/> DDA OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)					
8b. FACILITY NAME (If not institution, give street and number) Webster County Community Hospital				8c. CITY OR TOWN OF DEATH (Include Zip Code) Red Cloud 68970			
8d. COUNTY OF DEATH Webster				9a. RESIDENCE-STATE Nebraska			
9b. COUNTY Webster				9c. CITY OR TOWN Inavale			
9d. STREET AND NUMBER 418 Michigan Street			9e. APT. NO.		9f. ZIP CODE 68952		9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input checked="" type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown				10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name			
11. FATHER'S NAME (First, Middle, Last, Suffix) Charles Lewis Mooney				12. MOTHER'S NAME (First, Middle, Maiden Surname) Rosemary Zaleski			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No				14a. INFORMANT NAME Jimmy Mooney Jr		14b. RELATIONSHIP TO DECEDENT Son	
15. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		15a. EMBALMER SIGNATURE Nicolas Douglas		15b. LICENSE NO. 1279		15c. DATE (Mo., Day, Yr.) September 4, 2018	
16. CEMETERY, CREMATORY OR OTHER LOCATION BV Cremation Center				CITY/TOWN Hastings		STATE Nebraska	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska						17b. Zip Code 68970	
18. PART I. Enter the chain of events - diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.							
IMMEDIATE CAUSE (Final disease or condition resulting in death) IMMEDIATE CAUSE: a) Hypertension						APPROXIMATE INTERVAL: onset to death Years	
DUE TO, OR AS A CONSEQUENCE OF: b) Cardiac Arrest						onset to death 08/30/18	
DUE TO, OR AS A CONSEQUENCE OF: c)						onset to death	
DUE TO, OR AS A CONSEQUENCE OF: d)						onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I. Cigarette Smoking						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
22a. DATE OF INJURY (Mo., Day, Yr.)						22b. TIME OF INJURY	
22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)						21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO	
22d. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO.		CITY/TOWN		STATE		ZIP CODE	
23a. DATE OF DEATH (Mo., Day, Yr.) August 30, 2018		23b. DATE SIGNED (Mo., Day, Yr.) September 5, 2018		23c. TIME OF DEATH 02:03 AM		24a. DATE SIGNED (Mo., Day, Yr.)	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Michele L. Durr, MD		24b. TIME OF DEATH		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD	
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		25a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		25b. WAS CONSENT GRANTED? Not Applicable if 25a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Michele L. Durr, MD, 721 W 8th, Red Cloud, Nebraska, 68970							
28a. REGISTRAR'S SIGNATURE RZF				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) September 7, 2018			

Pursuant to section 30-2413, demands for notice which may affect the estate of the deceased are filed with the county court in the county where the decedent resided at the time of death.

0514093

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of October A.D., 2018, at 2:40 o'clock P. M. Recorded in Book 2018 on Page 2004
Debra Klingenberg County Clerk
10.00 BB Deputy
Ind Comp Assessor Carded

CONSTRUCTION LIEN

The undersigned hereby claims a construction lien pursuant to the Nebraska Construction Lien Act, Neb. Rev. Stat. §§ 52-125 to 52-159, and in compliance therewith states:

(a) THE REAL ESTATE SUBJECT TO THIS LIEN IS: Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Four (4), Original Town Of Inavale, Webster County, Nebraska, a/k/a 418 Michigan Ave.

(b) NAME OF THE PERSON(S) AGAINST WHOSE INTEREST THE LIEN IS CLAIMED:

Jimmy L. Mooney.

(c) NAME AND ADDRESS OF THE CLAIMANT:

Sarah Reed, 418 Michigan Ave, Inavale, NE 68952.

(d) NAME AND ADDRESS OF PERSON WITH WHOM THE CLAIMANT CONTRACTED:

Jimmy L. Mooney, 418 Michigan Ave, Inavale, NE 68952.

(e) GENERAL DESCRIPTION OF THE SERVICES PERFORMED OR TO BE PERFORMED OR MATERIALS FURNISHED OR TO BE FURNISHED BY CLAIMANT: New roof, new siding, wood, drywall, insulation and other materials to construct a new room on the 2nd floor and the assorted construction materials used in renovating the house.

(f) TOTAL CONTRACT PRICE FOR SERVICES AND MATERIALS: \$13,750.00.

(g) THE AMOUNT UNPAID AND DUE: \$13,750.00.

(h) LAST DATE SERVICES OR MATERIALS WERE FURNISHED: August 28, 2018.

Signed on October 1, 2018.

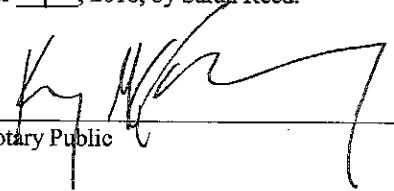

Sarah Reed

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing was acknowledged before me on October 1, 2018, by Sarah Reed.

Comm. expires:




Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2008 # PAGES _____ GRANTEE MASTER NAME # Byron H. T

PARCEL # / FILING NUMBER 002109700 SE 1/4 13-4-11 002115900 NW 1/4 35-4-11 Janice F.

002115800 NE 1/4 35-4-11 002116200 NW 1/4 36-4-11 Pavelka, Trustees

DOC STAMPS Exempt 5b tax/lien

SALES FILE # 235 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 185

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-2-2018

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Self to Trustees

PARCEL # (S)

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

Real Estate Transfer Statement

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

235

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>02</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>02</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Byron H. & Janice F. Pavelka Street or Other Mailing Address 1992 Hwy 281 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3011 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Byron H. & Janice F. Pavelka, Ttees-Pavelka Family Trust Street or Other Mailing Address 1992 Hwy 281 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3011 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**1992 Hwy 281
Blue Hill, NE 68930**

18a No address assigned 18b Vacant land

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

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

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

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

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

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

David B. Garwood Attorney
Signature of Grantee or Authorized Representative Title
Date **10-3-18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>3</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt 5b	28 Recording Data BK2018, Pg 2008

The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The North Half of Section Thirty-five (35), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except public highway; AND

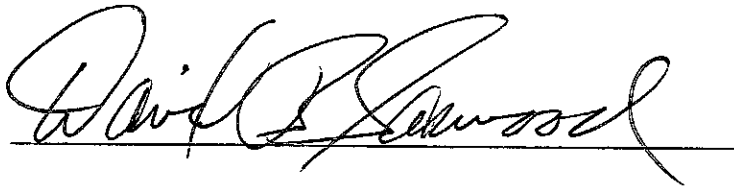
The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-six (36), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except public highway.

CERTIFICATE OF EXEMPTION

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

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

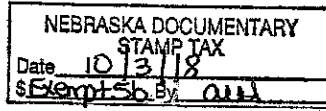
Dated this 2nd day of Oct, 2018.



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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3rd day of October A.D., 20 18, at 10:45 o'clock A. M. Recorded in Book 2018 on Page 2008
Neb Klingenhener County Clerk
\$10.00 ALL Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Byron H. Pavelka and Janice F. Pavelka, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to a trust for the benefit of Grantors, convey to Byron H. Pavelka and Janice F. Pavelka, Trustees of the Pavelka Family Trust under agreement dated October 2, 2018, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Thirteen (13), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The North Half of Section Thirty-five (35), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except public highway; AND

The Northwest Quarter (NW¼) of Section Thirty-six (36), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except public highway.

GRANTOR covenants with the GRANTEES that GRANTOR:

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

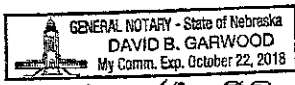
Executed October 2, 2018.

Byron H. Pavelka
Byron H. Pavelka

Janice F. Pavelka
Janice F. Pavelka

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 2, 2018, by Byron H. Pavelka and Janice F. Pavelka, husband and wife.



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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2009-2010

PAGES _____

GRANTEE MASTER NAME # Kenneth E. +

PARCEL # / FILING NUMBER 2004700

2012800 2005900 Jay P. Uden

2004800

2006200 2005700

DOC STAMPS Exempt 5A

tax/lien 00200500

SALES FILE # 236

PAGES _____

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

TAX DISTRICT 45

TOTAL SALE PRICE ⓪

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-27-2018

DEED TYPE JTWD

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

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

COMMENTS _____

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

Real Estate Transfer Statement

236

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 09 Day 27 Yr. 2018	4 Date of Deed Mo. 09 Day 27 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth E. Uden and Joy P. Uden Street or Other Mailing Address 2115 North 2nd Avenue City Hastings State NE Zip Code 68901 Phone Number (402) 677-2323 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth E. Uden and Joy P. Uden Street or Other Mailing Address 2115 North 2nd Avenue City Hastings State NE Zip Code 68901 Phone Number (402) 677-2323 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$2,867,275

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

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

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

18 Address of Property
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Kenneth & Joy Uden
2115 North 2nd Avenue
Hastings, NE 68901

18a No address assigned 18b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres 719

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

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

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

sign here Michael E. Sullivan
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

(402) 462-0300
 Phone Number
 9/27/2018
 Date

Attorney
 Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>4</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2018, Pg 2009-2010</u>

Exhibit "A"

- ✓ 2004700 ✓
✓ 2004800 ✓
✓ 2012800 ✓
✓ 2006200 ✓
✓ 2005900 ✓
✓ 002005700 ✓
00200500 ✓
- The Northeast Quarter (NE1/4) and the South One-half (S1/2) of Section Twenty-seven (27), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;
- The Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;
- The Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;
- The Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and
- The North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-eight (28), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

BK2018, Pg 2009

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of October A.D., 2018, at 9:05 o'clock A M. Recorded in Book 2018 on Page 2009-2010
Deb Kligenberger County Clerk
\$16.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-4-18
\$ Exempt # 5a By BB

Michael E. Sullivan
Sullivan Shoemaker P.C., L.L.O.
P.O. Box 309
Hastings, NE 68902-0309

JOINT TENANCY WARRANTY DEED

Kenneth E. Uden and Joy P. Uden, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Kenneth E. Uden and Joy P. Uden, 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 27, 2018.

Kenneth E. Uden
Kenneth E. Uden

Joy P. Uden
Joy P. Uden

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 27 day of September, 2018, by Kenneth E. Uden and Joy P. Uden, husband and wife.

GENERAL NOTARY - State of Nebraska
MICHAEL E. SULLIVAN
My Comm. Exp. June 21, 2022

Michael E. Sullivan
Notary Public

Exhibit "A"

The Northeast Quarter (NE1/4) and the South One-half (S1/2) of Section Twenty-seven (27), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and

The North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-eight (28), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2013

PAGES _____

GRANTEE MASTER NAME # Grace Holdings Inc.

PARCEL # / FILING NUMBER 001106900-

001560401 Cannot combine
25029 owned by Vie Co.

0015004

DOC STAMPS Exempt #9

tax/lien

SALES FILE # 237

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 105, 40, 5

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-1-2018

DEED TYPE QCD

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

LOCATION CODE

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

COMMENTS Dennis Schardt said he would do a corrective deed for the 5 1/2 SE 1/4 owned by Vie Co. to transfer that ownership

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

Real Estate Transfer Statement

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

237

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 10 Day 1 Yr. 2018		Mo. 07 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) Superior-Deshier, LLC				Grantee's Name (Buyer) Grace Holdings, Inc.			
Street or Other Mailing Address 2404 W. 48th Street Place				Street or Other Mailing Address 2404 W. 48th Street Place			
City Kearney		State NE		City Kearney		State NE	
Phone Number (308) 237-7711		Zip Code 68845		Phone Number (308) 237-7711		Zip Code 68845	
Email Address dschardt@eb-us.com				Email Address dschardt@eb-us.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,375,565

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Dennis Schardt
 2404 W. 148th Street Place
 Kearney, NE 68845

20 Legal Description
See attached complete legal description

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 9

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

sign here

 Print or Type Name of Grantee or Authorized Representative
Dennis Schardt, President
 Signature of Grantee or Authorized Representative
 Title
President

 Phone Number
308-380-2033
 Date
10-14-18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. _____ Day _____	2018 Oct 04 11:26 AM Ex009 Book 2018 Page 2013	

20 – Legal Description

The Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

002502900

The South Half of the Northeast Quarter (S1/2 NE1/4) and the Southeast Quarter (SE1/4) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

001106900

The Southeast Quarter (SE1/4) of Section Twenty-three (23), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

N 1/2 SE 1/4

{ S 1/2 is Vie Co. }
{ cannot transfer }

001500400

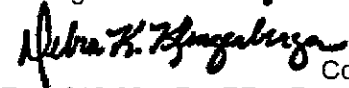
Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/04/18
\$ Ex009 By BB

Bk 2018, Pg 2013

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 04 day
of October A.D., 2018, at 11:26
o'clock AM. Recorded in Book 2018
on Pages 2013-2014 .



County Clerk

Fee: \$16.00 By: BB Deputy
Electronically Recorded

Return to:
Lee Legleiter
Hampton & Royce, L.C.
PO Box 1247
Salina, KS 67402-1247

QUIT CLAIM DEED

Superior-Deshler, LLC, a Kansas limited liability company, GRANTOR, as a contribution, quit claim and conveys to Grace Holdings, Inc., a Nebraska corporation, GRANTEE, mailing address: 2404 W. 48th Street Place, Kearney, Nebraska 66845, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The South Half of the Northeast Quarter (S1/2 NE1/4) and the Southeast Quarter (SE1/4) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE1/4) of Section Twenty-three (23), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

TO HAVE AND TO HOLD the same unto Grace Holdings, Inc., a Nebraska corporation, and its successors and assigns forever, with all appurtenances thereunto belonging.

GRACE HOLDINGS, INC.

**WRITTEN CONSENT OF THE DIRECTORS TO ACTIONS
TAKEN WITHOUT MEETING, NOTICE OR VOTE**

The undersigned, being the sole Director of Grace Holdings, Inc., a Nebraska corporation, hereby consents to the following actions taken by the undersigned as the Director of said corporation, notwithstanding the fact that such actions are taken without a formal meeting, without prior notice and without a vote, with such consent set forth herein applicable to the following actions:

1. The certified copy of the Articles of Incorporation of Grace Holdings, Inc. shall be inserted in the forepart of the minute book of the corporation.

2. The By-Laws for the government and regulation of the business and affairs of Grace Holdings, Inc. as examined by the sole Director are hereby adopted as and for the By-Laws of this corporation, and the Secretary shall cause the same to be inserted in the minute book of Grace Holdings, Inc. immediately following the certified copy of the Articles of Incorporation.

3. Dennis R. Schardt is hereby elected President, Secretary, and Treasurer of Grace Holdings, Inc. for the ensuing year and to hold office until his successors shall be elected and qualified.

4. The form of stock certificate submitted and examined by the sole Director is hereby adopted as and for the form of certificate to be issued by Grace Holdings, Inc. to evidence the shares of its capital stock. The Secretary shall insert a specimen copy of said stock certificate in the front of the Grace Holdings, Inc. minute book.

5. The subscription to the common capital stock of Grace Holdings, Inc. made by Dennis R. Schardt for 100 shares, in exchange for the contribution of 100% of the membership interests in Superior-Deshler, LLC is hereby accepted.

6. The proper officers of Grace Holdings, Inc. are hereby authorized and directed to issue and deliver to Dennis R. Schardt a certificate evidencing 100 shares of the common capital stock of this corporation, upon receipt of 100% of the membership interests in Superior-Deshler, LLC, as payment therefor.

7. The issuance of 100 shares of the common capital stock of Grace Holdings, Inc. shall include an allocation to paid-in capital stock to the extent of \$100.00 (being the aggregate par value of 100 shares of the common capital stock of Grace Holdings, Inc.).

8. Said stock, when so issued and delivered, shall be deemed fully paid and non-assessable and not subject to further call, and the holder thereof shall not be liable for any further payment to or debts of this corporation.

9. Any deposited funds of Grace Holdings, Inc. shall be subject to withdrawal on the signature of the President, Dennis R. Schardt, or any person or persons designated in writing by said President.

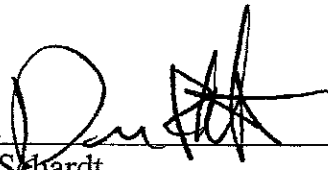
10. The funds of Grace Holdings, Inc. shall be deposited in a checking account or a savings account, as designated with each deposit, and funds may be transferred from the checking account to the savings account or from the savings account to the checking account upon the written or oral instruction of the President, Dennis R. Schardt. Funds deposited in the savings account of Grace Holdings, Inc. shall be subject to withdrawal only by transfer of such funds to the Grace Holdings, Inc. checking account.

11. The President, Dennis R. Schardt, is hereby authorized to effect loans from time to time, for and on behalf of Grace Holdings, Inc. and to renew or extend such loans from time to time. For such loans (and any and all renewals and extensions), the President, Dennis R. Schardt, is hereby authorized to make, execute and deliver the promissory notes, endorsements and other obligations of Grace Holdings, Inc., and to pledge as security for such loans (and any and all renewals and extensions thereof) the endorsements, stocks, bonds, bills receivable and other property of Grace Holdings, Inc.. Any signatures required for acts under this Paragraph 11 shall require the signature of the President, Dennis R. Schardt. The proceeds of all such loans, renewals and extensions shall be placed from time to time, as made, to the credit of Grace Holdings, Inc., and such credit shall have the same force and effect as if the amount thereof had been duly paid to Grace Holdings, Inc. in cash.

12. A statement of acceptance should be signed by the Director and inserted in the minute book immediately following this Written Consent.

The adoption of the foregoing matters as set forth herein shall have the same force and effect as if adopted by the unanimous vote of the Directors of Grace Holdings, Inc. at a special meeting of the Directors, and may be stated as such in any certificate or document.

DATED this 1st day of August, 2018.

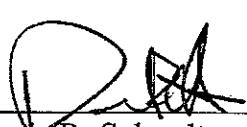


Dennis R. Schardt

**STATEMENT OF ACCEPTANCE OF OFFICE OF DIRECTOR
OF
GRACE HOLDINGS, INC.**

The undersigned does hereby accept the office of Director of Grace Holdings, Inc., to hold office until the next annual meeting of the stockholders and until a successor should be elected and qualified.


DATED this 1st day of August, 2018.



Dennis R. Schardt

GRACE HOLDINGS, INC.

RECEIVED Certificate No. 1 for 100 shares of
the common capital stock of Grace Holdings, Inc., on
August 1, 2018.



Dennis R. Schardt

ASSIGNMENT OF MEMBERSHIP INTEREST

FOR VALUE RECEIVED, the undersigned, Dennis Schardt, hereby gives, assigns, transfers and sets over unto Grace Holdings, Inc., a Nebraska corporation, all of his interest in Superior-Deshler, LLC, a Kansas limited liability company, being 100% of Superior-Deshler, LLC, including an undivided 100% interest in and to the profits, assets, goodwill and businesses of said limited liability company.

TO HAVE AND TO HOLD unto Grace Holdings, Inc., a Nebraska corporation, and its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has executed this Assignment effective as of August 1, 2018.



Dennis Schardt

**NOTICE OF CANCELLATION
OF FOREIGN LIMITED LIABILITY COMPANY
CERTIFICATE OF AUTHORITY**

Submit in Duplicate


John A. Gale, Secretary of State
P.O. Box 94608
Lincoln, NE 68509
(402) 471-4079
www.sos.ne.gov

Name of Limited Liability Company Superior-Deshler, LLC

Organized under the laws of the State or Jurisdiction of Kansas

The company is no longer transacting business in the State of Nebraska and desires to cancel its certificate of authority to transact business in the state of Nebraska.

Effective date if other than the date filed _____.



Signature of Authorized Representative

Dennis Schardt

Printed name of Authorized Representative

FILING FEE: \$15.00

Revised 02/02/2018

Neb. Rev. Stat. 21-161

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2035

PAGES _____

GRANTEE MASTER NAME # Dennis +

PARCEL # / FILING NUMBER 000329800-9100
310 North Pine

Buschs Subdiv
of Rohrers

Veronica
Beach

DOC STAMPS Exempt #13

tax/lien

SALES FILE # 238

PAGES _____

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

TAX DISTRICT 195

TOTAL SALE PRICE 85,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-8-2018

DEED TYPE Real Estate Agreement

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

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

COMMENTS Real Estate Sale / Agreement

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

Real Estate Transfer Statement

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

238

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

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

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

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

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

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

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

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

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

20 Legal Description

Table with 2 columns: Question (22-24) and Amount (\$). 22 Total purchase price, 23 Was non-real property included, 24 Adjusted purchase price.

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

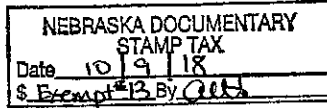
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signatures of Dennis Beach and Dennis Beach.

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

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of October A.D., 2018, at 10:30 o'clock A.M. Recorded in Book 2018 on Page 2035-2036
Debra Kliment County Clerk
\$16.00 Deputy
Ind Comp Assessor Carded



Return to:
Theobald Law Office
PO Box 423
Reed Cloud, NE 68970

NOTICE OF AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that Jacob J. Kucera and Jacqueline A. Kucera, formerly known as Jacqueline A. Himmelberg, husband and wife, Seller, and Dennis Beach and Veronica Beach, husband and wife, Buyer, have entered into a Contract for Sale of Real Estate:

1. The Written Contract between the parties is dated October 8, 2018. The Sellers' address is PO Box 505, Blue Hill, Nebraska. The Buyers' address is 310 North Pine, Blue Hill, Nebraska.
2. The real property which is the subject of this sale, and against which this Notice should be indexed and recorded, is the following (as defined in Neb. Rev. Stat. 76-201):

Lot Three (3), Block One (1), Busch's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska
3. The purpose of the Notice is to record evidence of the sale and the Buyer's equitable ownership of the property, even while the Seller retains the legal title in trust for the Buyer.
4. Particulars: The Seller will pay all real property taxes for the property. The deed of conveyance, to be given to the Buyer when the carried debt is paid, is held "in escrow" by Theobald Law Office. The Seller and Buyer represent that when the deed of conveyance is placed of record, all consideration to be paid by the Buyer to the Seller will have been paid, at that time; and third parties may then rely upon the completion of the Written Agreement.

DATED: 10/08/2018 [Signature]
Seller

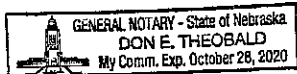
DATED: 10/08/2018 [Signature]
Seller

DATED: 10/8/2018 [Signature]
Buyer

DATED: 10/8/2018 [Signature]
Buyer

On this 8 day of October, 2018, before me the undersigned, a Notary Public, in and for said county and state, personally came Jacob J. Kucera and Jacqueline A. Kucera, formerly known as Jacqueline A. Himmelberg, husband and wife, Seller, known to me to be the identical persons whose names are affixed to the foregoing contract and acknowledged the execution thereof to be their voluntary act and deed

Witness my hand and notarial seal the day and year last above written



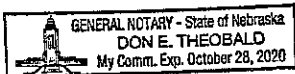
[Handwritten Signature]

Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER)ss:

On this 8 day of October, 2018, before me the undersigned, a Notary Public, in and for said county and state, personally came Dennis Beach and Veronica Beach, husband and wife, Buyer, known to me to be the identical persons whose names are affixed to the foregoing contract and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.



[Handwritten Signature]

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2018	2035	10/8/2018	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000329800		238	1		GeoCde	Twn	Rng	Sect	Ort	Subdtv	Area	Blk	Parcel
Date of Sale Assessed Value					4133			00	0	20040		001	9100
Land		Improvements		Total		Date of Sale Property Classification Code							
1,680		73,685		75,365		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)					A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
Residential					Commercial								
Multiple Improvements:					Multiple Improvements :			Multiple Improvements :					
Construction Date:					Construction Date : 1954			Construction Date :					
Floor:					Floor Sq. Ft. : 928			Floor Sq. Ft. :					
Building Cost New:					Cost : 117,195			Cost :					
Single Family Style: 101					Residential Condition: 35			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story					(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level					(40) <input checked="" type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:					Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low			Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
Comments from						Comments:							
REAL ESTATE AGREEMENT-LAND CONTRACT PER 521													
(Continue on back)													

RESIDENTIAL SALES FILE

PAGE 1 BOOK - PAGE 2018-2035 SALE DATE 10-8-2018 LOCATION ID 000329800-9100
 ASSESSOR LOCATION Blue Hill MOBILE HOME ADDRESS OF PROPERTY 310 N Pine Street
 COMMENTS SCHOOL # 91-0074

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	1680	73685	—	75365
2017	1680	73685	—	75365
2018	1680	73685	—	75365

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
85,000			
LOT WIDTH 135	LOT DEPTH 50	LOT UNITS 60750	HOUSE TYPE Single Family
QUALITY 30	EXTER1 TYPE / % Vinyl	EXTER2 TYPE / %	MH WIDTH
STYLE 1 / % 1-Story	STYLE 2 / %	ROOFING Comp Shingle	MH LENGTH
HVAC 2 / %	SLAB	BASE AREA 896	TOTAL FLOOR AREA 928
FIXTURES 8	BEDROOMS 2	BATHROOMS 2	HVAC 1 / % Warm/cooled
BUILDINGS	BATHROOMS 2	BEDROOMS 2	REC FINISH
YEAR BUILT 1954	ICN 117,195	LUMP DESCR	PART FINISH 337
			FIREPLACE
			SWIMMING POOL

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: HIMMELBERG, JACQUELINE A.

Buyer: BEACH, DENNIS & VERONICA-

Parcel ID: 000329800

Additional Parcels:

Book: 2018 Page: 2035

Sale Date: 10/08/2018

Legal Description: LOT 3 BLOCK 1 BLUE HILL BUSCHS SUBDIV OF ROHRERS ADDITION

Residential

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

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

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

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

Check the primary motivation for purchase of property?

___ Location ___ Outbuildings ___ Price ___ Investment ___ Size

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

If Appraised, what was the appraised value? _____

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

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: HIMMELBERG, JACQUELINE A.

Buyer: BEACH, DENNIS & VERONICA-

Parcel ID: 000329800

Additional Parcels:

Book: 2018 Page: 2035

Sale Date: 10/08/2018

Legal Description: LOT 3 BLOCK 1 BLUE HILL BUSCHS SUBDIV OF ROHRERS ADDITION

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

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

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

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

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

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

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

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

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

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: HIMMELBERG, JACQUELINE A.

Buyer: BEACH, DENNIS & VERONICA-

Parcel ID: 000329800

Additional Parcels:

Book: 2018 Page: 2035

Sale Date: 10/08/2018

Legal Description: LOT 3 BLOCK 1 BLUE HILL BUSCHS SUBDIV OF ROHRERS ADDITION

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

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

 No If manufactured; what brand? _____ If

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

_____ Manufactured If manufactured is the home still siton on

(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller

(circle one) Phone# _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2039-2040 # PAGES _____

GRANTEE MASTER NAME # Danell W. Shipman

PARCEL # / FILING NUMBER 001007900 - 60540

New House 001007902 - 60541

DOC STAMPS Exempt SA tax/lien

SALES FILE # 239 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

Ag RURAL RESIDENTIAL X
SUBURBAN _____

TAX DISTRICT 5

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-12-2018

DEED TYPE WD

SALE QUAL CODE

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

LOCATION CODE

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

COMMENTS Split - House + Bldings to 001007902 - no money
Exempt SA - parent to child

PARCEL # (\$)

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

Real Estate Transfer Statement

239

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

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

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

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

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

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

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

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

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

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

21 If agricultural, list total number of acres

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

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

sign here, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, Phone Number, Date

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

ATTACHMENT A

A tract of land in the Southeast Quarter (SE1/4) of Section Seventeen (17), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast (NE) corner of the Southeast Quarter (SE1/4) of said Section Seventeen (17), thence South on the East line of said Section, Eight Hundred Feet (800'), thence West Seven Hundred Fifty Feet (750') parallel to the South line of said Section, thence North Eight Hundred Feet (800') parallel to the East line of said Section, thence East Seven Hundred Fifty Feet (750') parallel to the South line of said Section to the point of beginning.

ATTACHMENT A

A tract of land in the Southeast Quarter (SE1/4) of Section Seventeen (17), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast (NE) corner of the Southeast Quarter (SE1/4) of said Section Seventeen (17), thence South on the East line of said Section, Eight Hundred Feet (800'), thence West Seven Hundred Fifty Feet (750') parallel to the South line of said Section, thence North Eight Hundred Feet (800') parallel to the East line of said Section, thence East Seven Hundred Fifty Feet (750') parallel to the South line of said Section to the point of beginning.

3572

IRRG

2347

IRRG ROAD

2375


ROAD River

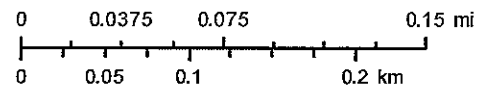


October 29, 2018

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:4,514

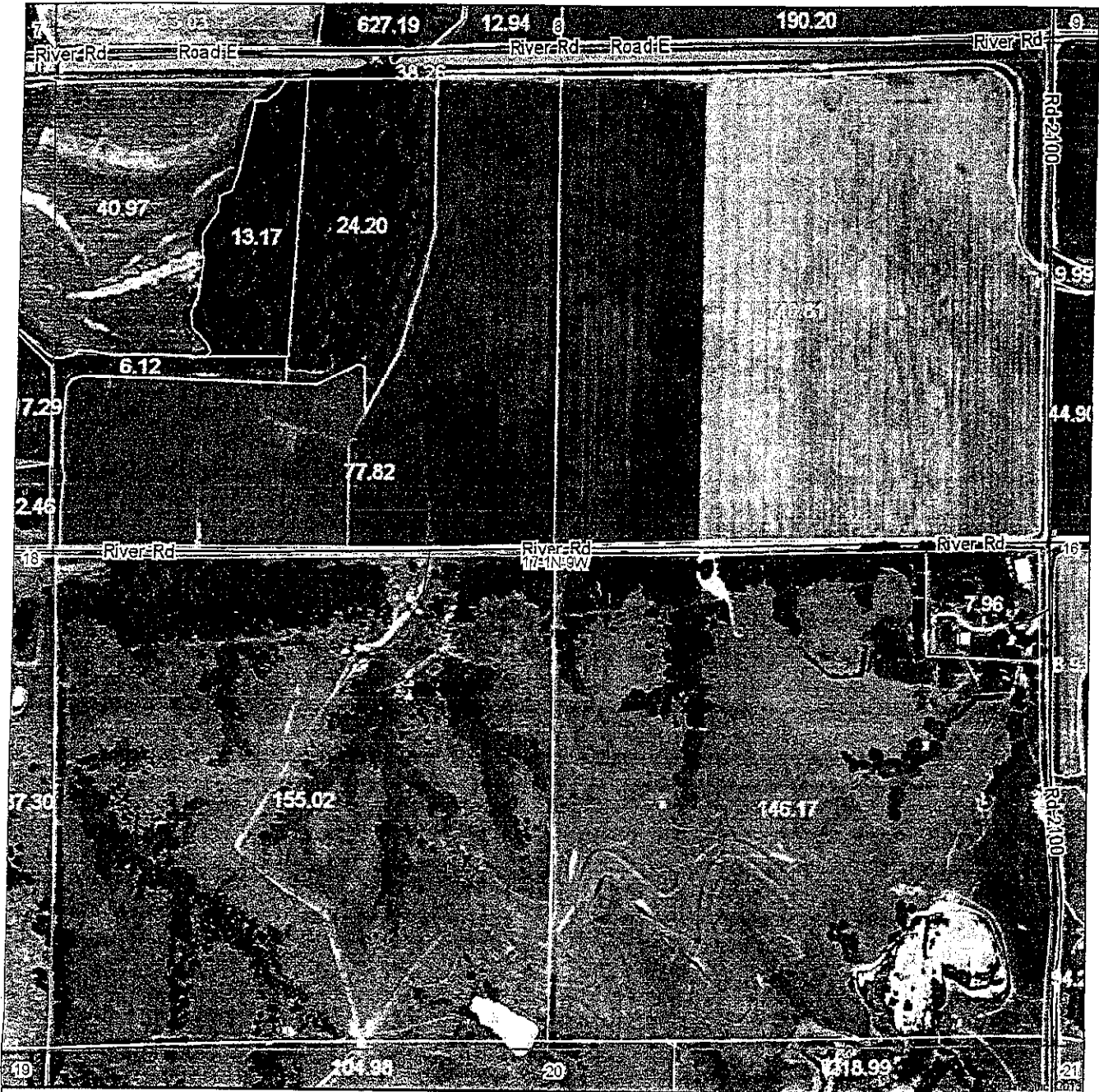
 Town Boundary



Stripmap 1

148V1011

Aerial Map



Handwritten mark resembling a stylized 'L' or '7'.

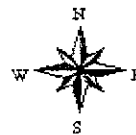
CPI Growing Partnerships
Through Agriculture

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2013 www.AgriDataInc.com

17-1N-9W
Webster County
Nebraska

map center: 40° 3' 10.94, 98° 21' 31.45

scale: 9386



11/26/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

001008000

001007900 17419W

001007902

001007800

001007

001

001007602

001009200

20419W

001009700

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2042 ²⁰⁴¹

PAGES _____

GRANTEE MASTER NAME Jason L. +

PARCEL # / FILING NUMBER 000336300

Hoovers Addition

Twila Skrdlant

DOC STAMPS 364.50

tax/lien

SALES FILE # 240

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE 162,000

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-10-2018

DEED TYPE _____

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS _____

PARCEL # (S)

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

Real Estate Transfer Statement

240

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 10 Yr. 2018	4 Date of Deed Mo. 10 Day 10 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brenda Trumble, Successor Trustee of the Lois E. Mohlman T Street or Other Mailing Address PO Box 213 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-0242 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jason L. Skrdiant and Twila L. Skrdiant Street or Other Mailing Address 310 South Ash City Blue Hill State NE Zip Code 68930 Phone Number 402-519-0484 Email Address n/a	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?
\$162,000

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

Yes No \$ _____ %

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

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

18 Address of Property
310 South Ash
Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Eleven (11) and Twelve (12), Block Eleven (11), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 162,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 162,000.00

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

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

sign here

Jason Skrdiant
Print or Type Name of Grantee or Authorized Representative

402-519-0484
Phone Number

Grantor
Signature of Grantor or Authorized Representative

Grantee
Signature of Grantee or Authorized Representative

Title

10/10/2018
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 11 Yr. 18	27 Value of Stamp or Exempt Number \$ 304.50	28 Recording Data BK2018, Pg 2042

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of October A.D., 2018, at 9:20 o'clock A M. Recorded in Book 2018 on Page 2041
Deb Klingenberg County Clerk
510.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

CERTIFICATION OF TRUST

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The undersigned, being the currently acting trustee of the trusts and being of lawful age, hereby declare the following to be true and correct:

1. The Lois E. Mohlman Revocable Trust dated September 18, 2003 is a valid and existing trust.
2. The name and address of all the settlor of the trust is:

Name	Address
Lois E. Mohlman	310 S Ash St Blue Hill, NE 68970

3. The name and address of the successor trustee of the trusts is:

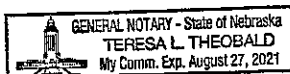
Brenda Trumble	PO Box 213 Hastings, NE 68901
----------------	----------------------------------

4. The following powers are conferred upon the Trustee: All of the power enumerated in the Nebraska Trustee's Powers Act as in effect from time to time, including power to deal with, acquire, sell, encumber, transfer, lease and convey real estate, personal property and intangible property of any kind, including stocks, bonds, mutual funds and other investment and brokerage accounts.
5. Third persons are protected in dealing with the trustee and need not inquire as to the authority of the trustees or propriety of the action.
6. The trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
7. Authority granted by the resignation of Lois E. Mohlman and Acceptance of Successor Trustee by Brenda Trumble, both dated October 2, 2018.
8. This Certification of Trust is executed by the currently acting trustee of the trust.

IN WITNESS WHEREOF, I have signed this instrument on the date set forth below.

Brenda Trumble, Sec TR
Brenda Trumble, Successor Trustee of the
Lois E. Mohlman Revocable Trust

The foregoing instrument was executed before me on October 10, 2018 by Brenda Trumble, Successor Trustee of the Lois E. Mohlman Revocable Trust.



Teresa L. Theobald
Notary Public

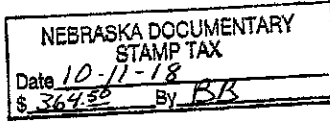
My commission expires: 8/27/2021

Record as to: Lots Eleven (11) and Twelve (12), Block Eleven (11), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of October A.D., 2018, at 9:22 o'clock A.M. Recorded in Book 2018 on Page 2042

Debi Klingenberger County Clerk
910.00 Deputy
Ind. Comp. Assessor Carded



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

TRUSTEE'S DEED

Brenda Trumble, Successor, Trustee of the Lois E. Mohlman Revocable Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Jason L. Skrdlant and Twila L. Skrdlant, husband and wife, conveys to 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 Eleven (11), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEES that GRANTOR:

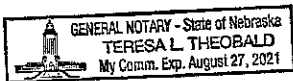
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed October 10, 2018.

Brenda Trumble Successor Trustee
Brenda Trumble, Successor Trustee

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on October 10, 2018, by Brenda Trumble, Successor Trustee of the Lois E. Mohlman Revocable Trust.



Teresa L. Theobald
Notary Public

My Commission Expires: 8/27/2021

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 000336300 (869) Cadastral ID 00002-00089-00005 PAD Class Code 01-01-01-01-06-02 State GEO 4133-00-0-20055-011-9720 Owner SKRDLANT, JASON L. & TWILA L. 310 SOUTH ASH BLUE HILL, NE 68930 Situs 310 SOUTH ASH STREET BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal LOTS 11 & 12 BLOCK 11 HOOVERS ADDITION BLUE HILL	Primary Image 	Sketch Image 
--	---	---

Property Valuation Buildings 93,690 Improvement 0 Land/Lot 0 Total 93,690 Review Information 01/13/2016 Entered DL 09/03/2015 Inspect TS	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 3.00 - Average Base/Total 1,672 / 1,672 Style 100 % - One Story Exterior Wall 100 % - Masonry, Common Brick Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 13 / 0 Bed/Bathroom 2 / 2.5 Basement Area 1,672 836 Min	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1976/0
---	---	--

Code Description	Quality	Year	Dimensions	Units	PD, FD
701 Attached Garage(SF)	0.00	0		720 sqft	0.000 % / 0.000 %
Approximate value after 56.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 7,720					

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	792	0	792	0.000 %
YDS	Yard Shed	MS Residential	120	0	120	17.000 %
CPD	Concrete Pad	MS Residential	25	0	25	17.000 %
S1FP	Single 1-Story Fireplace	MS Residential	1	0	1	0.000 %
SLRF	Slab w/Roof	MS Residential	128	0	128	0.000 %
WOD	Wood Deck	MS Residential	216	0	216	0.000 %

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000336300 Owner SKRDLANT, JASON L. & TWILA L. 310 SOUTH ASH BLUE HILL, NE 68930	Legal LOTS 11 & 12 BLOCK 11 HOOVERS ADDITION BLUE HILL	Card File 000336300 Situs 310 SOUTH ASH STREET BLUE HILL, NE 68930
--	--	--

County Area 0 N/A Neighborhood 300 BLUE HILL Location / Group 20 BLUE HILL (BH) District 195 74HF6N - 91-0074 School 91-0074	Class Code 01-01-01-01-06-02 State GEO 4133-00-0-20055-011-9720 Cadastral 00002-00069-00005 Book / Page 2018 / 2041 Ext: 2042 Sale Date 10/10/2018 Sale Amount 162,000	Value Buildings 93,690 Improvement 0 Land / Lot 3,365 Total 97,055	Previous 93,690 0 3,365 97,055	Current 93,690 0 3,365 97,055
---	---	---	---	--

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
8 BLUE HILL	02 SqFoot	13,500.000	100.000	N	17,000	0.249	0.000	3,365	0
					122,000	0.080			
					999,999	0.029			

Sale Date	Book	Page	Extend	Ownership History	Amount
				MOHLMAN, LOIS E -TRUSTEE	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	336300	195	93,690	0	3,365	97,055	52,650	44,405	812.38	0
2016	336300	195	93,690	0	3,365	97,055	52,215	44,840	817.68	0
2015	336300	195	90,785	0	3,365	94,150	47,400	46,750	844.58	0
2014	336300	195	90,785	0	3,365	94,150	41,585	52,565	1,066.30	0
2013	336300	195	98,080	0	3,365	101,445	37,510	63,935	1,412.24	0

RESIDENTIAL SALES FILE

PAGE 1 BOOK - PAGE 2018 - 2042 SALE DATE 10-10-2018 LOCATION ID 000336300 - 9720

ASSESSOR LOCATION MOBILE HOME ADDRESS OF PROPERTY SCHOOL #

COMMENTS

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	3365	93,420	270	97055
2017	3365	93,420	270	97055
2018	3365	93,420	270	97055

SELLING PRICE 162,000 ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

LOT WIDTH 100 LOT DEPTH 135 LOT UNITS 13500 HOUSE TYPE Single fam MH WIDTH MH LENGTH

QUALITY 30 EXTERI TYPE / % Common Brick EXTERI TYPE / % BASE AREA 1672 TOTAL FLOOR AREA 1672

STYLE 1 / % 1 Story ROOFING Composition HVAC 1 / % Warm/cooled

HVAC 2 / % MIN FINISH REC FINISH PART FINISH

FIXTURES 13 BEDROOMS 2 BATHROOMS 2.5 GARAGE TYPE A Heated GARAGE AREA FIREPLACE SWIMMING POOL

BUILDINGS Shed - Avg YEAR BUILT 1976 RCN 217,320 LUMP DESCR 270 - Shed

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2018	2041	10/10/2018	Base: 91-0074		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000336300		240		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4133			00	0	20055		011	9720	
Land		Improvements		Total		Date of Sale Property Classification Code									
3,365		93,690		97,055		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
						Residential				Commercial					
Multiple Improvements:		Multiple Improvements. :						Multiple Improvements. :							
Construction Date:		Construction Date : 1976						Construction Date :							
Floor:		Floor Sq. Ft. : 1,672						Floor Sq. Ft. :							
Building Cost New:		Cost : 212,320						Cost :							
Single Family Style: 101		Residential Condition: 30						Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out						Primary: Other1: Other2:							
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn						Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average						(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good						(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good						(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent						(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:		Residential Quality: 30						(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low						Cost Rank:			Condition:				
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair						(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average						(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good						(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good						(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent									(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):															
Assessor Comments and Reason for Adjustment:															
Comments from						Comments:									
TRUSTEES DEED-															

(Continue on back)

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: MOHLMAN, LOIS E -TRUSTEE

Buyer: SKRDLANT, JASON L. & TWILA L.

Parcel ID: 000336300

Additional Parcels:

Book: 2018 Page: 2041

Sale Date: 10/10/2018

Legal Description: LOTS 11 & 12 BLOCK 11 HOOVERS ADDITION BLUE HILL

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: MOHLMAN, LOIS E -TRUSTEE

Buyer: SKRDLANT, JASON L. & TWILA L.

Parcel ID: 000336300

Additional Parcels:

Book: 2018 Page: 2041

Sale Date: 10/10/2018

Legal Description: LOTS 11 & 12 BLOCK 11 HOOVERS ADDITION BLUE HILL

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

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

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

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

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

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

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

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

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

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

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

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

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

Seller: MOHLMAN, LOIS E -TRUSTEE
Buyer: SKRDLANT, JASON L. & TWILA L.
Parcel ID: 000336300
Additional Parcels:
Book: 2018 Page: 2041
Sale Date: 10/10/2018
Legal Description: LOTS 11 & 12 BLOCK 11 HOOVERS ADDITION BLUE HILL

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

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

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

Real Estate Transfer Statement

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

241

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 11 Yr. 2018 4 Date of Deed Mo. 10 Day 04 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Mildred Wallace Brian Shipman 128 N 8th St 740 N Franklin St O'Neil NE 68763 Red Cloud NE 68970

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

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

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Auction Easement Gift Life Estate Sale Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other

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

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other

14 What is the current market value of the real property? \$72,000 15 Was the mortgage assumed? No

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

18 Address of Property 740 N Franklin St Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Brian Shipman 740 N Franklin St Red Cloud, NE 68970

20 Legal Description Lots Thirteen (13), Fourteen (14), Fifteen (15), and North Seven and One-Half (7 1/2) feet of Lot Sixteen (16), Block One (1), Radcliff's Addition to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres

Table with 2 columns: Line Number, Amount. Line 22: Total purchase price, including any liabilities assumed \$72,000.00. Line 23: Was non-real property included in the purchase? No. Line 24: Adjusted purchase price paid for real estate \$72,000.00.

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

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

sign here Brian Shipman Print of Type Name of Grantee or Authorized Representative Buyer (402) 879-1155 Signature of Grantee or Authorized Representative Title Buyer Phone Number 10/1118 Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 11 Yr. 18 27 Value of Stamp or Exempt Number \$ 162.00 28 Recording Data BK 2018 Pg 2060

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

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2060	SALE DATE	10-11-2018	LOCATION ID	000148000
ASSESSOR LOCATION	Red Cloud	MOBILE HOME	ADDRESS OF PROPERTY			
COMMENTS	740 N Franklin Street					
						SCHOOL #
						91-0002

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	1035	43620	1245	45900
2017	1035	43705	1060	45800
2018	1035	51415	1060	53510

SELLING PRICE	72000		521 ADJUSTMENT			ASSESSOR ADJUSTMENT			ADJUSTED SELLING PRICE		
LOT WIDTH	82.50	LOT DEPTH	142	LOT UNITS	11715	CONDITION	30	HOUSE TYPE	Single family	MH WIDTH	
QUALITY	30	EXTER1 TYPE / %	Siding	EXTER2 TYPE / %		ROOFING	Comp	BASE AREA	1545	TOTAL FLOOR AREA	1545
STYLE 1 / %	1 story	STYLE 2 / %		BASEMENT AREA	1545	MIN FINISH		HVAC 1 / %	Warm / cool	PART FINISH	1247
HVAC 2 / %		SLAB		GARAGE TYPE	Attached	GARAGE AREA	625	FIREPLACE		SWIMMING POOL	
FIXTURES	9	BEDROOMS	5	BATHROOMS	2						
BUILDINGS	Shed / Fair										
YEAR BUILT	1973	RCN	200,450	LUMP DESCR	1060						

Residential & Commercial Sales Worksheet


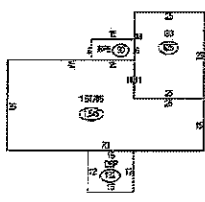
Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2060	10/11/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000148000		241		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10045		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,035		52,475		53,510		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1973				Construction Date :						
Floor:				Floor Sq. Ft. : 1,545				Floor Sq. Ft. :						
Building Cost New:				Cost : 200,450				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from						Comments:								
TRUSTEES DEED														
(Continue on back)														



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000148000 Owner SHIPMAN, BRIAN 740 N FRANKLIN STREET RED CLOUD, NE 68970			Legal LOTS 13-15 & NORTH 76 LOT 16 BLOCK 1 RADCLIFF'S ADDITION RED CLOUD			Card File 000148000 Situs 740 NORTH FRANKLIN STREET RED CLOUD, NE 68970													
County Area 0 N/A	Neighborhood 200 RED CLOUD	Location / Group 60 RED CLOUD (RC)	District 65 2CS - 91-0002	School 91-0002	Class Code 01-01-01-01-06-02	State GEO 4371-00-0-10045-001-0000	Cadastral 00002-00100-00010	Book / Page 2018 / 2060	Sale Date 10/11/2018	Sale Amount 72,000	Value	Buildings 44,765	Improvement 0	Land / Lot 1,035	Total 45,800	Previous 52,475	Current 0	1,035	53,510
Date Added Notes 11/04/2002 38580																			
Model																			
6 RED CLOUD	Method 02 SqFoot	Lot Size 11,715.000	Frontage 82.500	Spot Code N	Cutoff 25,000	Value 0.088	Add (+/-) 0.000	Lot Value 1,035	Appr ID 0	130,680	0.007	999,999	0.003						
Sale Date Book Page Extend Ownership History Amount																			
10/11/2018	2018	2060	SHIPMAN, BRIAN WALLACE, ROBERT & MILDRED											72,000					
Year Statement District Building Other Land Total Exempt Taxable Total Tax Penalty Tax																			
2017	148000	65	44,765	0	1,035	45,800	0	45,800	907.24	0									
2016	148000	65	44,680	0	1,035	45,715	0	45,715	937.68	0									
2015	148000	65	71,530	0	1,035	72,565	0	72,565	1,632.24	0									
2014	148000	65	71,530	0	1,035	72,565	0	72,565	1,723.84	0									
2013	148000	65	86,635	0	1,035	87,670	0	87,670	2,174.74	0									

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 000148000 Cadastral ID 00002-00100-00010 PAD Class Code 01-01-01-01-06-02 State GEO 4371-00-0-10045-001-0000 Owner SHIPMAN, BRIAN 740 N FRANKLIN STREET RED CLOUD, NE 68970 Situs 740 NORTH FRANKLIN STREET RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 13-15 & NORTH 76 LOT 16 BLOCK 1 RADCLIFFS ADDITION RED CLOUD	(374) Primary Image 	Sketch Image 
---	---	---

Property Valuation Buildings 52,475 Improvement 0 Land/Lot 0 Total 52,475	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 3.00 - Average Base/Total 1,545 / 1,545 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 9 / 0 Bed/Bathroom 5 / 2.0 Basement Area 1,545 1,247 Part	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1973/0
--	---	--

Code Description	Quality	Year	Dimensions	Units	PD, FD
701 Attached Garage(SF)	0.00	0		625 sqft	0.000 % / 0.000 %
Approximate value after 73.000 % physical, 5.000 % functional and 0.000 % economic depreciation is 3,625					

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	1081	0	1,081	0.000 %
SH2	SHED CONC	MS Residential	216	0	216	42.000 %
RPS	Raised Slab Porch with Roof	MS Residential	90	0	90	0.000 %
OSP	Open Slab Porch	MS Residential	192	0	192	0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	9	0	9	0.000 %
RPO	Raised Slab Porch	MS Residential	4	0	4	0.000 %

Date Added Notes
11/04/2002 38580

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: WALLACE, ROBERT & MILDRED

Buyer: SHIPMAN, BRIAN

Parcel ID: 000148000

Additional Parcels:

Book: 2018 Page: 2060

Sale Date: 10/11/2018

Legal Description: LOTS 13-15 & NORTH 7'6 LOT 16 BLOCK 1 RADCLIFF'S ADDITION RED CLOUD

Residential

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

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

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

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

Check the primary motivation for purchase of property?

___ Location ___ Outbuildings ___ Price ___ Investment ___ Size

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

If Appraised, what was the appraised value? _____

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

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

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

Seller: WALLACE, ROBERT & MILDRED
Buyer: SHIPMAN, BRIAN
Parcel ID: 000148000
Additional Parcels:
Book: 2018 Page: 2060
Sale Date: 10/11/2018
Legal Description: LOTS 13-15 & NORTH 7'6 LOT 16 BLOCK 1 RADCLIFF'S ADDITION RED CLOUD

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

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

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

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

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

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

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

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

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

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

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

Seller: WALLACE, ROBERT & MILDRED
Buyer: SHIPMAN, BRIAN
Parcel ID: 000148000
Additional Parcels:
Book: 2018 Page: 2060
Sale Date: 10/11/2018
Legal Description: LOTS 13-15 & NORTH 7'6 LOT 16 BLOCK 1 RADCLIFF'S ADDITION RED CLOUD

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

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

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

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.

242

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>05</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>10</u> Day <u>05</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Julie & Douglas Stitt Street or Other Mailing Address 1282 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2746 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry W. & Fawn L. Hoyt Street or Other Mailing Address 1815 Rd L City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email/Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

18 Address of Property
Rural Property
Webster County, NE

18a No address assigned 18b Vacant land

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

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	8,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	8,000.00

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

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

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

David B. Garwood Attorney **10-11-18**
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>11</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>18.00</u>	28 Recording Data BK2018, Pg 2061

A tract of land in the Northeast Quarter of Section Twenty-five (25), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Section 25; Thence West along the Section line a distance of 560 feet to the point of beginning; Thence deflecting 90° South a distance of 300 feet; Thence deflecting 90° West a distance of 500 feet; Thence deflecting 90° North a distance of 300 feet to a point on the Section line; Thence East along the Section line a distance of 500 feet to the point of beginning.

BK2018, Pg 2061

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 11 day of October A.D., 2018, at 3:00 o'clock P. M. Recorded in Book 2018 on Page 2061
Debra Klingsinger County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-11-18
\$ 18.00 By BB

JOINT TENANCY WARRANTY DEED

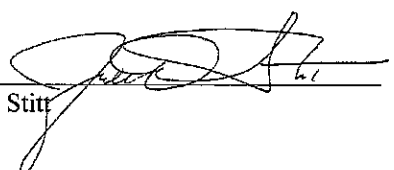
Julie Stitt and Douglas Stitt, wife and husband, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Terry W. Hoit and Fawn L. Hoit, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

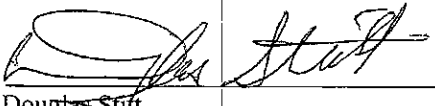
A tract of land in the Northeast Quarter of Section Twenty-five (25), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Section 25; Thence West along the Section line a distance of 560 feet to the point of beginning; Thence deflecting 90° South a distance of 300 feet; Thence deflecting 90° West a distance of 500 feet; Thence deflecting 90° North a distance of 300 feet to a point on the Section line; Thence East along the Section line a distance of 500 feet to the point of beginning.

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

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

Executed ~~August~~ ^{October} 5th, 2018.

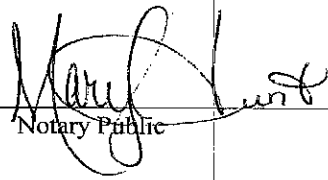

Julie Stitt


Douglas Stitt

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~August~~ ^{October} 5th, 2018, by Julie Stitt and Douglas Stitt, wife and husband.

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


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2061	10/5/2018	Base: 91-0002	Affiliated:			Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001501101		242		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	25	1	00000	1	000	4925
Land		Improvements		Total		Date of Sale Property Classification Code								
7,785		6,005		13,790		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1	0.050						70
	3A						3G							
	4A1						4G1							
	4A						4G	1.370						1,950
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1						AG LAND TOTAL	1.420						2,020
	3D						Roads	0.380						
	4D1						Farm Sites	1.000						5,765
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings				6,005		Non-AG TOTAL	1.380						5,765

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
JOINT TENANCY WARRANTY DEED THEY ARE BROTHER AND SISTER BUT HE PAID DOC STAMP AND THE AMOUNT IS COMPARABLE TO ASSESSED VALU	
(Continue on back)	



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001501101				Legal A TRACT OF LAND NE1/4 25-2-10 S-T-R: 25-02-10 Acres: 2.800				Card File 001501101				
Owner HOIT, TERRY W. & FAWN L. 1815 RD L RED CLOUD, NE 68970								Situs 25-2-10				
County Area	1	AREA 1	Class Code	01-05-05-03-00-09		Value		Previous		Current		
Neighborhood	1	AREA 1	State GEO	4373-25-1-00000-000-4925		Buildings		0		0		
Location / Group	80	RURAL (RUR)	Cadastral	00002-00015-00002		Improvement		0		6,005		
District	40	2F1S - 91-0002	Book / Page	2018 / 2061		Land / Lot		0		7,785		
School	91-0002		Sale Date	10/05/2018		Total		0		13,790		
			Sale Amount	8,000								
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2521	GRAS	4G	COLY-HOBBS SILT LOAMS, 0-	4G	N	1.370	1,425	1,950	0			
2671	GRAS	3G1	HOLDREGE SILT LOAM, 3-7%	3G1	N	0.050	1,425	70	0			
						1.420		2,020				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	0.380	0	0	0			
BLD1	FARM	BLD1	BUILDING SITE 1ST ACRE	BLD1	N	1.000	5,765	5,765	0			
						Land Total	2.800	7,785				
Sale Date	Book	Page	Extend	Ownership History							Amount	
10/05/2018	2018	2061		HOIT, TERRY W. & FAWN L. STITT, JULIE D. & HOIT, ROXINE K. REV TR							8,000 0	



WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 001501101 (4693) Cadastral ID 00002-00015-00002 PAD Class Code 01-05-05-03-00-09 State GEO 4373-25-1-00000-000-4925 Owner HOIT, TERRY W. & FAWN L. 1815 RD L RED CLOUD, NE 68970 Situs 25-2-10 Neighborhood 1 - AREA 1 District 40 - 2F1S - 91-0002 Legal S-T-R: 25-02-10 A TRACT OF LAND NE1/4 25-2-10</p>	<p align="center">Primary Image</p>	<p align="center">Sketch Image</p>																												
<p>Property Valuation</p> <table> <tr><td>Buildings</td><td align="right">0</td></tr> <tr><td>Improvement</td><td align="right">6,005</td></tr> <tr><td>Land/Lot</td><td align="right">70</td></tr> <tr><td>Total</td><td align="right">6,075</td></tr> </table>	Buildings	0	Improvement	6,005	Land/Lot	70	Total	6,075	<p>Residential Information</p> <table> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td align="right">.00 -</td></tr> <tr><td>Condition</td><td align="right">.00 -</td></tr> <tr><td>Base/Total</td><td align="right">0 / 0</td></tr> <tr><td>Area of Slab</td><td align="right">0</td></tr> <tr><td>Area of Crawl</td><td align="right">0</td></tr> <tr><td>Fixture/Roughin</td><td align="right">0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td align="right">0 / 0.0</td></tr> <tr><td>Basement Area</td><td align="right">0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0	<p>Marshall & Swift Cost Approach (06/2013)</p> <table> <tr><td>Year/Effective Age</td><td align="right">0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	0																													
Improvement	6,005																													
Land/Lot	70																													
Total	6,075																													
Type																														
Quality	.00 -																													
Condition	.00 -																													
Base/Total	0 / 0																													
Area of Slab	0																													
Area of Crawl	0																													
Fixture/Roughin	0 / 0																													
Bed/Bathroom	0 / 0.0																													
Basement Area	0																													
Year/Effective Age	0/0																													
<div style="border: 1px solid black; height: 200px; width: 100%;"></div>																														



WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 001501101 (4693)
 Cadastral ID 00002-00015-00002
 PAD Class Code 01-05-05-03-00-09
 State GEO 4373-25-1-00000-000-4925
Owner
 HOIT, TERRY W. & FAWN L
 1815 RD L
 RED CLOUD, NE 68970
Situs
 25-2-10
Neighborhood 1 - AREA 1
District 40 - 2F1S - 91-0002
Legal
 S-T-R: 25-02-10
 A TRACT OF LAND NE1/4 25-2-10

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
EQSH OP	Equipment Shop Building Components	D	3.00	1.00	0	0	64 x 44 x 10	Concrete	Metal	2,816

BOOK-PAGE

EQUIP	IRRIGATION	WELL	EQUIP	IRRIGATION	BOSTWICK	EQUIP	IRRIGATION	GOTTSCH WASTE WATER	EQUIP	IRRIGATION	CREEK	EQUIP	IRRIGATION	REPUBLICAN RIVER	EQUIP	IRRIGATION	STREAM	EQUIP	IRRIGATION	WELL / BOSTWICK	EQUIP	IRRIGATION	UNKNOWN SOURCE
1A1 E			1A1 B E			1A1 F E			1A1 K E			1A1 R E			1A1 S E			1A1 V E			1A1 U E		
1A E			1A B E			1A F E			1A K E			1A R E			1A S E			1A V E			1A U E		
2A1 E			2A1 B E			2A1 F E			2A1 K E			2A1 R E			2A1 S E			2A1 V E			2A1 U E		
2A E			2A B E			2A F E			2A K E			2A R E			2A S E			2A V E			2A U E		
3A1 E			3A1 B E			3A1 F E			3A1 K E			3A1 R E			3A1 S E			3A1 V E			3A1 U E		
3A E			3A B E			3A F E			3A K E			3A R E			3A S E			3A V E			3A U E		
4A1 E			4A1 B E			4A1 F E			4A1 K E			4A1 R E			4A1 S E			4A1 V E			4A1 U E		
4A E			4A B E			4A F E			4A K E			4A R E			4A S E			4A V E			4A U E		
TOTAL			TOTAL			TOTAL			TOTAL			TOTAL			TOTAL			TOTAL			TOTAL		
ACRES			ACRES			ACRES			ACRES			ACRES			ACRES			ACRES			ACRES		
IRRIGATION			IRRIGATION			IRRIGATION			IRRIGATION			IRRIGATION			IRRIGATION			IRRIGATION			IRRIGATION		
WELL			BOSTWICK			GOTTSCH WASTE WATER			CREEK			REPUBLICAN RIVER			STREAM			WELL / BOSTWICK			UNKNOWN SOURCE		
ACRES			ACRES			ACRES			ACRES			ACRES			ACRES			ACRES			ACRES		
1A1 P			1A1 B P			1A1 F P			1A1 K P			1A1 R P			1A1 S P			1A1 V P			1A1 U P		
1A P			1A B P			1A F P			1A K P			1A R P			1A S P			1A V P			1A U P		
2A1 P			2A1 B P			2A1 F P			2A1 K P			2A1 R P			2A1 S P			2A1 V P			2A1 U P		
2A P			2A B P			2A F P			2A K P			2A R P			2A S P			2A V P			2A U P		
3A1 P			3A1 B P			3A1 F P			3A1 K P			3A1 R P			3A1 S P			3A1 V P			3A1 U P		
3A P			3A B P			3A F P			3A K P			3A R P			3A S P			3A V P			3A U P		
4A1 P			4A1 B P			4A1 F P			4A1 K P			4A1 R P			4A1 S P			4A1 V P			4A1 U P		

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: STITT, JULIE D. & HOIT, ROXINE K. REV TR

Buyer: HOIT, TERRY W. & FAWN L.

Parcel ID: 001501101

Additional Parcels:

Book: 2018 Page: 2061

Sale Date: 10/05/2018

Legal Description: A TRACT OF LAND NE1/4 25-2-10

Agriculture

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

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

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

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

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

How long was the property on the market? _____

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

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

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: STITT, JULIE D. & HOIT, ROXINE K. REV TR

Buyer: HOIT, TERRY W. & FAWN L.

Parcel ID: 001501101

Additional Parcels:

Book: 2018 Page: 2061

Sale Date: 10/05/2018

Legal Description: A TRACT OF LAND NE1/4 25-2-10

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

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

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

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

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

What influenced your sale/purchase?

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

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

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

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

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

Other _____

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

Seller: STITT, JULIE D. & HOIT, ROXINE K. REV TR
Buyer: HOIT, TERRY W. & FAWN L.
Parcel ID: 001501101
Additional Parcels:
Book: 2018 Page: 2061
Sale Date: 10/05/2018
Legal Description: A TRACT OF LAND NE1/4 25-2-10

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

Comments/other information:

Signature: _____ Buyer/Seller (circle one)

Phone # _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2064

PAGES _____

GRANTEE MASTER NAME # Cindy Haskins

PARCEL # / FILING NUMBER 000105400

30510

PR Estate of Marc A. Haskins

DOC STAMPS Exempt #15

tax/lien

SALES FILE # 243

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-11-2018

DEED TYPE Deed of Distribution

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

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

COMMENTS Distribution by P.R.

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

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **243**
• If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>11</u> Yr. <u>18</u>		4 Date of Deed Mo. <u>10</u> Day _____ Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cindy A. Haskins, PR Estate of Gladys C. Harris Street or Other Mailing Address 1030 North Franklin Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3965 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cindy Haskins, PR Estate of Marc A. Haskins Street or Other Mailing Address 1030 North Franklin Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3965 Email Address NA			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$21,640

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

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

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

18 Address of Property
137 West 8th Avenue, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
East 74 feet of Lot 3, Block 9, Original Town of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **15**

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

Cindy A. Haskins (402) 746-3965
Print or Type Name of Grantee or Authorized Representative Phone Number

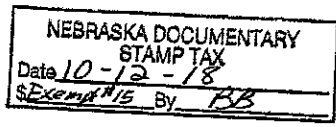
Cindy A. Haskins Grantee
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>12</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK2018, Pg 2064

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of October A.D., 2018, at 10:15 o'clock A. M. Recorded in Book 2018 on Page 2064

Deb Klingenberg County Clerk
10.02 BB Deputy
Ind. Comp. Assessor Carded



Prepared by: Theobald Law Office, P O Box 423, Red Cloud, NE 68970:

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

Cindy A. Haskins, Personal Representative of the Estate of Gladys C. Harris, Deceased, Grantor, conveys and releases to Cindy A. Haskins, Personal Representative of the Estate of Marc A. Haskins, Deceased, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East 74 feet (E74') of Lot Three (3), Block Nine (9), Original Town of Red Cloud, Webster County, Nebraska.

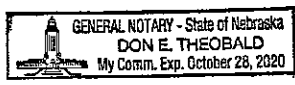
Grantor has determined that the Grantee is the person entitled to distribution of the real estate from said estate. Grantor covenants with grantee that Grantor has legal power and lawful authority to convey and release the same.

Executed October 11, 2018.

Cindy A. Haskins
Cindy A. Haskins, Personal Representative of the Estate of Gladys C. Harris

STATE OF NEBRASKA)
) SS.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 11, 2018 by Cindy A. Haskins, Personal Representative of the Estate of Gladys C. Harris, deceased.



Don E. Theobald
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2065

PAGES _____

GRANTEE MASTER NAME # Cindy A. Haskins

PARCEL # / FILING NUMBER 000105400

30510

DOC STAMPS Exempt #15

tax/lien

SALES FILE # 244

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE 0

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-11-18

DEED TYPE Deed of Distribution - by P.R.

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

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

COMMENTS Distribution by P.R.

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

Real Estate Transfer Statement

244

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day Yr. 18 4 Date of Deed Mo. 10 Day Yr. 18

5 Grantor's Name, Address, and Telephone (Please Print) Cindy A. Haskins, PR Estate of Marc A. Haskins 6 Grantee's Name, Address, and Telephone (Please Print) Cindy A. Haskins

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

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

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

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

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

14 What is the current market value of the real property? \$21,640 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 137 West 8th Avenue, Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

20 Legal Description East 74 feet of Lot 3, Block 9, Original Town of Red Cloud, Webster County, Nebraska

Table with 2 columns: Description and Amount. Line 22: Total purchase price, including any liabilities assumed. Line 23: Was non-real property included in the purchase? Line 24: Adjusted purchase price paid for real estate.

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.

sign here Cindy A. Haskins (402) 746-3965 Print or Type Name of Grantee or Authorized Representative Phone Number Cindy A. Haskins Signature of Grantee or Authorized Representative Grantee Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 12 Yr. 18 27 Value of Stamp or Exempt Number \$ Exempt # 15 28 Recording Data BK2018, Pg 2065

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2016-67

PAGES _____

GRANTEE MASTER NAME # John A. Capps SR.

PARCEL # / FILING NUMBER 000340300

+ Lori L. McCreight

DOC STAMPS 630

tax/lien

SALES FILE # 245

PAGES _____

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

TAX DISTRICT 195

TOTAL SALE PRICE 280,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-28-2018

DEED TYPE Survivorship W.D.

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

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

COMMENTS _____

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

Real Estate Transfer Statement

245

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 9 Day 28 Yr. 2018	4 Date of Deed Mo. 9 Day 28 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rockland R. Premer and Tracia J. Premer Street or Other Mailing Address 5210 S. 190th St. City Walton State NE Zip Code 68461 Phone Number 402-469-9071 Email Address dwiebe@charter-title.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jon A. Capps Sr. and Lori L. McCreight, husband and wife Street or Other Mailing Address 515 N. Willson St. City Blue Hill State NE Zip Code 68930 Phone Number 214-763-6328 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$280,000.00

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

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

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

18 Address of Property
**522 North Willson St.
Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Jon A. Capps Sr. and Lori L. McCreight, husband and wife
515 North Willson St.
Blue Hill, NE 68930**

18a No address assigned 18b Vacant Land

20 Legal Description
Lot 9, Donn's Addition to the Village of Blue Hill, Webster County, Nebraska, EXCEPT the West 20 feet thereof deeded to the City of Blue Hill, Nebraska, for public street or alley, and EXCEPT that portion deeded to the State of Nebraska for road purposes.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____	22 \$ 280,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 280,000.00

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

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

sign here

▶ Jon A. Capps Sr. and Lori L. McCreight, husband and wife
 Print or Type Name of Grantee or Authorized Representative

▶ *Jon A. Capps Sr.*
 Signature of Grantee or Authorized Representative

▶ _____
 Grantee or Authorized Representative

▶ _____
 Title

214.763.6328
 Phone Number

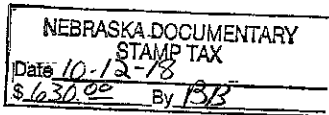
September 28, 2018
 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 12 Yr. 2018	27 Value of Stamp or Exempt Number \$ 630.00	28 Recording Data BK 2018, Pg 2066-2067

BK2018, Pg 2006

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of October A.D., 2018, at 12:00 o'clock, P M. Recorded in Book 2018 on Page 2066-2067
Debra Klingenberg County Clerk
916.00 BB Deputy
Ind. Comp. Assessor. Carded.



AFTER RECORDING RETURN TO:
Charter Title & Escrow Services, Inc.
747 North Burlington Avenue
Suite G208
Hastings, NE 68901
402-463-6788

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Rockland R. Premer and Tracia J. Premer, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto

Jon A. Capps Sr. and Lori L. McCreight, husband and wife, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

Lot 9, Donn's Addition to the Village of Blue Hill, Webster County, Nebraska, EXCEPT the West 20 feet thereof deeded to the City of Blue Hill, Nebraska, for public street or alley, and EXCEPT that portion deeded to the State of Nebraska for road purposes.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed this 21st day of September, 2018.

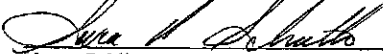
Rockland R. Premer

Tracia J. Premer

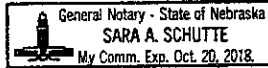
BK2018, Pg 2064

STATE OF Nebraska
COUNTY OF Webster

The foregoing instrument was acknowledged before me this 21st day of September, 2018 by
Rockland R. Premer and Tracya J. Premer, husband and wife.



Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2018	2066	9/28/2018	Base: 91-0074		Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number									
000340300	245	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4133			00	0	20065		000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
5,970	183,420	189,390		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date : 1971				Construction Date :					
Floor:				Floor Sq. Ft. : 2,392				Floor Sq. Ft. :					
Building Cost New:				Cost : 243,915				Cost :					
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
Comments from						Comments:							
SURVIVORSHIP WARRANTY DEED													
(Continue on back)													



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000340300	Legal LOT 9 DONN'S ADDITION BLUE HILL	Card File 000340300
Owner CAPPS, JOHN A. SR & MCCREIGHT, LORIL 515 N WILLSON STREET BLUE HILL, NE 68930		Situs 522 N WILLSON STREET RED CLOUD, NE 68970

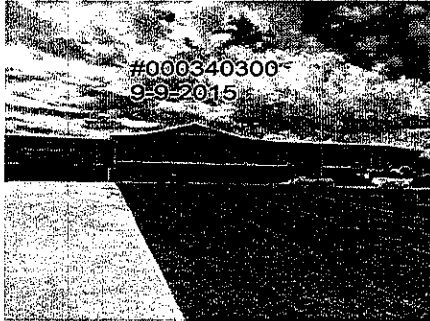
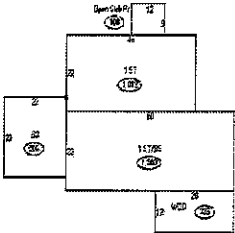
County Area 0 N/A	Class Code 01-01-01-01-06-03	Value Buildings	Previous 174,595	Current 183,420
Neighborhood 300 BLUE HILL	State GEO 4133-00-0-20065-000-0000	Improvement	0	0
Location / Group 20 BLUE HILL (BH)	Cadastral 00002-00063-00008	Land / Lot	5,970	5,970
District 195 74HF6N - 91-0074	Book / Page 2018 / 2066	Total	180,565	189,390
School 91-0074	Sale Date 09/28/2018			
	Sale Amount 280,000			

Date Added	Notes	Permit No.	Type	Description	Date Open	Date Closed	Amount
11/04/2002	10200	0003	00 N/A	~2005 CHNG BSMT TO REC OR PART FIN?	01/27/2004	10/27/2004	0
		0002	00 N/A	~2004 CHECK FINISH IN BLDG & REMODELED E	11/18/2003	01/12/2004	0
		0001	00 N/A	~2003 CHECK FINISH ON BASEMENT.	10/05/2001	12/11/2002	0

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
8 BLUE HILL	02 SqFoot	38,580,000	150.000	N	17,000	0.249	0.000	5,970	0
					122,000	0.080			
					999,999	0.029			

Sale Date	Book	Page	Extend	Ownership History	Amount
				PREMER, ROCKLAND & TRACIA	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	340300	195	174,595	0	5,970	180,565	0	180,565	3,491.72	0
2016	340300	195	174,595	0	5,970	180,565	0	180,565	3,481.02	0
2015	340300	195	152,375	0	5,970	158,345	0	158,345	3,011.66	0
2014	340300	195	152,375	0	5,970	158,345	0	158,345	3,301.74	0
2013	340300	195	159,505	0	5,970	165,475	0	165,475	3,719.18	0

Parcel ID 000340300 Cadastral ID 00002-00063-00008 PAD Class Code 01-01-01-01-06-03 State GEO 4133-00-0-20065-000-0000 Owner CAPPIS, JOHN A. SR & MCCREIGHT, LORI L. 515 N WILLSON STREET BLUE HILL, NE 68930 Situs 522 N WILLSON STREET RED CLOUD NE 68970 Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal LOT 9 DONN'S ADDITION BLUE HILL	(905) Primary Image 	Sketch Image 
--	---	---

Property Valuation Buildings 183,420 Improvement 0 Land/Lot 0 Total 183,420 Review Information 02/24/2016 Entered CJ 09/09/2015 Inspect TS	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 3.50 - Average Plus 0.5 Base/Total 2,392 / 2,392 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 10 / 0 Bed/Bathroom 3 / 2.5 Basement Area 1,380 1,138 Rec Rm	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1971/0
---	--	--

Code	Description	Quality	Year	Dimensions	Units	PD, FD
701	Attached Garage(SF)	0.00	0		506 sqft	0.000 % / 0.000 %
Approximate value after 35.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 7,670						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	540	0	540	7.000 %
BKV	BRICK VENEER/EXTRA	MS Residential	456	0	456	0.000 %
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	3116	0	3,116	0.000 %
WOD	Wood Deck	MS Residential	336	0	336	0.000 %
OSP	Open Slab Porch	MS Residential	108	0	108	0.000 %
SH1	SHED DIRT	MS Residential	200	0	200	7.000 %

Date Added 11/04/2002 Notes 10200
--

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 000340300 (905)
 Cadastral ID 00002-00063-00008
 PAD Class Code 01-01-01-01-06-03
 State GEO 4133-00-0-20065-000-0000
 Owner
 CAPPS, JOHN A. SR &
 MCCREIGHT, LORIL
 515 N WILLSON STREET
 BLUE HILL, NE 68930
 Situs
 522 N WILLSON STREET RED CLOUD NE 68970
 Neighborhood 300 - BLUE HILL
 District 195 - 74HF6N - 91-0074
 Legal
 LOT 9 DONN'S ADDITION BLUE HILL

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
FUBL	Farm Utility Building Building Components	D	3.00	0.00	0	0				864

RESIDENTIAL SALES FILE

PAGE 1 BOOK - PAGE 2018-2016-67 SALE DATE 9-28-2018 LOCATION ID 000340300 - 10200
 ASSESSOR LOCATION Blue Hill MOBILE HOME ADDRESS OF PROPERTY 522 North Wilson St.
 COMMENTS SCHOOL # 91-0074

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	5970	158545	16050	180565
2017	5970	158545	16050	180565
2018	5970	158545	24875	189390

SELLING PRICE 280,000 521 ADJUSTMENT ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

LOT WIDTH 150 LOT DEPTH 257.2 LOT UNITS 38580 CONDITION 35+ HOUSE TYPE Single MH WIDTH MH LENGTH

QUALITY 30 EXTER1 TYPE / % Vinyl EXTER2 TYPE / % Brick Veneer BASE AREA 2392 TOTAL FLOOR AREA 2392

STYLE 1 / % 1 Story STYLE 2 / % ROOFING Comp

HVAC 2 / % SLAB BASEMENT AREA 1380 MIN FINISH REC FINISH 1138

FIXTURES ID 3 BEDROOMS 3 BATHROOMS 2.5 GARAGE TYPE Attached GARAGE AREA 586 SWIMMING POOL

BUILDINGS Shed / Good Util. Bld / Good Util. Inter finish / Good

YEAR BUILT 1971 RCN 243915 LUMP DESCR 24 875

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: PREMER, ROCKLAND & TRACIA

Buyer: CAPPS, JOHN A. SR &

Parcel ID: 000340300

Additional Parcels:

Book: 2018 Page: 2066

Sale Date: 09/28/2018

Legal Description: LOT 9 DONN'S ADDITION BLUE HILL

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: PREMIER, ROCKLAND & TRACIA

Buyer: CAPPS, JOHN A. SR &

Parcel ID: 000340300

Additional Parcels:

Book: 2018 Page: 2066

Sale Date: 09/28/2018

Legal Description: LOT 9 DONN'S ADDITION BLUE HILL

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

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

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

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

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

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

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

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

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

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: PREMIER, ROCKLAND & TRACIA

Buyer: CAPPS, JOHN A. SR &

Parcel ID: 000340300

Additional Parcels:

Book: 2018 Page: 2066

Sale Date: 09/28/2018

Legal Description: LOT 9 DONN'S ADDITION BLUE HILL

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

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

 No If manufactured; what brand? _____ If

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

_____ Manufactured If manufactured is the home still siton on

(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller

(circle one) Phone# _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2080

PAGES _____

GRANTEE MASTER NAME # Steven L. +

PARCEL # / FILING NUMBER 000312700

Jana M. Carter

DOC STAMPS 27.00

tax/lien

SALES FILE # 246

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-5-2018

DEED TYPE Special WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS

family - 0 dollar

PARCEL # (S)

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

Real Estate Transfer Statement

246

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

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

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

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

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

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

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

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

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

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

20 Legal Description: The West 26 feet of Lot 2 and all of Lots 3 and 4 in Block 3 of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, subject to all easements and restrictions of record.

Table with 4 rows: 22 Total purchase price, 23 Was non-real property included, 24 Adjusted purchase price paid for real estate

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Steven L. Carter (402) 705-4209

Register of Deed's Use Only: 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Date

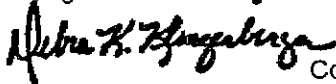
Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/12/18
\$ 27.00 By BB

Bk 2018, Pg 2080

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of October A.D., 2018, at 02:44 o'clock PM. Recorded in Book 2018 on Pages 2080-2082 .


County Clerk
Fee: \$22.00 By: BB Deputy
Electronically Recorded

PLEASE RETURN TO: Daniel R. Carnahan, Dvorak Law Group, LLC, 13625 California Street, Suite 110, Omaha, NE 68154

SPECIAL WARRANTY DEED

ROBERT A. CARTER and JULIE CARTER, husband and wife (collectively, "Grantors"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and demise to STEVEN L. CARTER and JANA M. CARTER, husband and wife (collectively, "Grantees"), as joint tenants with rights of survivorship and not as tenants in common, that certain real estate legally described in Exhibit "A" attached hereto and incorporated by reference herein (the "Property"), together with all improvements thereupon, if any.

Grantors hereby covenant with Grantees that Grantors:

1. Are lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, but is subject to all easements, covenants, restrictions, and reservations of record;
2. have legal power and lawful authority to sell and convey Grantors' interest in the Property; and
3. warrant and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof by, through or under Grantors, but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

Executed this 5th day of October, 2018.

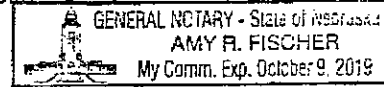
Robert A. Carter
Robert A. Carter

Julie Carter
Julie Carter

STATE OF NEBRASKA)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me this 5th day of Oct., 2018, by Robert A. Carter, a married person.

Amy R. Fischer
Notary Public



STATE OF NEBRASKA)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me this 5th day of Oct., 2018, by Julie Carter, a married person.

Amy R. Fischer
Notary Public

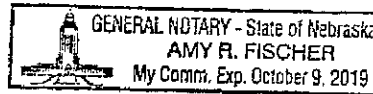


EXHIBIT "A"

Legal Description

The West 26 feet of Lot 2 and all of Lots 3 and 4 in Block 3 of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, subject to all easements and restrictions of record.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2083-84

PAGES _____

GRANTEE MASTER NAME # Robert L. +

PARCEL # / FILING NUMBER 000167700

42010

Jackie L. Fountaine

000160101

39795

DOC STAMPS 301.50

tax/lien

SALES FILE # 247

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 134,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-15-2018

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS

PARCEL # (5)

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

Real Estate Transfer Statement

247

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 15 Yr. 2018		Mo. 10 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) William R. & Elaine C. Beezley, Trustees				Grantee's Name (Buyer) Robert L. & Jackie L. Fountaine			
Street or Other Mailing Address 1005 N Walnut St				Street or Other Mailing Address PO Box 386			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number (402) 746-8368				Phone Number (402) 419-4737		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
1005 N Walnut St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

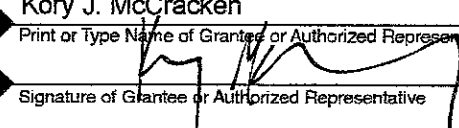
22 Total purchase price, including any liabilities assumed	22	\$ 134,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 134,000.00

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

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

sign here **Register of Deed's Use Only**

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

Signature of Grantee or Authorized Representative:  Title 10/15/18 Date

26 Date Deed Recorded Mo. 10 Day 15 Yr. 18	27 Value of Stamp or Exempt Number \$ 301.50	28 Recording Data BK 2018, Pg 2083-2084	For Dept. Use Only
---	---	--	--------------------

Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and the North Ten feet (N10') of the vacated alley lying South of said Lot Fifteen (15), all in Shuck's Subdivision of Annex Lot One (1), Red Cloud, Webster County, Nebraska;

Lots Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22), Block One (1), Highland and Welch's Addition to Red Cloud, Webster County, Nebraska, EXCEPT The West Ninety-six (W96') feet of the North Five (N5') feet of Lot Twenty-two (22) AND The West Ninety-six (W96') feet of the South Ten (S10') feet of the vacated alley lying North of the above Lot Twenty-two (22); and

The East Forty-six (E46') feet of Lot Sixteen (16), and the East Forty-six (E46') feet of the North Ten (N10') feet of the vacated alley lying South of said Lot Sixteen (16), all in Shuck's Sub-Division of Annex Lot One (1), Red Cloud, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15th day
of October A.D., 2018, at 10:45
o'clock A.M. Recorded in Book 2018
on Page 2083-2084
Deb. Nina Berger County Clerk
16.00 Liz Deputy
Ind. Comp. Assessor Carded

Book 2018, Pg 2083

NEBRASKA DOCUMENTARY STAMP TAX	
Date	10-15-18
\$	301.50 By Liz

JOINT TENANCY WARRANTY DEED

William R. Beezley, Trustee of the William R. Beezley Revocable Trust u/a/d January 16, 2001 and Elaine C. Beezley, Trustee of the Elaine C. Beezley Revocable Trust u/a/d January 16, 2001, 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 Robert L. Fountaine and Jackie L. Fountaine, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and the North Ten feet (N10') of the vacated alley lying South of said Lot Fifteen (15), all in Shuck's Subdivision of Annex Lot One (1), Red Cloud, Webster County, Nebraska; and

Lots Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22), Block One (1), Highland and Welch's Addition to Red Cloud, Webster County, Nebraska, EXCEPT The West Ninety-six (W96') feet of the North Five (N5') feet of Lot Twenty-two (22) AND The West Ninety-six (W96') feet of the South Ten (S10') feet of the vacated alley lying North of said Lot Twenty-two (22); and

The East Forty-six (E46') feet of Lot Sixteen (16), and the East Forty-six (E46') feet of the North Ten (N10') feet of the vacated alley lying South of said Lot Sixteen (16), all in Shuck's Sub-Division of Annex Lot One (1), Red Cloud, Webster County, Nebraska.

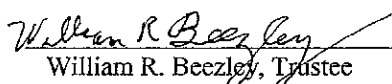
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

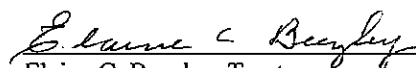
- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed October 13, 2018.

William R. Beezley Revocable Trust

Elaine C. Beezley Revocable Trust

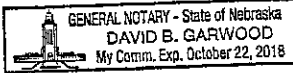

William R. Beezley, Trustee


Elaine C. Beezley, Trustee

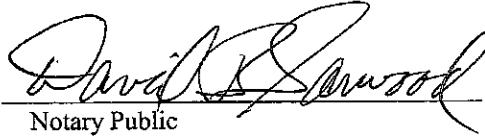
BOOK 2018, Pg 2084

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on October 15, 2018, by William R. Beezley, Trustee of the William R. Beezley Revocable Trust.

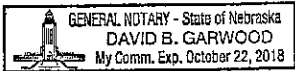


Comm. expires 10-22-2018

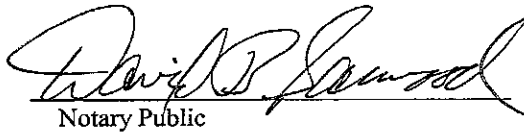

Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on October 15, 2018, by Elaine C. Beezley, Trustee of the Elaine C. Beezley Revocable Trust.



Comm. expires 10-22-2018


Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2083	10/15/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000167700		247		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10110		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,900		112,465		115,365		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

			Residential				Commercial				
Multiple Improvements:			Multiple Improvements. :				Multiple Improvements. :				
Construction Date:			Construction Date : 1977				Construction Date :				
Floor:			Floor Sq. Ft. : 1,560				Floor Sq. Ft. :				
Building Cost New:			Cost : 197,445				Cost :				
Single Family Style: 101			Residential Condition: 35				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level			(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:			Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent		

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
JOINT TENANCY WARRANTY DEED	

(Continue on back)

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018 - 2083-84	SALE DATE	10-15-2018	LOCATION ID	000167700 + 000160101	
ASSESSOR LOCATION	Red Cloud	MOBILE HOME	---	ADDRESS OF PROPERTY	1005 N Walnut St	SCHOOL #	91-0002
COMMENTS							

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
160101				
2016	1645		10085	11740
2017	1645		9795	11440
2018	1645		9795	11440
1677				
2016	1255		83315	84570
2017	1255		82265	83520
2018	1255		102670	103825

SELLING PRICE	134000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE											
LOT WIDTH	160	LOT DEPTH	142	LOT UNITS	14200	CONDITION	35'	HOUSE TYPE	Single	BASE AREA	1560	MH WIDTH	---	MH LENGTH	---
QUALITY	30	EXTER1 TYPE / %	Sliding	EXTER2 TYPE / %	Brick Vener	ROOFING	Comp	MIN FINISH	---	REC FINISH	---	HVAC 1 / %	Warm/Cool	TOTAL FLOOR AREA	1560
STYLE 1 / %	1 story	STYLE 2 / %	---	BASINENT AREA	1560	FINISH	---	GARAGE AREA	576	FIBERGLASS	---	PART FINISH	700		
HVAC 2 / %	---	SLAB	---	BATHROOMS	3	GARAGE TYPE	Attached								
EXTRUS	11	BEDROOMS	3	BATHROOMS	3	GARAGE TYPE	Attached								
BUILDINGS	MCI - 9795 on 160101														
YEAR BUILT	1977	RCN	197445	LUMP DESCRP	N/A										



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000160101	Legal LOTS 18-21 & SOUTH 20' LOT 11 & EAST 46' OF NORTH 5' LOT 22 BLOCK 1 HIGHLAND & WELCH'S ADDITION & WEST 46' LOT 18 SHUCKS SUBDIVISION OF ANNEX LOT # 1 RED	Card File 000160101	Situs N CHESTNUT ST
Owner FOUNTAIN, JACKIE L. & ROBERT L. PO BOX 386 RED CLOUD, NE 68970			
County Area 0 N/A	Class Code 01-01-01-01-06-02	Value Buildings	Previous 9,795
Neighborhood 200 RED CLOUD	State GEO 4371-00-0-10080-001-0000	Improvement	Current 9,795
Location / Group 60 RED CLOUD (RC)	Cadastral 00002-00098-0024A	Land / Lot	0
District 65 2CS - 91-0002	Book / Page 2018 / 2083	Total	1,645
School 91-0002	Sale Date 10/15/2018		11,440
	Sale Amount 134,000		11,440

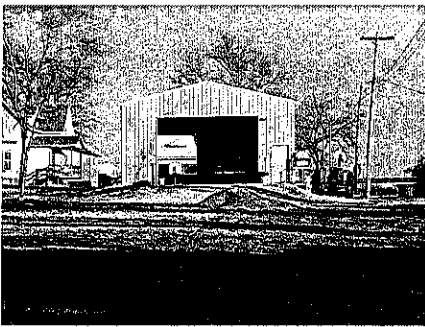
Date Added	Notes
05/30/2014	39795

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD	02 SqFoot	18,650.000	1.000	N	25,000	0.088	0.000	1,645	0
					130,680	0.007			
					999,999	0.003			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/15/2018	2018	2083		FOUNTAIN, JACKIE L. & ROBERT L. BEEZLEY, WILLIAM & ELAINE -TRUSTEES	134,000
					0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	160101	65	9,795	0	1,645	11,440	0	11,440	226.62	0
2016	160101	65	10,095	0	1,645	11,740	0	11,740	240.80	0
2015	160101	65	10,095	0	1,645	11,740	0	11,740	264.08	0
2014	160101	65	10,095	0	1,645	11,740	0	11,740	278.90	0
2013	160101	65	7,495	0	1,645	9,140	0	9,140	226.74	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 000160101 Cadastral ID 00002-00098-0024A PAD Class Code 01-01-01-01-06-02 State GEO 4371-00-0-10080-001-0000 Owner FOUNTAIN, JACKIE L. & ROBERT L. PO BOX 386 RED CLOUD, NE 68970 Situs N CHESTNUT ST Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 18-21 & SOUTH 20' LOT 11 & EAST 48' OF NORTH S' LOT 22 BLOCK 1 HIGHLAND & WELCH'S ADDITION & WEST 48' LOT 16 SHUCK'S SUBDIVISION OF ANNEX LOT # 1 RED</p>	<p>(475) Primary Image</p> 	<p>Sketch Image</p>																												
<p>Property Valuation</p> <table border="0"> <tr><td>Buildings</td><td>9,795</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>0</td></tr> <tr><td>Total</td><td>9,795</td></tr> </table>	Buildings	9,795	Improvement	0	Land/Lot	0	Total	9,795	<p>Residential Information</p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>0</td></tr> <tr><td>Fixture/Roughin</td><td>0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>0 / 0,0</td></tr> <tr><td>Basement Area</td><td>0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0,0	Basement Area	0	<p>Marshall & Swift Cost Approach (06/2013)</p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	9,795																													
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<p>Review Information</p> <table border="0"> <tr><td>03/16/2017</td><td>Entered</td><td>DL</td></tr> <tr><td>08/10/2016</td><td>Inspect</td><td>TS</td></tr> </table>			03/16/2017	Entered	DL	08/10/2016	Inspect	TS																						
03/16/2017	Entered	DL																												
08/10/2016	Inspect	TS																												
<p>Date Added Notes</p> <p>05/30/2014 39795</p>																														

Parcel ID 000160101 (475)
 Cadastral ID 00002-00098-0024A
 PAD Class Code 01-01-01-01-06-02
 State GEO 4371-00-0-10080-001-0000
 Owner
 FOUNTAINE, JACKIE L. & ROBERT L.
 PO BOX 386
 RED CLOUD, NE 68970
 Situs
 N CHESTNUT ST
 Neighborhood 200 - RED CLOUD
 District 65 - 2CS - 91-0002
 Legal
 LOTS 18-21 & SOUTH 20' LOT 11 & EAST 46'
 OF NORTH 5' LOT 22 BLOCK 1 HIGHLAND &
 WELCH'S ADDITION & WEST 46' LOT 16
 SHUCK'S SUBDIVISION OF ANNEX LOT # 1 RED

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
EQSH OP	Equipment Shop Building Components	D	0.00	0.00	0	0				1,200
CPD	Concrete Pad Building Components	D	0.00	0.00	0	0				40
PAVC	Paving, Concrete 4 - 6 Inch. Building Components	D	0.00	0.00	0	0				192

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000167700		Legal LOTS 12-15 & NORTH 10' VACATED ALLEY SOUTH LOT 15 SHUCKS SUBDIVISION OF ANNEX LOT # 1 RED CLOUD		Card File 000167700	
Owner FOUNTAIN, JACKIE L. & ROBERT L. PO BOX 386 RED CLOUD, NE 68970				Situs 1005 NORTH WALNUT STREET RED CLOUD, NE 68970	
County Area 0	N/A	Class Code 01-01-01-01-08-02		Value	Previous
Neighborhood 200	RED CLOUD	State GEO 4371-00-0-10110-000-0000		Buildings	82,265
Location / Group 60	RED CLOUD (RC)	Cadastral 00002-00098-00006		Improvement	0
District 65	2CS - 91-0002	Book / Page 2018 / 2083		Land / Lot	1,255
School 91-0002		Sale Date 10/15/2018		Total	83,520
		Sale Amount 134,000			103,925

Date Added Notes
11/04/2002 42010


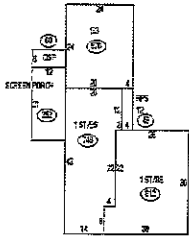
Permit No.	Type	Description	Date Open	Date Closed	Amount
0001	00 N/A	~2005 CORRECT THE LOT SIZE IT IS 100' X	07/29/2004	11/22/2004	0

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

Sale Date	Book	Page	Extend	Ownership History	Amount
10/15/2018	2018	2083		FOUNTAIN, JACKIE L. & ROBERT L.	134,000
08/24/2004	02004	02048		BEEZLEY, WILLIAM & ELAINE -TRUSTEES	82,500
08/24/2004	02004	02048		BEEZLEY, WILLIAM & ELAINE -TRUSTEES	82,500
08/08/1997	01997	01337		MIKSCH, PAUL O & E BETTE	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	167700	65	82,265	0	1,255	83,520	5,265	78,255	1,545.50	0
2016	167700	65	83,315	0	1,255	84,570	31,330	53,240	1,063.98	0
2015	167700	65	92,215	0	1,255	93,470	37,920	55,550	1,213.84	0
2014	167700	65	92,215	0	1,255	93,470	46,205	47,265	1,089.78	0
2013	167700	65	99,025	0	1,255	100,280	0	100,280	2,487.56	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 000167700 Cadastral ID 00002-00098-00006 PAD Class Code 01-01-01-01-06-02 State GEO 4371-00-0-10110-000-0000 Owner FOUNTAINE, JACKIE L. & ROBERT L. PO BOX 386 RED CLOUD, NE 68970 Situs 1005 NORTH WALNUT STREET RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 12-15 & NORTH 10' VACATED ALLEY SOUTH LOT 15 SHUCKS SUBDIVISION OF ANNEX LOT # 1 RED CLOUD	(541)	Primary Image	Sketch Image
			

Property Valuation Buildings 102,670 Improvement 0 Land/Lot 0 Total 102,670	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 3.50 - Average Plus 0.5 Base/Total 1,560 / 1,560 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Wamed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 11 / 0 Bed/Bathroom 3 / 3.0 Basement Area 1,560 700 Part	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1977/0
Review Information 03/06/2017 Entered DL 08/10/2016 Inspect TS		

Code Description	Quality	Year	Dimensions	Units	PD, FD	
701 Attached Garage(SF)	0.00	0		576 sqft	0.000 % / 0.000 %	
Approximate value after 48.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 6,890						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	1425	0	1,425	0.000 %
BKV	BRICK VENEER/EXTRA	MS Residential	45	0	45	0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	48	0	48	0.000 %
SPO	Enclosed Porch, Screened Walls	MS Residential	252	0	252	0.000 %
OSP	Open Slab Porch	MS Residential	60	0	60	0.000 %

Date Added	Notes
11/04/2002	42010

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: BEEZLEY, WILLIAM & ELAINE -TRUSTEES

Buyer: FOUNTAINE, JACKIE L. & ROBERT L.

Parcel ID: 000167700

Additional Parcels: 000160101

Book: 2018 Page: 2083

Sale Date: 10/15/2018

Legal Description: LOTS 12-15 & NORTH 10' VACATED ALLEY SOUTH LOT 15 SHUCK'S SUBDIVISION OF ANNEX LOT #

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: BEEZLEY, WILLIAM & ELAINE -TRUSTEES

Buyer: FOUNTAINE, JACKIE L. & ROBERT L.

Parcel ID: 000167700

Additional Parcels: 000160101

Book: 2018 Page: 2083

Sale Date: 10/15/2018

Legal Description: LOTS 12-15 & NORTH 10' VACATED ALLEY SOUTH LOT 15 SHUCK'S SUBDIVISION OF ANNEX LOT #

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

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

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

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

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

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

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

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

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

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

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

Seller: BEEZLEY, WILLIAM & ELAINE -TRUSTEES

Buyer: FOUNTAINE, JACKIE L. & ROBERT L.

Parcel ID: 000167700

Additional Parcels: 000160101

Book: 2018 Page: 2083

Sale Date: 10/15/2018

Legal Description: LOTS 12-15 & NORTH 10' VACATED ALLEY SOUTH LOT 15 SHUCK'S SUBDIVISION OF ANNEX LOT #

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

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

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2085-

PAGES _____

GRANTEE MASTER NAME# Dwight E. Theobald

PARCEL # / FILING NUMBER 000164900

40.370

DOC STAMPS Exempt 5A

tax/lien

SALES FILE # 248

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-15-18

DEED TYPE Trustees Deed

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS From Trustee to self

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

Real Estate Transfer Statement

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

248

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 15 Yr. 18		4 Date of Deed Mo. 7th Day 31 Yr. 18 DW	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Keith E. Koler, Successor Trustee Street or Other Mailing Address 702 Golfmore Drive, Unit G City Grand Junction State NE Zip Code 81506 Phone Number (970) 260-7406 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dwight E. Theobald Street or Other Mailing Address PO Box 401 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3272 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

Other (Explain) **Back to father**

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

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

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

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

14 What is the current market value of the real property?
\$36,390

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

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

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

18 Address of Property
642 West 4th Avenue, Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

20 Legal Description
Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Platt's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

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

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

Don E. Theobald
 Print or Type Name of Grantee or Authorized Representative

(402) 746-2774
 Phone Number

Power of Attorney - Grantee
 Signature of Grantee or Authorized Representative

10-12-18
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 16 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK2018, Pg 2085

2018-208688

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE Dwight Theobald LE, et al # PAGES _____

GRANTEE MASTER NAME # Dwight E. Theobald

PARCEL # / FILING NUMBER 1649 - 40,370

DOC STAMPS Exempt SA

tax/lien _____

SALES FILE # 249

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE ⊖

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-15-2018

DEED TYPE QCD

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

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

COMMENTS (Father) Dwight LE to children - children giving back to Dwight

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

Real Estate Transfer Statement

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

249

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 10 Day 15 Yr. 18	Mo. 8 Day 20 Yr. 18

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) See Attached		Grantee's Name (Buyer) Dwight E. Theobald	
Street or Other Mailing Address		Street or Other Mailing Address P O Box 401	
City	State	City	State
		Red Cloud	NE
Phone Number	Zip Code	Phone Number	Zip Code
		(402) 746-2774	68970
Email Address	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		
	n/a		

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
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				<input checked="" type="checkbox"/> Other (Explain) back to father

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

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 Yes No

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

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

14 What is the current market value of the real property?
\$36,390

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

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

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

18 Address of Property
642 W 4th Avenue
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two 92, Platt'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	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

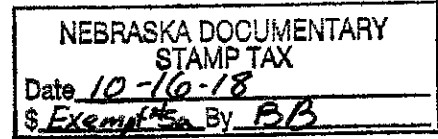
Don E. theobald (402) 746-2774
 Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Power of Attorney - Grantee 10/15/2018
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 10 Day 16 Yr. 18	\$ Exempt # 5a	BK 2018, Pg 2086-2088

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of October A.D., 2018, at 10:35 o'clock A M. Recorded in Book 2018 on Page 2086-2088
Deb Klingenberg County Clerk
\$22.00 BB Deputy
Ind Comp Assessor Carded



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

QUITCLAIM DEED

Jane E. McClelland, a married person and resident of Wisconsin; Jeri L. Peterson, a married person and resident of Colorado; Ted J. Theobald, a married person and resident of Wyoming; Kristi Theobald, a single person; Don E. Theobald and Teresa L. Theobald, husband and wife; and Dan P. Theobald and Cynthia Theobald, husband and wife, Grantors, in consideration of love and affection, conveys to Grantee, Dwight E. Theobald, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Platt's Addition to Red Cloud, Webster County, Nebraska.

Executed August 20, 2018.

Jane E. McClelland
Jane E. McClelland

Jeri L. Peterson
Jeri L. Peterson

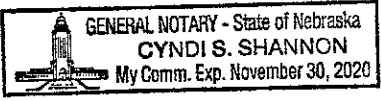
Ted J. Theobald
Ted J. Theobald

Dan P. Theobald
Dan P. Theobald

Cynthia Theobald
Cynthia Theobald

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 6, 2018 by Jane E. McClelland, a married person and resident of Wisconsin and Jeri L. Peterson, a married person and resident of Colorado; Ted J. Theobald, a married person and resident of Wyoming, and Dan P. Theobald and Cynthia Theobald, husband and wife.



Cyndi Shannon

Notary Public

Don E. Theobald

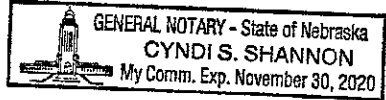
Don E. Theobald

Teresa L. Theobald

Teresa L. Theobald

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August 20, 2018 by Don E. Theobald and Teresa L. Theobald, husband and wife.



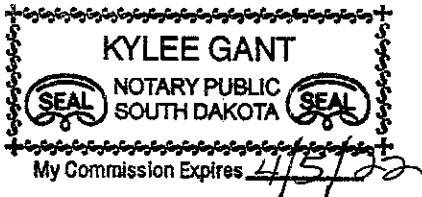
Cyndi Shannon

Notary Public

Kristi Theobald
Kristi Theobald

STATE OF SD)
COUNTY OF Lincoln) ss.

The foregoing instrument was acknowledged before me on July 26, 2018 by Kristi Theobald, a single person.



Kylee Gant
Notary Public

Jane E. McClelland
N2665 Sunset Park Drive
Lake Geneva, WI 53147
720-345-9201

Jeri L. Peterson
7371 S Delaware
Littleton, CO 80120
303-727-0078

Ted J. Theobald
1020 S Lincoln St
Casper, WY 82601
307-262-2139

Kristi Theobald
5608 E 66 Eastridge Pl
Sioux Falls, SD 57110
605-351-2746

Don E. Theobald and Teresa L. Theobald
P O Box 423
Red Cloud, NE 68970
402-746-2774

Dan P. Theobald and Cynthia Theobald
3903 11th Avenue
Kearney, NE 68845
308-440-4884

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2086	10/15/2018	Base: 91-0002	Affiliated:	Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number								
000164900		249		4 05		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,255		35,135		36,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1908	Construction Date :
Floor:		Floor Sq. Ft. : 1,876	Floor Sq. Ft. :
Building Cost New:		Cost : 218,310	Cost :
Single Family Style: 102		Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input checked="" type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 50	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

Comments from **Comments:**
 QCD- DWIGHT LE TO ETAL /TRANSFER BACK TO DWIGHT.

(Continue on back)

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2089

PAGES _____

GRANTEE MASTER NAME # Marlys L. Kort,

PARCEL # / FILING NUMBER 3342, 1703, 17032
Hoovers Add WY 2.5-4-10 LOT 1 SE 1/4 LESS RR 5-4-10

Trustee,
Rev. Trust

DOC STAMPS Exempt 5b

tax/lien

SALES FILE # 250

PAGES _____

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

TAX DISTRICT 185 + 195

Both Aqland + House

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-16-2018

DEED TYPE WD

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

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

COMMENTS Husband + wife 1/2 int. to each others trusts

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

Real Estate Transfer Statement

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

250

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>16</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>16</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Neil D. & Mariys L. Kort Street or Other Mailing Address 909 W Saline City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3198 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mariys L. Kort, Ttee - Mariys L. Kort Revocable Trust Street or Other Mailing Address 909 W Saline City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3198 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>undivided 1/2 interest</u>		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	
---	--	--	--

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

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

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

18 Address of Property multiple properties Webster County, NE 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee
--	--

20 Legal Description
see attached

21 If agricultural, list total number of acres 400±

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

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

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

sign here	Print or Type Name of Grantee or Authorized Representative David B. Garwood	(402) 746-3613
	Signature of Grantee or Authorized Representative <i>David B. Garwood</i>	Attorney Date <u>10-16-18</u>

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>16</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK 2018, Pg 2089</u>

DESCRIPTIONS

Undivided one-half (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W1/2) of Section Five (5), in Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

County Surveyor's Lot One (1) in the Southeast Quarter (SE1/4) of Section Five (5), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

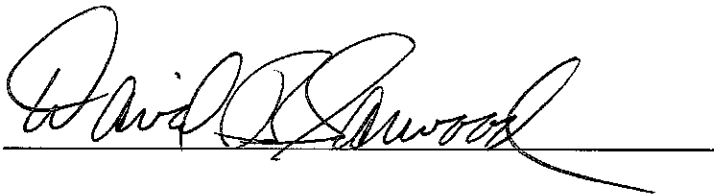
The West Twenty feet (W20') of Lot Four (4) and the East Forty-two feet (E42') of Lot Five (5), Block Seven (7), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska.

CERTIFICATE OF EXEMPTION

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

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

Dated this 16 day of Oct., 2018.



David R. Wood

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of October A.D., 2018, at 3:05 o'clock P. M. Recorded in Book 2018 on Page 2089
Deb Klingsberg County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-16-18
\$ Exempt By BB

WARRANTY DEED

Neil D. Kort and Marlys L. Kort, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of a grantor, convey to Marlys L. Kort, Trustee of the Marlys L. Kort Revocable Trust under agreement dated October 16, 2018, GRANTEE, an undivided one-half (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W1/2) of Section Five (5), in Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

County Surveyor's Lot One (1) in the Southeast Quarter (SE1/4) of Section Five (5), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

The West Twenty feet (W20') of Lot Four (4) and the East Forty-two feet (E42') of Lot Five (5), Block Seven (7), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska.

GRANTORS covenant with the GRANTEE that GRANTORS:

- (1) are lawfully seized 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 October 16, 2018.

Neil D. Kort

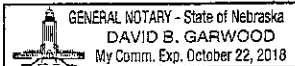
Neil D. Kort

Marlys L. Kort

Marlys L. Kort

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 16, 2018, by Neil D. Kort and Marlys L. Kort, husband and wife.



Comm. expires 10-22-2018

David B. Garwood
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2090

PAGES _____

GRANTEE MASTER NAME # Neil D. Korty

PARCEL # / FILING NUMBER 3342, 1703, 17032
Hoovers w/ 5-4-10 Add. Lot 1 SE 1/4
Las RR 54-10

Trustee Neil
Kort Rev. Trust

DOC STAMPS Exempt 5b

tax/lien

SALES FILE # 251

PAGES _____

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

TAX DISTRICT 185 + 195

Both Aqland + House

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-16-2018

DEED TYPE WD

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

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

COMMENTS Husband + Wife - 1/2 interest to each others Trusts

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

Real Estate Transfer Statement

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

251

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>16</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>16</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Neil D. & Mariys L. Kort Street or Other Mailing Address 909 W Saline City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3198 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Neil D. Kort, Ttee - Neil D. Kort Revocable Trust Street or Other Mailing Address 909 W Saline City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3198 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>undivided 1/2 interest</u>	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____
---	--

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

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

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

18 Address of Property multiple properties Webster County, NE 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee
--	--

20 Legal Description
see attached

21 If agricultural, list total number of acres 400±

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

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

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

David B. Garwood	(402) 746-3613	
Print or Type Name of Grantee or Authorized Representative	Phone Number	
	10-16-18	Date
Signature of Grantee or Authorized Representative	Title	Date
	Attorney	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>16</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK2018, Pg 20 90</u>

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

DESCRIPTIONS

Undivided one-half (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W1/2) of Section Five (5), in Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

County Surveyor's Lot One (1) in the Southeast Quarter (SE1/4) of Section Five (5), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

The West Twenty feet (W20') of Lot Four (4) and the East Forty-two feet (E42') of Lot Five (5), Block Seven (7), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska.

CERTIFICATE OF EXEMPTION

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

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

Dated this 16 day of Oct., 2018.



State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of October A.D., 2018 at 3:10 o'clock P. M. Recorded in Book 2018 on Page 2090
Deb Ringerberger County Clerk
10.20 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-16-18
\$ Exempt By BB

WARRANTY DEED

Neil D. Kort and Marlys L. Kort, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of a grantor, convey to Neil D. Kort, Trustee of the Neil D. Kort Revocable Trust under agreement dated October 16, 2018, GRANTEE, an undivided one-half (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W1/2) of Section Five (5), in Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

County Surveyor's Lot One (1) in the Southeast Quarter (SE1/4) of Section Five (5), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

The West Twenty feet (W20') of Lot Four (4) and the East Forty-two feet (E42') of Lot Five (5), Block Seven (7), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska.

GRANTORS covenant with the GRANTEE that GRANTORS:

- (1) are lawfully seized 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 October 16, 2018.

Neil D. Kort
Neil D. Kort

Marlys L. Kort
Marlys L. Kort

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 16, 2018, by Neil D. Kort and Marlys L. Kort, husband and wife.

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

Comm. expires 10-22-2018

David B. Garwood
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2105

PAGES _____

GRANTEE MASTER NAME # Alexandrea J.

PARCEL # / FILING NUMBER 00016200

40090

Minnick

DOC STAMPS 27.00

tax/lien

SALES FILE # 252

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE 12,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-17-2018

DEED TYPE PRWD

SALE QUAL	<input checked="" type="checkbox"/> YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE			
CODE	<u>(1)</u>	2	3	<u>4</u>	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	<u>RC</u> RED CLOUD	ROS ROSEMONT	RUR RURAL

COMMENTS Family - paid 12,000 Assessed Value 32,730

PARCEL # (S)								
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Real Estate Transfer Statement

252

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 06 Yr. 2018		Mo. 08 Day 16 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Lucreatia M. Shannon, PR - Leo M. Goebel Estate				Grantee's Name (Buyer) Alexandrea J. Minnick			
Street or Other Mailing Address 333 N Seward St				Street or Other Mailing Address 33 N Walnut St			
City Red Cloud		State NE		City Red Cloud		State NE	
Zip Code 68970				Zip Code 68970			
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

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

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

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

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

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

18 Address of Property 33 N Walnut St Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description
see attached

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 12,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 12,000.00

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

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

sign here	Kory J. McCracken	(402) 746-3613
	Print or Type Name of Grantee or Authorized Representative	Phone Number
		10/17/18
	Signature of Grantee or Authorized Representative	Date
	Attorney	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 18 Yr. 2018	27 Value of Stamp or Exempt Number \$ 27.00	28 Recording Data BWA2018, B2105

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

A tract of land on the Northeast Quarter (NE¼) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point 530 feet South of the Northeast corner of Annex Lot 13 to the City of Red Cloud, thence West 142 feet, thence South 150 feet, thence East 142 feet, thence North 150 feet to the point of beginning



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000162000		Legal PT ANNEX LOT 13 RED CLOUD CITY ANNEXATION-A TRACT OF LAND ON NE1/4 2-1-11		Card File 000162000	
Owner MINNICK, ALEXANDREA J. 33 N WALNUT STREET RED CLOUD, NE 68970				Situs 33 NORTH WALNUT STREET RED CLOUD, NE 68970	
County Area	0 N/A	Class Code	01-01-01-01-06-03	Value	Previous Current
Neighborhood	200 RED CLOUD	State GEO	4371-00-0-10090-000-0000	Buildings	25,910 30,850
Location / Group	60 RED CLOUD (RC)	Cadastral	00002-00106-00007	Improvement	0 0
District	65 2CS - 91-0002	Book / Page	2018 / 2105	Land / Lot	1,880 1,880
School	91-0002	Sale Date	10/17/2018	Total	27,790 32,730
		Sale Amount	12,000		
Date Added Notes					
01/23/2003 40090					
		Permit No.	Type	Description	Date Open Date Closed Amount
		0001	00 N/A	~2003 REPRICE GARAGE USING CORRECT CODIN	06/11/2002 02/28/2003 0
Model	Method	Lot Size	Frontage	Spot Code	Cutoff Value Add (+/-) Lot Value Appr ID
6 RED CLOUD	02 SqFoot	21,300,000	150.000	N	25,000 0.088 0.000 1,880 0
					130,680 0.007
					999,999 0.003
Sale Date	Book	Page	Extend	Ownership History	Amount
10/17/2018	2018	2105		MINNICK, ALEXANDREA J. GOEBEL, LEO & JANETTE	12,000 0
Year	Statement	District	Building	Other	Land Total Exempt Taxable Total Tax Penalty Tax
2017	162000	65	25,910	0	1,880 27,790 0 27,790 550.48 0
2016	162000	65	24,610	0	1,880 26,490 0 26,490 543.36 0
2015	162000	65	27,310	0	1,880 29,190 29,190 0 0.00 0
2014	162000	65	27,310	0	1,880 29,190 29,190 0 0.00 0
2013	162000	65	35,990	0	1,880 37,870 37,870 0 0.00 0

Parcel ID 000162000 Cadastral ID 00002-00106-00007 PAD Class Code 01-01-01-01-06-03 State GEO 4371-00-0-10090-000-0000 Owner MINNICK, ALEXANDREA J. 33 N WALNUT STREET RED CLOUD, NE 68970 Situs 33 NORTH WALNUT STREET RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal PT ANNEX LOT 13 RED CLOUD CITY ANNEXATION-A TRACT OF LAND ON NE1/4 2-1-11	(491) Primary Image 	Sketch Image 
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Property Valuation Buildings 30,850 Improvement 0 Land/Lot 0 Total 30,850 Review Information 03/17/2017 Entered CJ 10/18/2016 Inspect CJ	Residential Information Type Single-family Residence Quality 4.00 - Good Condition 3.00 - Average Base/Total 1,020 / 1,231 Style 86 % - 1 1/2 Story Finished 14 % - One Story Exterior Wall 50 % - Frame, Siding, Wood 50 % - Frame, Plywood or Hardboard Heating/Cooling 100 % - Forced Air Furnace Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 3 / 1.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1925/0
---	--	--

Code Description	Quality	Year	Dimensions	Units	PD, FD
706 Detached Garage(SF)	1.00	0		684 sqft	0.000 % / 0.000 %
Approximate value after 77.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 515					

Code	Description	Cost Source	Size	Year In	Units	Depreciation
SLRF	Slab w/Roof	MS Residential	252	0	252	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	136	0	136	0.000 %
RPO	Raised Slab Porch	MS Residential	9	0	9	0.000 %

Date Added Notes
01/23/2003 40090

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 000162000 (491)
 Cadastral ID 00002-00106-00007
 PAD Class Code 01-01-01-01-06-03
 State GEO 4371-00-0-10090-000-0000
 Owner
 MINNICK, ALEXANDREA J.
 33 N WALNUT STREET
 RED CLOUD, NE 68970
 Situs
 33 NORTH WALNUT STREET RED CLOUD NE 68970
 Neighborhood 200 - RED CLOUD
 District 65 - 2CS - 91-0002
 Legal
 PT ANNEX LOT 13 RED CLOUD CITY
 ANNEXATION-A TRACT OF LAND ON
 NE1/4 2-1-11

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
LNT0	Lean-to, Farm Utility Building Components	D	4.00	0.00	0	0				72

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2105	10/17/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000162000		252		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10090		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,880		30,850		32,730		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
						Residential			Commercial					
Multiple Improvements:			Multiple Improvements. :						Multiple Improvements. :					
Construction Date:			Construction Date : 1925						Construction Date :					
Floor:			Floor Sq. Ft. : 1,231						Floor Sq. Ft. :					
Building Cost New:			Cost : 123,405						Cost :					
Single Family Style: 104			Residential Condition: 30						Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out						Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn						Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average						(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good						(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input checked="" type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good						(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent						(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:			Residential Quality: 40						(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low						Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair						(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average						(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level			(40) <input checked="" type="checkbox"/> Good						(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good						(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent									(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from						Comments:								
PERSONAL REPRESENTATIVES WARRANTY DEED GRANTOR AND GRANTEE ARE RELATED AND														
THE ASSESSED VALUE IS 32730.00 GRANTEE PAID 12000.0														
(Continue on back)														

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: GOEBEL, LEO & JANETTE

Buyer: MINNICK, ALEXANDREA J.

Parcel ID: 000162000

Additional Parcels:

Book: 2018 Page: 2105

Sale Date: 10/17/2018

Legal Description: PT ANNEX LOT 13 RED CLOUD CITY ANNEXATION-A TRACT OF LAND ON NE1/4 2-1-11

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: GOEBEL, LEO & JANETTE

Buyer: MINNICK, ALEXANDREA J.

Parcel ID: 000162000

Additional Parcels:

Book: 2018 Page: 2105

Sale Date: 10/17/2018

Legal Description: PT ANNEX LOT 13 RED CLOUD CITY ANNEXATION-A TRACT OF LAND ON NE1/4 2-1-11

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

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

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

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

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

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

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

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

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

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

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

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: GOEBEL, LEO & JANETTE

Buyer: MINNICK, ALEXANDREA J.

Parcel ID: 000162000

Additional Parcels:

Book: 2018 Page: 2105

Sale Date: 10/17/2018

Legal Description: PT ANNEX LOT 13 RED CLOUD CITY ANNEXATION-A TRACT OF LAND ON NE1/4 2-1-11

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

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

 No If manufactured; what brand? _____ If

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

_____ Manufactured If manufactured is the home still siton on

(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller

(circle one) Phone# _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2110

PAGES _____

GRANTEE MASTER NAME # Jason + Joann

PARCEL # / FILING NUMBER 000803500

15230

Domeier

DOC STAMPS 22.50

tax/lien

SALES FILE # 253

PAGES _____

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

TAX DISTRICT 200

TOTAL SALE PRICE 9,600

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-16-2018

DEED TYPE JTWD

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

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

COMMENTS _____

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

Real Estate Transfer Statement

253

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 WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 16 Yr. 2018	4 Date of Deed Mo. 10 Day 31 Yr. 2016
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paul & Monica Kennedy Street or Other Mailing Address 301 4th St City Blue Hill State NE Zip Code 68930 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jason & Joann Domeir Street or Other Mailing Address 198 Franklin St City Blue Hill State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
198 Franklin St
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

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

20 Legal Description
Lots Five (5), Six (6) and Seven (7), Block Thirteen (13), Original Village of Cowles, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 9,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 9,600.00

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

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

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

Signature of Grantee or Authorized Representative _____ Title **Attorney**

Phone Number **(402) 746-3613**
 Date **10/18/18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 18 Yr. 2018	27 Value of Stamp or Exempt Number \$ 22.50	28 Recording Data BW 2018, Pg 2110

State of Nebraska } ss.
County of Webster }

BlD 2018, Pg 2110

Entered on the numerical index and filed for record in the Clerk's office of said county this 18th day of Oct A.D., 2018, at 12:26 o'clock P.M. Recorded in Book 2018 on Page 2110
Debra Klingenberg County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10/18/18
\$ 22.50 By

JOINT TENANCY WARRANTY DEED

Paul Kennedy and Monica Kennedy, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Jason W. Domeier and Joann Domeier, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6) and Seven (7), Block Thirteen (13), Original Village of Cowles, 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 ^{October} ~~September~~ 31, 2016.

Paul Kennedy
Paul Kennedy
Monica Kennedy
Monica Kennedy

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ^{October} ~~September~~ 31, 2016, by Paul Kennedy and Monica Kennedy, husband and wife.

Comm. expires 
Notary Public

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000803500	Legal LOTS 5 - 7 BLOCK 13 ORIGINAL VILLAGE COWLES	Card File 000803500
Owner DOMEIER, JASON W. & JOANN 198 FRANKLIN STREET BLUE HILL, NE 68930		Situs 198 FRANKLIN STREET BLUE HILL, NE 68930

County Area 0 N/A	Class Code 01-01-01-01-08-03	Value	Previous	Current
Neighborhood 500 COWLES/HOME SITE	State GEO 4373-00-0-50005-013-0000	Buildings 3,790	3,790	3,790
Location / Group 30 COWLES (COW)	Cadastral 00002-00081-00010	Improvement 0	0	0
District 200 74WS - 91-0074	Book / Page 2018 / 2110	Land / Lot 465	465	465
School 91-0074	Sale Date 10/16/2018	Total 4,255	4,255	4,255
	Sale Amount 9,600			


Date Added 11/04/2002	Notes CARD #: 15230 GLIDE: 61
------------------------------	--------------------------------------

Permit No.	Type	Description	Date Open	Date Closed	Amount
0002	00 N/A	-2017 PRICE OUT HOUSE SOMEONE IN - LIVIN	08/29/2016	03/27/2017	0
0001	00 N/A	-2011 PRICE OUT HOUSE IN 2011; PURCHASED	10/26/2010	01/20/2011	0

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
12 COWLES/HOME SITE	02 SqFoot	21,000.000	150.000	N	10,500	0.033	0.000	465	0
					999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/16/2018	2018	2110		DOMEIER, JASON W. & JOANN	9,600
09/16/2016	02016	02604		DOMEIER, JASON & JOANN -CONTRACT	9,300
09/16/2016	02016	02604		DOMEIER, JASON & JOANN -CONTRACT	9,300
12/02/2014	02014	02611		KENNEDY, PAUL & MONICA	4,500
07/29/2012	02012	01673		BROWN, JOHN A & MELODY L	5,000
06/12/2012	02012	01365		DELL, HUGH A & MELBA L	2,000
10/20/2010	02010	01907		ENGBRIGHT, LARRY & TINA	6,000
12/08/2008	02008	01999		DELL, HUGH A & MELBA L	1,976
01/31/1997	01997	00165		DANEHEY, ROBERT G	0
01/27/1997	01997	00088		DELL, HUGH & MELBA	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	803500	200	3,790	0	465	4,255	0	4,255	69.62	0
2016	803500	200	360	0	465	825	0	825	13.50	0
2015	803500	200	1,010	0	465	1,475	0	1,475	24.10	0
2014	803500	200	1,010	0	465	1,475	0	1,475	26.94	0
2013	803500	200	6,340	0	465	6,805	0	6,805	136.06	0

<p>Parcel ID 000803500 (1352)</p> <p>Cadastral ID 00002-00081-00010</p> <p>PAD Class Code 01-01-01-01-08-03</p> <p>State GEO 4373-00-0-50005-013-0000</p> <p>Owner DOMEIER, JASON W. & JOANN 198 FRANKLIN STREET BLUE HILL, NE 68930</p> <p>Situs 198 FRANKLIN STREET BLUE HILL NE 68930</p> <p>Neighborhood 500 - COWLES/HOME SITE</p> <p>District 200 - 74WS - 91-0074</p> <p>Legal LOTS 5 - 7 BLOCK 13 ORIGINAL VILLAGE COWLES</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 
---	--	--

<p>Property Valuation</p> <p>Buildings 3,790</p> <p>Improvement 0</p> <p>Land/Lot 0</p> <p>Total 3,790</p> <p>Review Information</p> <p>03/27/2017 Inspect CJ Entered</p>	<p>Residential Information</p> <p>Type Single-family Residence</p> <p>Quality 4.00 - Good</p> <p>Condition 1.00 - Worn Out</p> <p>Base/Total 952 / 1,344</p> <p>Style 88 % - 1 1/2 Story Finished 12 % - One Story</p> <p>Exterior Wall 100 % - Frame, Siding, Wood</p> <p>Roof Cover Composition Shingle</p> <p>Area of Slab 0</p> <p>Area of Crawl 0</p> <p>Fixture/Roughin 5 / 0</p> <p>Bed/Bathroom 0 / 1.0</p> <p>Basement Area 168</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 1900/0</p>
---	---	---

Code	Description	Cost Source	Size	Year In	Units	Depreciation
WST	Wood Stove	MS Residential	1	0	1	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	66	0	66	0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	192	0	192	0.000 %

Date Added Notes
11/04/2002 CARD #: 15230 GLIDE: 61

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2110	10/16/2018	Base: 91-0074	Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number								
000803500		253		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373			00	0	50005			013	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
465		3,790		4,255		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)				A) 1	B) 01	C) 1	D) 1	E) 8	F) 3					
Residential						Commercial								
Multiple Improvements:			Multiple Improvements :			Multiple Improvements :								
Construction Date:			Construction Date : 1900			Construction Date :								
Floor:			Floor Sq. Ft. : 1,344			Floor Sq. Ft. :								
Building Cost New:			Cost : 126,385			Cost :								
Single Family Style: 104			Residential Condition: 10			Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home			(10) <input checked="" type="checkbox"/> Worn Out			Primary: Other1: Other2:								
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:								
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input checked="" type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:			Residential Quality: 40			(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank:			Condition:					
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level			(40) <input checked="" type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from						Comments:								
JOINT TENANCY WARRANTY DEED														
(Continue on back)														

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2110	SALE DATE	10-16-2018	LOCATION ID	00803500 - 15230
ASSESSOR LOCATION	Cowles -	MOBILE HOME	---	ADDRESS OF PROPERTY	198 Franklin st. (Blue Hill)	
COMMENTS	SCHOOL # 91-0074					

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	465	360		825
2017	465	3790		4255
2018	465	3790		4255

SELLING PRICE	9600		ASSESSOR ADJUSTMENT			ADJUSTED SELLING PRICE							
LOT WIDTH	150	LOT DEPTH	140	LOT UNITS	21000	CONDITION	10	HOUSE TYPE	Single family	MH WIDTH	---	MH LENGTH	---
QUALITY	40	EXTER1 TYPE / %	Siding	EXTER2 TYPE / %		ROOFING	Comp	BASE AREA	1344	TOTAL FLOOR AREA	1344	HVAC1 / %	Stove Heat 100%
STYLE 1 / %	1 1/2 st. Fin 88%	STYLE 2 / %	one story 12%	BASEMENT AREA	168	MIN FINISH		REC FINISH		PART FINISH		SWIMMING POOL	
HVAC 2 / %		SLAB		GARAGE TYPE	None	GARAGE AREA		FIREPLACE					
FIXTURES	5	BEDROOMS		BATHROOMS	1								
BUILDINGS	---												
YEAR BUILT	1900	RCN	126,385	LUMP DESCRP									

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

Seller: DOMEIER, JASON & JOANN -CONTRACT
Buyer: DOMEIER, JASON W. & JOANN
Parcel ID: 000803500
Additional Parcels:
Book: 2018 Page: 2110
Sale Date: 10/16/2018
Legal Description: LOTS 5 - 7 BLOCK 13 ORIGINAL VILLAGE COWLES

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: DOMEIER, JASON & JOANN -CONTRACT
Buyer: DOMEIER, JASON W. & JOANN
Parcel ID: 000803500
Additional Parcels:
Book: 2018 Page: 2110
Sale Date: 10/16/2018
Legal Description: LOTS 5 - 7 BLOCK 13 ORIGINAL VILLAGE COWLES

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

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

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

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

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

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

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

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

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

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

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

Seller: DOMEIER, JASON & JOANN -CONTRACT
Buyer: DOMEIER, JASON W. & JOANN
Parcel ID: 000803500
Additional Parcels:
Book: 2018 Page: 2110
Sale Date: 10/16/2018
Legal Description: LOTS 5 - 7 BLOCK 13 ORIGINAL VILLAGE COWLES

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

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

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018 - 2111

PAGES _____

GRANTEE MASTER NAME # Irene Harrington

PARCEL # / FILING NUMBER 1654

40,430

DOC STAMPS Exempt 5a

tax/lien

SALES FILE # 254

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE 0 Exempt 5a

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-18-18

DEED TYPE Quit Claim Deed

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

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

COMMENTS Removed Life Estate

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

Real Estate Transfer Statement

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

254

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 10 Day 18 Yr. 2018
4 Date of Deed Mo. 10 Day 18 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print) Robert Michael Harrington
6 Grantee's Name, Address, and Telephone (Please Print) Irene R. Harrington
Street or Other Mailing Address 38194 Hanks Grade
City Lenore State ID Zip Code 83541
City Red Cloud State NE Zip Code 68970
Phone Number (208) 476-3134
Email Address n/a

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

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

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

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

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

14 What is the current market value of the real property? \$25,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes, No [checked] \$ %

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

18 Address of Property 233 N Cherry St Red Cloud, NE 68970
18a No address assigned, 18b Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

20 Legal Description Lots Five (5) and Six (6) and the North 16 2/3 feet of Lot Seven (7), Block Five (5), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed. \$ 0.00. Row 23: Was non-real property included in the purchase? No [checked]. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23). \$ 0.00.

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

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.

Irene R. Harrington
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Grantee
Date

sign here

Register of Deed's Use Only
26 Date Deed Recorded Mo. 10 Day 19 Yr. 18
27 Value of Stamp or Exempt Number \$ Exempt # Sa
28 Recording Data BK 2018, Pg 211

BK2018, Pg 2111

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of October A.D., 2018, at 11:25 o'clock A M. Recorded in Book 2018 on Page 2111
Debi Klinsberger County Clerk
310.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19-18
\$ Exempt By BB

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

QUITCLAIM DEED

Robert Michael Harrington, a single person, Grantor, in consideration of Love and Affection, conveys to Grantee, Irene R. Harrington, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5) and Six (6), and the North 16 2/3 feet of Lot Seven (7), Block Five (5), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska

Executed October 16, 2018.

Robert Michael Harrington
Robert Michael Harrington

STATE OF IDAHO)
) ss.
COUNTY OF Clearwater)

The foregoing instrument was acknowledged before me on October 16, 2018 by Robert Michael Harrington, a single person.

BRITTANY GOETZ
COMMISSION NO. 44978
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 08/01/2023

Brittany Goetz
Notary Public

Remove
LE

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2111	10/18/2018	Base: 91-0002	Affiliated:	Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number								
000165400				4	4E	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10105		005	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
835		24,020		24,855		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1927	Construction Date :
Floor:	Floor Sq. Ft. : 1,791	Floor Sq. Ft. :
Building Cost New:	Cost : 154,160	Cost :
Single Family Style: 104	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
QUITCLAIM DEED REMOVED LIFE ESTATE	
(Continue on back)	

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2112

PAGES _____

GRANTEE MASTER NAME # Irene Harrington

PARCEL # / FILING NUMBER 1654

40.430

DOC STAMPS Exempt 5a

tax/lien

SALES FILE # 255

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE Exempt 5a

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-18-18

DEED TYPE Quitclaim Deed

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

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

COMMENTS Remove Life Estate

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

Real Estate Transfer Statement

255

• 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 Select County & County Number	3 Date of Sale/Transfer Mo. ____ Day ____ Yr. ____	4 Date of Deed Mo. ____ Day ____ Yr. ____
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Leah L. Struck Street or Other Mailing Address 2107 E 12th St City Cheyenne State WY Zip Code 82001 Phone Number (307) 632-6549 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Irene R. Harrington Street or Other Mailing Address City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3598 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

Other (Explain) back to mother

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

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

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

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

14 What is the current market value of the real property?
\$25,000

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

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

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

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

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Five (5) and Six (6) and the North 16 2/3 feet of Lot Seven (7), Block Five (5), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

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

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

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.

Irene R. Harrington (402) 746-3498
 Print or Type Name of Grantee or Authorized Representative Phone Number

Irene R. Harrington Grantee
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 19 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2018, Pg 2112

BK2018, Pg 2112

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 19 day of October A.D., 2018, at 11:27 o'clock A M. Recorded in Book 2018 on Page 2112
Deb Klingsbenger County Clerk
\$12.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19-18
\$ Exempt By BB

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

QUITCLAIM DEED

Leah L. Struck, a single person, Grantor, in consideration of Love and Affection, conveys to Grantee, Irene R. Harrington, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5) and Six (6), and the North 16 2/3 feet of Lot Seven (7), Block Five (5), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska

Executed October 15, 2018.

Leah L. Struck
Leah L. Struck

STATE OF WYOMING)
) ss.
COUNTY OF Laramie)

The foregoing instrument was acknowledged before me on Oct-15, 2018 by Leah L. Struck, a single person.

JOHN M. MASON - NOTARY PUBLIC
County of Laramie State of Wyoming
My Commission Expires March 13, 2021

John M. Mason
Notary Public
My commission expires 3-13-2021

Remove LE Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2018	2112	10/18/2018	Base: 91-0002			Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number									
000165400				GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel	
Date of Sale Assessed Value				4491			00	0	10105		005	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
835	24,020	24,855		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1927				Construction Date :					
Floor:				Floor Sq. Ft. : 1,791				Floor Sq. Ft. :					
Building Cost New:				Cost : 154,160				Cost :					
Single Family Style: 104				Residential Condition: 20				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
Comments from						Comments:							
REMOVING LIFE ESTATE													
(Continue on back)													

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018 - 2113

PAGES _____

GRANTEE MASTER NAME # Roy + Susan Phillips

PARCEL # / FILING NUMBER 1654

202 N Webster St.

40.430

Red Cloud, NE 68970

DOC STAMPS 56.25

tax/lien

SALES FILE # 256

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 65

TOTAL SALE PRICE 25,000.00

521 ADJUSTMENTS \$ -

ASSESSOR ADJUSTMENTS \$ -

REVIEW CODE NO

SALES DATE 10-18-18

DEED TYPE Warranty Deed

SALE QUAL

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

LOCATION CODE

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

COMMENTS _____

PARCEL # (5)

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

Real Estate Transfer Statement

256

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day ____ Yr. 2018	4 Date of Deed Mo. 10 Day 12 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Irene R. Harrington Street or Other Mailing Address 636 N Locust City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3598 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Roy N. Phillips and Susan M. Phillips Street or Other Mailing Address 202 N Webster City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0186 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$25,000

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

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

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

18 Address of Property
233 N Cherry
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Five (5) and Six (6), and the North 16 2/3 feet of Lot Seven (7), Block Five (5), Platt's First Addition to the City of red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	25,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	25,000.00

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

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

sign here **Roy N. Phillips**
Print or Type Name of Grantee or Authorized Representative

Roy N. Phillips
Signature of Grantee or Authorized Representative

Grantee
Title

(402) 746-0186
Phone Number

10/19/2018
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 19 Yr. 18	27 Value of Stamp or Exempt Number \$ 56.25	28 Recording Data BK 2018, Pg 2113

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

Residential & Commercial Sales Worksheet


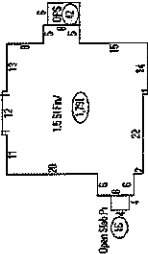
Sale

Cnty No.	Book	Page	Sale Date	School District Code											
91	2018	2113	10/18/2018	Base: 91-0002			Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #			Parcel Number								
000165400							GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		005	0000			
Land		Improvements		Total			Date of Sale Property Classification Code								
835		24,020		24,855			Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1						
				Residential				Commercial							
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :							
Construction Date:				Construction Date : 1927				Construction Date :							
Floor:				Floor Sq. Ft. : 1,791				Floor Sq. Ft. :							
Building Cost New:				Cost : 154,160				Cost :							
Single Family Style: 104				Residential Condition: 20				Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:							
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):															
Assessor Comments and Reason for Adjustment:															
Comments from						Comments:									
REAL ESTATE SOLD ON AUCTION															
(Continue on back)															

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000165400	Legal LOTS 5-6 & NORTH 1666 LOT 7 BLOCK 5 PLATT'S FIRST ADDITION RED CLOUD	Card File Situs 233 W CHERRY ST	000165400
Owner PHILLIPS, ROY N & SUSAN M 202 NORTH WEBSTER STREET RED CLOUD, NE 68970-0000	Class Code 01-01-01-01-06-01	Value Buildings Improvement Land / Lot Total	Current 24,020 19,400 0 835 24,855
County Area 0	State GEO 4491-00-0-10105-005-0000		
Neighborhood 200	Cadastral 00002-00103-00022		
Location / Group 60	Book / Page 2018 / 2113		
District 65	Sale Date 10/18/2018		
School 91-0002	Sale Amount 0		
Date Added 11/04/2002	Notes 40430		
Permit No. 0001	Type 00 N/A	Description ~2014 REMOVE STORAGE SHED	Date Open 01/09/2014
Date Closed 02/19/2014	Amount 0		
Model 6 RED CLOUD	Method 02 SqFoot	Lot Size 9,465.720	Frontage 66.660 N
Spot Code 0	Value 0.088 0.007 0.003	Add (+/-) 0.000	Lot Value 835
Cutoff 25,000 130,680 999,999	Appr ID 0		
Sale Date 10/18/2018	Book 2018	Page 2111	Ownership History HARRINGTON, IRENE
10/18/2018	2018	2111	HARRINGTON, IRENE
10/18/2018	2018	2112	HARRINGTON, IRENE
10/18/2018	2018	2113	PHILLIPS, ROY N & SUSAN M
03/07/1997	01997	00388	HARRINGTON, IRENE (%) LE
			HARRINGTON, IRENE (%) LE
Year 2017	Statement 165400	District 65	Building 19,400
2016	165400	65	19,400
2015	165400	65	18,875
2014	165400	65	18,875
2013	165400	65	26,545
Land 835	Other 0	Total 20,235	Exempt 20,235
835	0	20,235	20,235
835	0	19,710	19,710
835	0	19,710	19,710
835	0	27,380	27,380
Taxable 0	Total Tax 0.00	Penalty Tax 0	
0	0.00	0	
0	0.00	0	
0	0.00	0	
0	0.00	0	

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>(518)</p> <p>Parcel ID 000165400 Cadastral ID 00002-00103-00022 PAD Class Code 01-01-01-01-06-01 State GEO 4491-00-0-10105-005-0000 Owner PHILLIPS, ROY N & SUSAN M 202 NORTH WEBSTER STREET RED CLOUD, NE 68870-0000 Situs 233 N CHERRY ST Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 5-6 & NORTH 1666 LOT 7 BLOCK 5 PLATT'S FIRST ADDITION RED CLOUD</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 	<p>Marshall & Swift Cost Approach Year/Effective Age 1927/0</p>
<p>Property Valuation</p> <p>Buildings 24,020 Improvement 0 Land/Lot 0 Total 24,020</p> <p>Review Information 09/14/2016 Entered DL 07/19/2016 Inspect TS</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 4.00 - Good Condition 2.00 - Badly Worn Base/Total 1,194 / 1,791 Style 100 % - 1 1/2 Story Finished Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 7 / 0 Bed/Bathroom 3 / 1.5 Basement Area 0</p>	<p>Code Description</p> <p>706 Detached Garage(SF) Approximate value after 86.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 315</p> <p>Code Description Units CPFR Carpet, Flat Roof 200 RPO Raised Slab Porch 42</p> <p>Date Added Notes 11/04/2002 40430</p>	<p>Quality Year Dimensions Units 2.00 0 240 sqft</p> <p>Cost Source Size Year In Units MS Residential 200 0 200 MS Residential 42 0 42</p> <p>PD, FD 0.000 % / 0.000 % Depreciation 52.000 % 0.000 %</p>

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2113	SALE DATE	10-18-18	LOCATION ID	1654
ASSESSOR LOCATION	Red Cloud	MOBILE HOME	ADDRESS OF PROPERTY	233 N Cherry		
COMMENTS	SCHOOL #					

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2014	835	16,960	2440	20,235
2017	835	16,960	2440	20,235
2018	835	21,580	2440	24,855

SELLING PRICE	25,000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE									
LOT WIDTH	166.66	LOT DEPTH	142	LOT UNITS	9465.72	CONDITION	20	HOUSE TYPE		MH WIDTH		MH LENGTH	
QUALITY	40	EXTER1 TYPE / %	100% Siding	EXTER2 TYPE / %		ROOFING	Comp	MIN FINISH		RECFINISH		FIREPLACE	
STYLE 1 / %	1 1/2 st Fin. 100%	STYLE 2 / %		BASEMENT AREA	None	GARAGE TYPE	None	BATHROOMS	3	BEDROOMS	3	SLAB	1.5
HVAC 1 / %		HVAC 2 / %		BASE AREA	1791	TOTAL FLOOR AREA	1791	HVAC 1 / %	100% warm lead	PART FINISH		SWIMMING POOL	
FIXTURES													
BUILDINGS	Det Garage - Fair Carpet Flat Low												
YEAR BUILT	1927	RCN	154,160	LUMP DESCRP	2440								

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

Seller: HARRINTON, IRENE
Buyer: PHILLIPS, ROY N & SUSAN M
Parcel ID: 000165400
Additional Parcels:
Book: 2018 Page: 2113
Sale Date: 10/18/2018
Legal Description: LOTS 5-6 & NORTH 16'66 LOT 7 BLOCK 5 PLATT'S FIRST ADDITION RED CLOUD

Residential

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

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

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

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

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

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

If Appraised, what was the appraised value? _____

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

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

R COUNTY ASSESSOR
EDAR
LOUD, NE 68970
ne: (402) 746-2717
bsite: www.co.webster.ne.us

Seller: HARRINTON, IRENE
Buyer: PHILLIPS, ROY N & SUSAN M
Parcel ID: 000165400
Additional Parcels:
Book: 2018 Page: 2113
Sale Date: 10/18/2018
Legal Description: LOTS 5-6 & NORTH 16'66 LOT 7 BLOCK 5 PLATT'S FIRST ADDITION RED CLOUD

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

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

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

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

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

Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) 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
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
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: HARRINTON, IRENE

Buyer: PHILLIPS, ROY N & SUSAN M

Parcel ID: 000165400

Additional Parcels:

Book: 2018 Page: 2113

Sale Date: 10/18/2018

Legal Description: LOTS 5-6 & NORTH 16'66 LOT 7 BLOCK 5 PLATT'S FIRST ADDITION RED CLOUD

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

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

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2116-2117

PAGES _____

GRANTEE MASTER NAME # Jerry Dishman +

PARCEL # / FILING NUMBER 13170

63060

Jolene Dishman

6 Bradshaw Rd

DOC STAMPS 184.50

tax/lien _____

Bradshaw, NE 68319

SALES FILE # 257

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE 325,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-15-18

DEED TYPE Trustee's Deed

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

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

COMMENTS _____

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

Real Estate Transfer Statement

251

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>15</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>15</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) ARLENE J. SVOBODA, AS TRUSTEE OF THE ARLENE J. SVOBODA REVOCABLE TRUST Street or Other Mailing Address 6800 A STREET City LINCOLN State NE Zip Code 68510 Phone Number (402) 486-4786 Email Address na				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) JERRY P. DISHMAN & JOLENE K. DISHMAN Street or Other Mailing Address 6 BRADSHAW ROAD City BRADSHAW State NE Zip Code 68319 Phone Number (402) 366-6388 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address na			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$76,163

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**JERRY AND JOLENE DISHMAN
6 BRADSHAW ROAD
BRADSHAW, NE 68319**

18a No address assigned 18b Vacant land

20 Legal Description
**AN UNDIVIDED ONE-FOURTH INTEREST IN:
NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 6TH P.M., IN WEBSTER COUNTY,
NEBRASKA.**

21 If agricultural, list total number of acres 160

22 Total purchase price, including any liabilities assumed	22	\$	81,250.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	81,250.00

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

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

sign here

Jerry P. Dishman
Print or Type Name of Grantee or Authorized Representative

Jerry P. Dishman
Signature of Grantee or Authorized Representative

GRANTEE
Title

402-366-6388
Phone Number

10-15-18
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>19</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>184.50</u>	28 Recording Data Book 2018, Pg 2116-2117	

Book 2018, Pg 2116

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 19th day of October A.D., 2018, at 12:44 o'clock P. M. Recorded in Book 2018 on Page 2116-2117
Deb Klungenberger County Clerk
16.00 Liz Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19-18
\$ 184.50 By Liz

TRUSTEE'S DEED

Arlene J. Svoboda, as Trustee of the Arlene J. Svoboda Revocable Trust ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Jerry P. Dishman and Jolene K. Dishman, husband and wife, as joint tenants with right of survivorship (collectively, the "Grantee"), all of Grantor's right, title and interest in and to the following described real estate:

AN UNDIVIDED ONE-FOURTH INTEREST IN:

Northeast Quarter (NE ¼) of Section Fifteen (15), Township Four (4) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska.

SUBJECT, however, to all matters of record.

Grantor has determined that Grantee is the person entitled to the distribution of the real estate from said trust. Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey and release the real estate. Grantor states that the trust has not been amended or modified, is still in full force, and the Trustee has full power to convey the real estate.

[REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOW.]

RETURN TO:
York County Title Co.
608 N. Grant Avenue
York, NE 68467

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.

258

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 15 Yr. 2018 4 Date of Deed Mo. 10 Day 15 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) MARLENE K. BEYKE & SANDRA L. PETERS, CO-TRUSTEES OF THE ROBERT J. SVOBODA CREDIT TRUST 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) JERRY P. DISHMAN & JOLENE K. DISHMAN

Street or Other Mailing Address 6800 A STREET 6 BRADSHAW ROAD City LINCOLN State NE Zip Code 68510 City BRADSHAW State NE Zip Code 68319 Phone Number (402) 486-4786 Phone Number (402) 366-6388 Is the grantee a 501(c)(3) organization? Yes No Email Address MBEYKE@UNL.EDU Email Address n/a

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

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

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

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

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

14 What is the current market value of the real property? \$76,163 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent JERRY AND JOLENE DISHMAN 6 BRADSHAW ROAD BRADSHAW, NE 68319 18a No address assigned 18b Vacant land

20 Legal Description AN UNDIVIDED ONE-FOURTH INTEREST IN: NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 6TH P.M., IN WEBSTER COUNTY, NEBRASKA.

21 If agricultural, list total number of acres 160

Table with 2 columns: Description and Amount. Row 22: Total purchase price, including any liabilities assumed \$ 81,250.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 81,250.00

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

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

Sign here: Print or Type Name of Grantee or Authorized Representative Jerry P. Dishman Signature of Grantee or Authorized Representative Title GRANTEE Phone Number 402-366-6388 Date 10-15-18

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 19 Yr. 18 27 Value of Stamp or Exempt Number \$ 184.50 28 Recording Data BK 2018, Pg 2118-2119 For Dept. Use Only

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

State of Nebraska } ss.
County of Webster }

Book 2018, Pg 2118

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19th day
of October A.D., 2018, at 12:45
o'clock P. M. Recorded in Book 2018
on Page 2118-2119
Deb Klingenberg County Clerk
1600 Liz Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>10-19-18</u>
\$	<u>184.50</u> By <u>Liz</u>

TRUSTEE'S DEED

Marlene K. Beyke and Sandra L. Peters, as Co-Trustees of the Robert J. Svoboda Credit Trust (collectively, the "Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Jerry P. Dishman and Jolene K. Dishman, husband and wife, as joint tenants with right of survivorship (collectively, the "Grantee"), all of Grantor's right, title and interest in and to the following described real estate:

AN UNDIVIDED ONE-FOURTH INTEREST IN:

Northeast Quarter (NE ¼) of Section Fifteen (15), Township Four (4) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska.

SUBJECT, however, to all matters of record.

Grantor has determined that Grantee is the person entitled to the distribution of the real estate from said trust. Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey and release the real estate. Grantor states that the trust has not been amended or modified, is still in full force, and the Co-Trustees have full power to convey the real estate.

[REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOW.]

RETURN TO:
York County Title Co.
608 N. Grant Avenue
York, NE 68467

Executed this 15 day of October, 2018.

GRANTOR:

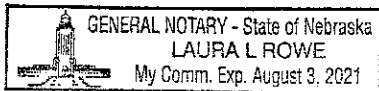
Robert J. Svoboda Credit Trust

By: *Marlene K. Beyke*
Marlene K. Beyke, Co-Trustee

By: *Sandra L. Peters*
Sandra L. Peters, Co-Trustee

STATE OF NEBRASKA)
COUNTY OF York) ss.

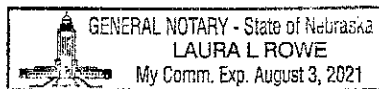
The foregoing instrument was acknowledged before me on October 15, 2018, by Marlene K. Beyke, as Co-Trustee of the Robert J. Svoboda Credit Trust, as Grantor.



Laura L. Rowe
Notary Public

STATE OF NEBRASKA)
COUNTY OF York) ss.

The foregoing instrument was acknowledged before me on October 15, 2018, by Sandra L. Peters, as Co-Trustee of the Robert J. Svoboda Credit Trust, as Grantor.



Laura L. Rowe
Notary Public

Real Estate Transfer Statement

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

299

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

1 County Name WEBSTER - 91 2 County Number 91 3 Date of Sale/Transfer Mo. 10 Day 15 Yr. 2018 4 Date of Deed Mo. 10 Day 12 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) MARY BETH GOVIER, PR - ESTATE OF JOANN T. GLOEB
Street or Other Mailing Address 7608 SYLVAN VALLEY WAY
City CITRUS HEIGHTS State CA Zip Code 95610
Phone Number 916-765-4441
Email Address N/A

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) PATRICK M. GLOEB
Street or Other Mailing Address 5930 SUNRISE VISTA DRIVE, APT. 154
City CITRUS HEIGHTS State CA Zip Code 95610
Phone Number 916-607-4375 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address N/A

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

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

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

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

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

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

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

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

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property? \$76,163

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
PATRICK M. GLOEB
5930 SUNRISE VISTA DRIVE, APT. 154
CITRUS HEIGHTS, CA 95610

18a No address assigned 18b Vacant land

20 Legal Description:
AN UNDIVIDED ONE-FOURTH INTEREST IN:
NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 6TH P.M., IN WEBSTER COUNTY,
NEBRASKA.

21 If agricultural, list total number of acres 160

22 Total purchase price, including any liabilities assumed Exempt 22 \$ 81,250.00

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 \$ 81,250.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number: 76-902(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.

sign here **PATRICK M. GLOEB** Print or Type Name of Grantee or Authorized Representative

[Signature] Signature of Grantee or Authorized Representative

GRANTEE Title

916-607-4375 Phone Number

10/12/2018 Date

Register of Deed's Use Only

25 Date Deed Recorded Mo. 10 Day 19 Yr. 18 27 Value of Stamp or Exempt Number \$ Exempt 15 28 Recording Data Book 2018, Pg 210-2121

Nebraska Department of Revenue Form No. 96-269-2008 9-2017 Rev. Supersedes 96-289-2008 Rev. 2-2016 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Book 2018, Pg 2120

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14th day
of October A.D., 2018, at 1:05
o'clock P. M. Recorded in Book 2018
on Page 2120-2121
Deb Nungesser County Clerk
16.00 hiz Deputy
Ind Comp Assessor Carded

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19-18
\$ exempt By hiz

Mary Beth Govier, Personal Representative of the Estate of Joann T. Gloeb, Deceased, ("Grantor"), conveys and releases to Patrick M. Gloeb, a single person ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate:

AN UNDIVIDED ONE-FOURTH INTEREST IN:

Northeast Quarter (NE ¼) of Section Fifteen (15), Township Four (4) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska.

SUBJECT, however, to all matters of record.

Grantor has determined that 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.

Transaction is exempt from documentary stamp tax pursuant to NEB. REV. STAT. § 76-902(15).

[REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOW.]

RETURN TO:
York County Title Co.
608 N. Grant Avenue
York, NE 68467

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>15</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>10</u> Day <u>12</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) PATRICK M. GLOEB Street or Other Mailing Address 5930 SUNRISE VISTA DRIVE, APT. 154 City CITRUS HEIGHTS State CA Zip Code 95610 Phone Number 916-607-4375 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) JERRY P. DISHMAN & JOLENE K. DISHMAN Street or Other Mailing Address 6 BRADSHAW ROAD City BRADSHAW State NE Zip Code 68319 Phone Number 402-736-4400 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$152,325

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
JERRY AND JOLENE DISHMAN
#6 above

18a No address assigned 18b Vacant land

20 Legal Description
AN UNDIVIDED ONE-HALF INTEREST IN:
NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 6TH P.M., IN WEBSTER COUNTY, NEBRASKA.

21 If agricultural, list total number of acres 160

22 Total purchase price, including any liabilities assumed	22	\$ 162,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 162,500.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative Jerry P. Dishman	Phone Number 402-736-4400
Signature of Grantee or Authorized Representative Jerry P. Dishman	Title GRANTEE
	Date 10-15-18

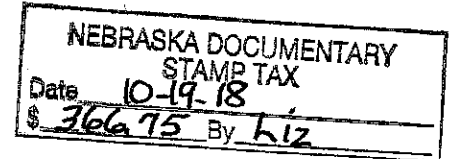
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>19</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>366.75</u>	28 Recording Data SK 2018, Pg 2122-2123

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

State of Nebraska } ss.
County of Webster }

Book 2018, Pg 2122

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19th day
of October A.D., 20 18, at 1:15
o'clock P. M. Recorded in Book 2018
on Page 2122-2123
Deb Klingenberg County Clerk
16.00 hiz Deputy
Ind Comp Assessor Carded



SPECIAL WARRANTY DEED

Patrick M. Gloeb, a single person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Jerry P. Dishman and Jolene K. Dishman, husband and wife, as joint tenants with right of survivorship (collectively, the "Grantee"), all of Grantor's right, title and interest in and to the following described real estate:

AN UNDIVIDED ONE-HALF INTEREST IN:

Northeast Quarter (NE ¼) of Section Fifteen (15), Township Four (4) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska.

SUBJECT, however, to all matters of record.

Grantor covenants with Grantee that Grantor:

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

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

RETURN TO:
York County Title Co.
608 N. Grant Avenue
York, NE 68467

BOOK 2018, Pg 2123

Executed this 12 day of October, 2018.

GRANTOR:

By: Patrick M. Gloeb
Patrick M. Gloeb

STATE OF California,
COUNTY OF Sacramento

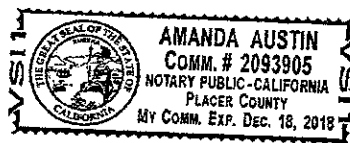
On October 12, 2018, before me, Amanda Austin, a Notary Public, personally appeared Patrick M. Gloeb, as Grantor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

Amanda Austin
Notary Public



Book 2018, Pg 2116

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 19th day
of October A.D., 2018, at 12:44
o'clock P. M. Recorded in Book 2018
on Page 2116-2117
Deb Klungenberger County Clerk
16.00 Liz Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19-18
\$ 184.50 By Liz

TRUSTEE'S DEED

Arlene J. Svoboda, as Trustee of the Arlene J. Svoboda Revocable Trust ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Jerry P. Dishman and Jolene K. Dishman, husband and wife, as joint tenants with right of survivorship (collectively, the "Grantee"), all of Grantor's right, title and interest in and to the following described real estate:

AN UNDIVIDED ONE-FOURTH INTEREST IN:

Northeast Quarter (NE ¼) of Section Fifteen (15), Township Four (4) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska.

SUBJECT, however, to all matters of record.

Grantor has determined that Grantee is the person entitled to the distribution of the real estate from said trust. Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey and release the real estate. Grantor states that the trust has not been amended or modified, is still in full force, and the Trustee has full power to convey the real estate.

[REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOW.]

RETURN TO:
York County Title Co.
608 N. Grant Avenue
York, NE 68467

Book 2018, Pg 2120

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 6th day of October A.D., 2018, at 1:05 o'clock P. M. Recorded in Book 2018 on Page 2120-2121
Deb Klingenber County Clerk
16.00 hiz Deputy
Ind Comp Assessor Carded

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19-18
\$ exempt #19 By hiz

Mary Beth Govier, Personal Representative of the Estate of Joann T. Gloeb, Deceased, ("Grantor"), conveys and releases to Patrick M. Gloeb, a single person ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate:

AN UNDIVIDED ONE-FOURTH INTEREST IN:

Northeast Quarter (NE ¼) of Section Fifteen (15), Township Four (4) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska.

SUBJECT, however, to all matters of record.

Grantor has determined that 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.

Transaction is exempt from documentary stamp tax pursuant to NEB. REV. STAT. § 76-902(15).

[REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOW.]

RETURN TO:
York County Title Co.
608 N. Grant Avenue
York, NE 68467

Executed this 12th day of October, 2018.

GRANTOR:

Estate of Joann T. Gloeb, Deceased

By: Mary Beth Govier
Mary Beth Govier,
Personal Representative

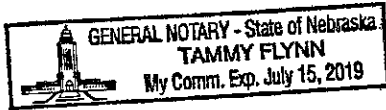
STATE OF Nebraska)
COUNTY OF Custer)

On October 12th, 2018, before me, Mary Beth Govier, a Notary Public, personally appeared Mary Beth Govier, as the Personal Representative of the Estate of Joann T. Gloeb, Deceased, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nebraska that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]



Tammy Flynn
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 19th day of October A.D., 2018, at 12:45 o'clock P. M. Recorded in Book 2018 on Page 2118-2119
Deb Klingenberg County Clerk
16.00 Liz Deputy
Ind Comp Assessor Carded

Book 2018, Pg 2118

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>10-19-18</u>
\$	<u>184.50</u> By <u>Liz</u>

TRUSTEE'S DEED

Marlene K. Beyke and Sandra L. Peters, as Co-Trustees of the Robert J. Svoboda Credit Trust (collectively, the "Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Jerry P. Dishman and Jolene K. Dishman, husband and wife, as joint tenants with right of survivorship (collectively, the "Grantee"), all of Grantor's right, title and interest in and to the following described real estate:

AN UNDIVIDED ONE-FOURTH INTEREST IN:

Northeast Quarter (NE ¼) of Section Fifteen (15), Township Four (4) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska.

SUBJECT, however, to all matters of record.

Grantor has determined that Grantee is the person entitled to the distribution of the real estate from said trust. Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey and release the real estate. Grantor states that the trust has not been amended or modified, is still in full force, and the Co-Trustees have full power to convey the real estate.

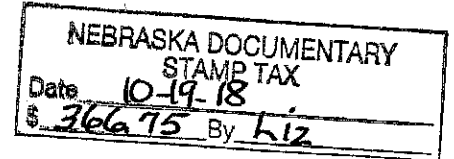
[REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOW.]

RETURN TO:
York County Title Co.
608 N. Grant Avenue
York, NE 68467

State of Nebraska } ss.
County of Webster }

Book 2018, Pg 2122

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19th day
of October A.D., 20 18, at 1:15
o'clock P. M. Recorded in Book 2018
on Page 2122-2123
Deb Klungenberger County Clerk
16.00 hiz Deputy
Ind Comp Assessor Carded



SPECIAL WARRANTY DEED

Patrick M. Gloeb, a single person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Jerry P. Dishman and Jolene K. Dishman, husband and wife, as joint tenants with right of survivorship (collectively, the "Grantee"), all of Grantor's right, title and interest in and to the following described real estate:

AN UNDIVIDED ONE-HALF INTEREST IN:

Northeast Quarter (NE ¼) of Section Fifteen (15), Township Four (4) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska.

SUBJECT, however, to all matters of record.

Grantor covenants with Grantee that Grantor:

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

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

RETURN TO:
York County Title Co.
608 N. Grant Avenue
York, NE 68467

Executed this 12 day of October, 2018.

GRANTOR:

By: Patrick M. Gloeb
Patrick M. Gloeb

STATE OF California,
COUNTY OF Sacramento

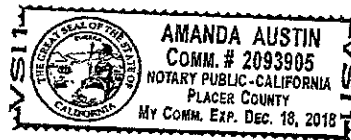
On October 12, 2018, before me, Amanda Austin, a Notary Public, personally appeared Patrick M. Gloeb, as Grantor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

Amanda Austin
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2116-2117	10/15/2018	Base: 65-0005	Affiliated:	Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number								
001317000		257		4 07		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	15	1	00000	1	000	3060		
Land		Improvements		Total		Date of Sale Property Classification Code								
304,650				304,650		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G	11.000			15,675			
	3A1						3G1							
	3A						3G	6.000			8,550			
	4A1						4G1							
	4A						4G	35.000			49,875			
DRYLAND	1D1					Shelterbelt/Timber								
	1D	36.000		97,380		Accretion								
	2D1					Waste		10.000			1,800			
	2D					Other								
	3D1					AG LAND TOTAL		156.000			304,650			
	3D	58.000		131,370		Roads		4.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

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

BOOK-PAGE 2018 - DATE OF SALE 10-15-18

LEGAL DESCRIPTION NE 1/4 15-4-9

LOCATION ID PARCEL(S)

ASSESSOR LOCATION

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2018	304650	-	304650
2017	304650	-	304650
2016	298410	-	298410

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE

SCHOOL BASE # 65-0005 HOUSE QUALITY HOUSE CONDITION DATE OF CONSTRUCTION

MOBILE HOME

4A P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
PARCEL(S)							
PAGE 4							

BOOK-PAGE

DRYLAND ACRES	EQUIP DRYLAND ACRES	CREP DRYLAND ACRES	GREENBELT DRYLAND ACRES	GRASSLAND ACRES	EQUIP GRASSLAND ACRES	CREP GRASSLAND ACRES	GREENBELT GRASSLAND ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G	4G	4G	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
36	58			11			
				6			
				35			
				52			

CRP ACRES	CANOPY 30% GREATER ACRES	CANOPY 2 ENCASED BY DRY OR IRR ACRES	AG OTHER ACRES	NON-AG ACRES ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
				4
			10.0	
				160

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID		Legal		Card File									
001317000		NE1/4 15-4-9 S-1-R: 15-04-09 Acres: 160.000		Situs 15-4-9									
Owner		DISHMAN, JERRY P. & JOLENE K. DISHMAN 6 BRADSHAW ROAD BRADSHAW, NE 68319		001317000									
County Area	1	AREA 1											
Neighborhood	1	AREA 1											
Location / Group	80	RURAL (RUR)											
District	150	71F5N - 65-0071											
School	65-0005												
Class Code	02-05-05-03-00-09												
State GEO	4135-15-1-00000-000-3060												
Cadastral	00001-00025-00001												
Book / Page	2018 / 2122	Ext: 2123											
Sale Date	10/15/2018												
Sale Amount	162,500												
Soil	Use	LCGLVG	Soil Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub	Previous	Current
2667	DRY	1D	HOLDREGE SILT LOAM, 0-1% 1D	N	26.000	2,705	70,330	0				0	0
2669	DRY	1D	HOLDREGE SILT LOAM, 1-3% 1D	N	10.000	2,705	27,050	0				0	0
4147	DRY	3D	HOLDREGE SOILS, 3-7% SLOP	N	52.000	2,265	117,780	0				304,650	304,650
7261	DRY	3D	DEROIN SOILS, 3-6% SLOPES 3D	N	6.000	2,265	13,590	0				304,650	304,650
					94.000		228,750						
2670	GRAS	2G	HOLDREGE SILT LOAM, 3-7% 2G	N	11.000	1,425	15,675	0					
3852	GRAS	4G	GEARY-HOBBS SOILS 4G	N	35.000	1,425	49,875	0					
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	N	1.000	1,425	1,425	0					
7261	GRAS	3G	DEROIN SOILS, 3-6% SLOPES 3G	N	5.000	1,425	7,125	0					
					52.000		74,100						
WASTE	WASTE	WASTE	WASTE	N	10.000	180	1,800	0					
ROAD	ROAD	ROAD	COUNTY ROAD	N	4.000	0	0	0					
					Land Total		304,650						
Sale Date	Book	Page	Extend	Ownership History	Amount								
10/15/2018	2018	2116	2117	DISHMAN, JERRY P.	81,250								
10/15/2018	2018	2118	2119	DISHMAN, JERRY P.	81,250								
10/15/2018	2018	2120	2121	PATRICK M. GLOEB	81,250								
10/15/2018	2018	2122	2123	DISHMAN, JERRY P.	162,500								
				SYOBODA, ARLENE & ROBERT J TRUST	0								
Year	Statement District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax				
2017	317000	150	0	304,650	304,650	0	304,650	3,231.70	0				
2016	317000	150	0	298,410	298,410	0	298,410	2,925.62	0				
2015	317000	150	0	325,060	325,060	0	325,060	3,295.66	0				
2014	317000	150	0	227,740	227,740	0	227,740	2,551.98	0				
2013	317000	150	0	190,180	190,180	0	190,180	2,707.12	0				

<p>(2151)</p> <p>Parcel ID 001317000 Cadastral ID 00001-00025-00001 PAD Class Code 02-05-05-03-00-09 State GEO 4135-15-1-00000-000-3060 Owner DISHMAN, JERRY P. & JOLENE K. DISHMAN 6 BRADSHAW ROAD BRADSHAW, NE 68319 Situs 15-4-9 Neighborhood 1 - AREA 1 District 150 - 71F5N - 65-0071 Legal NE 1/4 15-4-9</p>	<p>Primary Image</p>	<p>Sketch Image</p>
<p>Property Valuation</p> <p>Buildings 0 Improvement 0 Land/Lot 0 Total 0</p> <p>Review Information 02/15/2006 Entered SK</p>	<p>Residential Information</p> <p>Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0</p>	<p>Marshall & Swift Cost Approach Year/Effective Age 0/0</p>

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2131

PAGES _____

GRANTEE MASTER NAME # Flying U, LLC

PARCEL # / FILING NUMBER 1506

ATTN: Scott + Lynnette Vogler

38830

15305 Pavilion Glen St
Huntersville, NC 28078

DOC STAMPS 60.75

tax/lien

SALES FILE # 261

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 15

TOTAL SALE PRICE 26,500.00

521 ADJUSTMENTS \$ -

ASSESSOR ADJUSTMENTS \$ -

REVIEW CODE NO

SALES DATE 10-19-18

DEED TYPE Warranty Deed

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS Jean Duffy is Lynnette Voglers mom

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

Real Estate Transfer Statement

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

261

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>19</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>19</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joan E. Duffy Street or Other Mailing Address 426 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Flying V, LLC, Attn: Scott & Lynnette Vogler Street or Other Mailing Address 15305 Pavilion Glen St City Huntersville State NC Zip Code 28078 Phone Number (402) 257-7188 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**426 N Franklin St
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

20 Legal Description
Lots Seventeen (17) and Eighteen (18), Block Four (4), Radcliff's Addition to the City of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	26,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	26,500.00

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

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

sign here

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

[Signature] Attorney 10/19/18
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>19</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>60.75</u>	28 Recording Data <u>BK2018, Pg 2131</u>

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

BK2018, Pg 2131

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of October A.D., 20 18, at 2:12 o'clock P. M. Recorded in Book 2018 on Page 2131
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19-18
\$ 6.00 By BB

WARRANTY DEED

Joan E. Duffy, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Flying V, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17) and Eighteen (18), Block (4), Radcliff's Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

Executed ^{October} ~~September~~ 19, 2018.

JOAN E. DUFFY

By Lynnette Vogler AIF
Lynnette Vogler, Attorney in Fact

STATE OF Nebraska, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on ^{October} ~~September~~ 19, 2018, by Lynnette Vogler, Attorney in Fact for Joan E. Duffy.

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

Comm. expires _____

Kory McCracken
Notary Public



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID	000150600	Legal	LOTS 17 & 18 BLOCK 4 RADCLIFFS ADDITION RED CLOUD	Card File	000150600	426 W FRANKLIN ST
Owner	FLYING V, LLC %VOGLER SCOTT & LYNNETTE 15305 PAVILION GLEN ST HUNTERSVILLE, NC 28078			Situs		
County Area	0	N/A		Value		
Neighborhood	200	RED CLOUD		Buildings	38,955	44,520
Location / Group	60	RED CLOUD (RC)		Improvement	0	0
District	65	ZCS - 91-0002		Land / Lot	625	625
School	91-0002			Total	39,580	45,145
Date Added	Notes					
11/04/2002	38830					

Model	Method	Lot Size	Frontage	Spot Code	Permit No.	Type	Description	Date Open	Date Closed	Amount
6 RED CLOUD	02 SqFoot	7,100.000	50.000	N	0001	00 N/A	~2007 CARPORT (3RD YEAR)	09/10/2004	10/06/2006	0
							Cutoff	Value	Add (+/-)	Lot Value
							25,000	0.088	0.000	625
							130,680	0.007		
							999,999	0.003		

Sale Date	Book	Page	Extend	Ownership History	Amount				
10/19/2018	2018	2131		FLYING V, LLC	26,500				
05/22/2009	02009	00835		DUFFY, JOANE	39,000				
05/22/2009	02009	00835		DUFFY, JOANE	39,000				
04/05/2005	02005	00895		BROWN, M TODD & DIANE M	39,000				
11/07/2003	02003	02745		ALLEN, JOHN W	37,500				
Year	Statement District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	65	38,955	0	625	39,580	0	39,580	784.02	0
2016	65	38,955	0	625	39,580	0	39,580	0.00	0
2015	65	25,245	0	625	25,870	0	25,870	581.90	0
2014	65	25,245	0	625	25,870	0	25,870	614.58	0
2013	65	19,120	0	625	19,745	0	19,745	489.80	0

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2131	10/19/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000150600		261		4 4E		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
625		44,520		45,145		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:		Multiple Improvements :				Multiple Improvements :								
Construction Date:		Construction Date : 1910				Construction Date :								
Floor:		Floor Sq. Ft. : 1,392				Floor Sq. Ft. :								
Building Cost New:		Cost : 111,305				Cost :								
Single Family Style: 101		Residential Condition: 30				Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:								
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:								
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:		Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low				Cost Rank:		Condition:						
(302) <input type="checkbox"/> Two Story		(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out						
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn						
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average						
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good						
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent						
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from					Comments:									
(Continue on back)														

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: DUFFY, JOAN E

Buyer: FLYING V, LLC

Parcel ID: 000150600

Additional Parcels:

Book: 2018 Page: 2131

Sale Date: 10/19/2018

Legal Description: LOTS 17 & 18 BLOCK 4 RADCLIFF'S ADDITION RED CLOUD

Residential

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

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

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

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

Check the primary motivation for purchase of property?

___ Location ___ Outbuildings ___ Price ___ Investment ___ Size

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

If Appraised, what was the appraised value? _____

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

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

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

Seller: DUFFY, JOAN E
Buyer: FLYING V, LLC
Parcel ID: 000150600

Additional Parcels:

Book: 2018 Page: 2131

Sale Date: 10/19/2018

Legal Description: LOTS 17 & 18 BLOCK 4 RADCLIFF'S ADDITION RED CLOUD

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

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

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

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

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

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

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

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

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

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

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

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: DUFFY, JOAN E

Buyer: FLYING V, LLC

Parcel ID: 000150600

Additional Parcels:

Book: 2018 Page: 2131

Sale Date: 10/19/2018

Legal Description: LOTS 17 & 18 BLOCK 4 RADCLIFF'S ADDITION RED CLOUD

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

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

 No If manufactured; what brand? _____ If

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

_____ Manufactured If manufactured is the home still siton on

(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller

(circle one) Phone# _____ Date: _____

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.

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transf - Mo. 10 Day 17 Yr. 2018		4 Date of Deed Mo. 10 Day 16 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ross A. and Kara J. Parde Street or Other Mailing Address 3500 Pelaverte Circle City Lincoln State NE Zip Code 68516 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas R. and Colleen J. Pauley Street or Other Mailing Address 6107 Quail Ridge Avenue City Hastings State NE Zip Code 68901 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							

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

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

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

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

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

14 What is the current market value of the real property? \$160,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No \$ _____ %

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

18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		Thomas R. and Colleen J. Pauley 6107 Quail Ridge Avenue Hastings, NE 68901	

20 Legal Description
E 1/2 NE 1/4 33-1-10, Webster County, NE

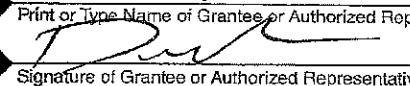
21 If agricultural, list total number of acres 79.83

22 Total purchase price, including any liabilities assumed	22	\$	160,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	160,000.00

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

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

sign here Daniel C. Pauley
Print or Type Name of Grantee or Authorized Representative


Signature of Grantee or Authorized Representative

Attorney
Title

(402) 463-1383
Phone Number
10-A-18
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ 2018 Oct 19 03:51 PM	27 Value of Stamp or Exempt Number 360.00	28 Recording Data Book 2018 Page 2135	

BOOK-PAGE 2018 - 2135 DATE OF SALE 10-17-18

LEGAL DESCRIPTION E 1/2 NE 1/4 33-1-10

LOCATION ID PARCEL(S)

ASSESSOR LOCATION

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2016	160,210		
2017	137,500		
2018	137,500		

SELLING PRICE	160,000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
---------------	---------	----------------	---------------------	------------------------

SCHOOL BASE # 91-0002 HOUSE QUALITY _____ HOUSE CONDITION _____ DATE OF CONSTRUCTION _____

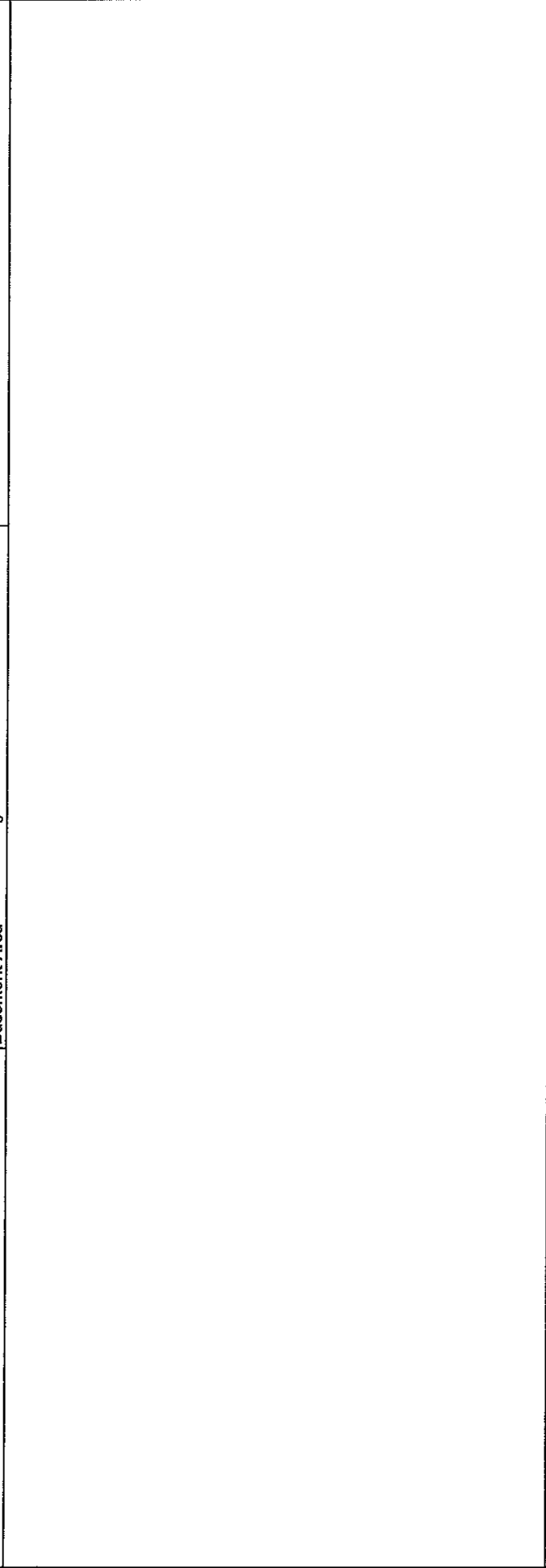
MOBILE HOME _____

1
2

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID		Legal		Card File										
001413800		E1/2NE1/4 33-1-10 S-T-R: 33-01-10 Acres: 79.830		001413800 Situs 33-1-10										
Owner		PAULEY, THOMAS R. AND COLLEEN J. 6107 QUAIL RIDGE AVENUE HASTINGS, NE 68901												
County Area	Neighborhood	Location / Group	District	School	Permit No.	Type	Description	Acres	Spot Code	Value/Acre	Assessed	Sub	Market/Acre	Current
1	AREA 1	AREA 1	80	91-0002	0001	00	N/A	~2017 GIS MAP IN CARD						0
1	AREA 1	RURAL (RUR)	45	2F2S - 91-0002	02-05-05-03-00-09			4489-33-1-00000-000-4385						0
80			45		00002-00049-00022									0
45			45		2018 / 2135									137,500
91-0002			91-0002		10/17/2018									137,500
					160,000									137,500
Soil	Use	LCG/LVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Spot Code	Value/Acre	Assessed	Sub	Market/Acre	Current
2669	DRY	1D	HOLDREGE SILT LOAM, 1-3% 1D	1D				21.480	N	2,705	58,105	0		0
3852	DRY	4D	GEARY-HOBBS SOILS	4D				6.750	N	2,190	14,785	0		0
4147	DRY	3D	HOLDREGE SOILS, 3-7% SLOP	3D				17.120	N	2,265	38,775	0		137,500
4161	DRY	4D	KIPSON SILT LOAM, 7-30% S	4D				5.710	N	2,190	12,505	0		137,500
								51.060			124,170			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G				2.850	N	1,425	4,060	0		
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G				1.100	N	1,425	1,570	0		
4161	GRAS	4G	KIPSON SILT LOAM, 7-30% S	4G				2.880	N	1,425	4,105	0		
								6.830			9,735			
2669T	GRT1	1T	TREE CANOPY 30% OR GREAT	1T				0.350	N	180	65	0		
3852T	GRT1	4T	TREE CANOPY 30% OR GREAT	4T				4.890	N	180	880	0		
4147T	GRT1	3T	TREE CANOPY 30% OR GREAT	3T				1.100	N	180	200	0		
4161T	GRT1	4T	TREE CANOPY 30% OR GREAT	4T				13.600	N	180	2,450	0		
								19.940			3,595			
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD				2.000	N	0	0	0		
								79.830			137,500			
Sale Date	Book	Page	Extend	Ownership History	Land Total	Amount								
06/19/1999	02000	00013		PARDE,KARA		0								
06/19/1999	02000	00013		PARDE,KARA		0								
	2018	2135		PAULEY, THOMAS R. AND COLLEEN J.		160,000								
Year	Statement District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax					
2017	413800	45	0	137,500	137,500	0	137,500	1,825.70	0					
2016	413800	45	0	160,210	160,210	0	160,210	2,216.06	0					
2015	413800	45	0	176,560	176,560	0	176,560	2,430.68	0					
2014	413800	45	0	123,575	123,575	0	123,575	1,889.80	0					
2013	413800	45	0	101,960	101,960	0	101,960	1,663.22	0					

(2308) Parcel ID 001413800 Cadastral ID 00002-00049-00022 PAD Class Code 02-05-05-03-00-09 State GEO 4489-33-1-00000-000-4385 Owner PAULEY, THOMAS R. AND COLLEEN J. 6107 QUAIL RIDGE AVENUE HASTINGS, NE 68901 Situs 33-1-10 Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal E1/2NE1/4 33-1-10		Primary Image	Sketch Image
Property Valuation Buildings 0 Improvement 0 Land/Lot 0 Total 0 Review Information 02/16/2006 Entered SK		Residential Information Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0	
		Marshall & Swift Cost Approach Year/Effective Age 0/0	



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2135	10/17/2018	Base: 91-0002	Affiliated:	Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number								
001413800		262		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4489	1	10	33	1	00000	1	000	4385
Land		Improvements		Total		Date of Sale Property Classification Code								
137,500				137,500		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	0.350					65	
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G	2.200					1,770	
	4A1						4G1							
	4A						4G	24.220					11,495	
DRYLAND	1D1					Shelterbelt/Timber								
	1D	21.480		58,105		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		77.830					137,500	
	3D	17.120		38,775		Roads		2.000						
	4D1					Farm Sites								
	4D	12.460		27,290		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.000						

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: PARDE, KARA

Buyer: PAULEY, THOMAS R. AND COLLEEN J.

Parcel ID: 001413800

Additional Parcels:

Book: 2018 Page: 2135

Sale Date: 10/17/2018

Legal Description: E1/2NE1/4 33-1-10

Agriculture

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

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

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

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

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

How long was the property on the market? _____

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

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

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

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

Seller: PARDE, KARA
Buyer: PAULEY, THOMAS R. AND COLLEEN J.
Parcel ID: 001413800
Additional Parcels:
Book: 2018 Page: 2135
Sale Date: 10/17/2018
Legal Description: E1/2NE1/4 33-1-10

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

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

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

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

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

What influenced your sale/purchase?

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

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

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

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

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: PARDE, KARA

Buyer: PAULEY, THOMAS R. AND COLLEEN J.

Parcel ID: 001413800

Additional Parcels:

Book: 2018 Page: 2135

Sale Date: 10/17/2018

Legal Description: E1/2NE1/4 33-1-10

If pasture, how do you water your cattle? Pond Dugout Stream Well

Other _____

Comments/other information:

Signature: _____ Buyer/Seller (circle one)

Phone # _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2136

PAGES _____

GRANTEE MASTER NAME # Keith A. Lewis

PARCEL # / FILING NUMBER 001412500

64295 29-1-10

+ Kevin G. Lewis

DOC STAMPS Exempt SA

tax/lien

SALES FILE # 263

PAGES _____

NEIGHBORHOOD #

<u>1</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	<u>4000</u>	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 45

TOTAL SALE PRICE

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-19-2018

DEED TYPE OLD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
-----	----------	----------	-----------	--------

CODE

1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS

Removing Life Estate of Cecil Lewis

PARCEL # (\$)								
---------------	--	--	--	--	--	--	--	--

Real Estate Transfer Statement

263

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>19</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>10</u> Day <u>19</u> Yr. <u>2018</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cecil A. Lewis Street or Other Mailing Address 60 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number _____ Email Address _____			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Keith A. Lewis & Kevin G. Lewis Street or Other Mailing Address 12502 Beach St City Broomfield State CO Zip Code 80020 Phone Number _____ Email Address _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No		
--	--	--	---	--	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? _____

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property
**Rural Property
 Webster County, NE**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

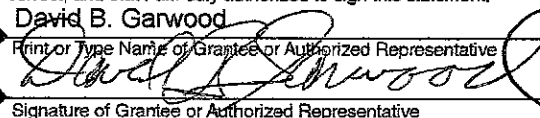
20 Legal Description
The North Half of the Southwest Quarter (N1/2SW1/4) of Section Twenty-nine (29), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5a**

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **David B. Garwood** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 **Attorney**
 Signature of Grantee or Authorized Representative Title 10-22-18
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>22</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2018, Pg 2136

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 22 day of October A.D., 2018, at 11:45 o'clock A M. Recorded in Book 2018 on Page 2136
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-22-18
\$ Exempt By BB

QUITCLAIM DEED

Cecil A. Lewis, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Keith Allen Lewis and Kevin George Lewis, grantor's sons as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-nine (29), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

The intent herein is to terminate Grantor's life estate in the property.

Executed October 21st, 2018

TIMOTHY JAMES PRICKETT
Notary Public - State of Colorado
Notary ID 20174029756
My Commission Expires Jul 14, 2021

Cecil A. Lewis
Cecil A. Lewis

STATE OF COLORADO, COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on October 19th, 2018, by Cecil A. Lewis, a single person.

Comm. expires 7-14-2021

[Signature]
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2139

PAGES _____

GRANTEE MASTER NAME # Paul + Monica Kennedy

PARCEL # / FILING NUMBER 0008015-15060

000801600-15070

000801801-15110

0008028.02-15172

DOC STAMPS 6.75

tax/lien 0008028.03-15174

SALES FILE # 2164

PAGES 000803000-15190 000806500-15560

NEIGHBORHOOD #	1	100	105	20	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	<u>500</u>	<u>505</u>	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 200

Cowles

TOTAL SALE PRICE \$2,600.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-6-2017

DEED TYPE JT QED

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	<u>1</u>	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	<u>COW</u>	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Parcel 8018 is owned by someone else so it cannot be transferred

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

264

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>06</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>06</u> Day <u>06</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Melba L. Dell Street or Other Mailing Address PO Box 303 City Hildreth State NE Zip Code 68947				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Paul & Monica Kennedy Street or Other Mailing Address 301 4th St - Cowles City Blue Hill State NE Zip Code 68930			
Phone Number				Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
				<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
<input type="checkbox"/> Other (Explain) _____					

11 Was ownership transferred in full? (If No, explain the division.)

Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent

same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description

see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	2,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	2,600.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Kory J. McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

sign here Attorney Title **10/25/18**
Signature of Grantee or Authorized Representative Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>25</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>6.75</u>	28 Recording Data <u>EX 2018, Pg 2139</u>

owned by Someone Else

Lots One (1), Two (2), Eight (8), Nine (9), Ten (10), Sixteen (16),
Seventeen (17), Eighteen (18) and the West Five feet (W5') of Lot Eleven
(11), Block Three (3), Original Town of Cowles; and §015
Lots One (1) through Twelve (12), inclusive, Block Nine (9), Original
Town of Cowles, Webster County, Nebraska; and §02802
Lots One (1) through Nine (9), inclusive, Block Eleven (11), Original Town
of Cowles; and §030
Lots Thirteen (13) and Fourteen (14), Block One (1), Foe & McBride's
Addition to the Town of Cowles; §065
all in Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 25th day of Oct A.D., 2018, at 12:35 o'clock P. M. Recorded in Book 2018 on Page 2139
Neb. Klingenberg County Clerk
10.00 Liz Deputy
Ind. Comp. Assessor Carded

Book 2018, Pg 2139

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-25-18
\$ 6.75 By Liz

JOINT TENANCY QUITCLAIM DEED

Melba L. Dell, a/k/a Melba Dell, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Paul Kennedy and Monica Kennedy, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Can't sell owned by Jay & Jackie Fields

Lots One (1), Two (2), Eight (8), Nine (9), Ten (10), Sixteen (16), Seventeen (17), Eighteen (18) and the West Five feet (W5') of Lot Eleven (11), Block Three (3), Original Town of Cowles; and Lots One (1) through Twelve (12), inclusive, Block Nine (9), Original Town of Cowles, Webster County, Nebraska; and Lots One (1) through Nine (9), inclusive, Block Eleven (11), Original Town of Cowles; and Lots Thirteen (13) and Fourteen (14), Block One (1), Foe & McBride's Addition to the Town of Cowles; all in Webster County, Nebraska.

Executed June 6, 2017.

Melba L. Dell
Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 6, 2017, by Melba L. Dell, a single person.

Comm. expires

KORY MCCrackEN
General Notary
State of Nebraska
My Commission Expires Aug 27, 2018

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	2139	6/6/2017	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000801500	264	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373			00	0	50005		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,355	200	2,555		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)				A) 1	B) 01	C) 1	D) 1	E) 8	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date :	Construction Date :
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. :
Building Cost New:	Cost :	Cost :
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
JOINT TENNANCY QUIT CLAIM DEED-SO INVOLVES SEVERAL PARCELS: 8015, 801801,	
8016, 802802, 802803, 8030, 806	
(Continue on back)	

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2139	SALE DATE	6-6-2017	LOCATION	8015
ASSESSOR LOCATION	Cowles		MOBILE HOME	—		
COMMENTS	This is part of Sale - 7 parcels		ADDRESS OF PROPERTY	500 4th Street		
			SCHOOL #	97-0074		

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	345	---	100	445
2017	345	---	100	445
2018	345	---	100	445

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
26000			
LOT WIDTH	LOT DEPTH	LOT UNITS	HOUSE TYPE
75	140	10500	
QUALITY	EXTER1 TYPE / %	EXTER2 TYPE / %	BASE AREA
STYLE 1 / %	STYLE 2 / %	ROOFING	HVAC 1 / %
HVAC 2 / %	SLAB	BASEMENT AREA	MIN FINISH
FIXTURES	BEDROOMS	BATHROOMS	GARAGE AREA
BUILDINGS	Salv. Bld		
YEAR BUILT	RCN	LUMP DESCR	



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000801500 Owner KENNEDY, PAUL & MONICA 301 4TH STREET-COWLES BLUE HILL, NE 68930			Legal LOTS 8 - 10 BLOCK 3 ORIGINAL VILLAGE COWLES			Card File 000801500 Situs 500 FOURTH ST		
County Area	0	N/A	Class Code	01-01-01-01-08-01		Value	Previous	Current
Neighborhood	505	COWLES/NO HOME SIT	State GEO	4373-00-0-50005-003-0000		Buildings	100	100
Location / Group	30	COWLES (COW)	Cadastral	00002-00080-00012		Improvement	0	0
District	200	74WS - 91-0074	Book / Page	2018 / 2139		Land / Lot	345	345
School	91-0074		Sale Date	06/06/2017		Total	445	445
			Sale Amount	2,600				


Date Added Notes
11/04/2002 CARD #: 15060 GLIDE: 61

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13 COWLES/NO HOME SITE	02 SqFoot	LEVEL BLACKTOP & GRAVEL NONE	10,500.000	75.000	N	10,500	0.033	0.000	345	0
						999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA	2,600
11/30/2009	02009	02045		DELL, HUGH A & MELBA L DELL, MELBA L.	5,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	801500	200	100	0	345	445	0	445	7.28	0
2016	801500	200	100	0	345	445	0	445	7.28	0
2015	801500	200	100	0	345	445	0	445	7.28	0
2014	801500	200	100	0	345	445	0	445	8.14	0
2013	801500	200	3,200	0	345	3,545	0	3,545	70.88	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 000801500 (1338) Cadastral ID 00002-00080-00012 PAD Class Code 01-01-01-01-08-01 State GEO 4373-00-0-50005-003-0000 Owner KENNEDY, PAUL & MONICA 301 4TH STREET-COWLES BLUE HILL, NE 68930 Situs 500 VFOURTH ST Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal LOTS 8 - 10 BLOCK 3 ORIGINAL VILLAGE COWLES</p>	<p>Primary Image</p> 	<p>Sketch Image</p>																												
<p>Property Valuation</p> <table border="0"> <tr><td>Buildings</td><td>100</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>0</td></tr> <tr><td>Total</td><td>100</td></tr> </table>	Buildings	100	Improvement	0	Land/Lot	0	Total	100	<p>Residential Information</p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>0</td></tr> <tr><td>Fixture/Roughin</td><td>0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>0 / 0.0</td></tr> <tr><td>Basement Area</td><td>0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0	<p>Marshall & Swift Cost Approach (06/2013)</p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	100																													
Improvement	0																													
Land/Lot	0																													
Total	100																													
Type																														
Quality	.00 -																													
Condition	.00 -																													
Base/Total	0 / 0																													
Area of Slab	0																													
Area of Crawl	0																													
Fixture/Roughin	0 / 0																													
Bed/Bathroom	0 / 0.0																													
Basement Area	0																													
Year/Effective Age	0/0																													
<p>Review information</p> <table border="0"> <tr><td>03/13/2015</td><td>Entered</td><td>SK</td></tr> <tr><td>11/07/2014</td><td>Inspect</td><td>SK</td></tr> </table>			03/13/2015	Entered	SK	11/07/2014	Inspect	SK																						
03/13/2015	Entered	SK																												
11/07/2014	Inspect	SK																												
<p>Date Added Notes</p> <p>11/04/2002 CARD #: 15060 GLIDE: 61</p>																														

Parcel ID 000801500 (1338)
 Cadastral ID 00002-00080-00012
 PAD Class Code 01-01-01-01-08-01
 State GEO 4373-00-0-50005-003-0000
Owner
 KENNEDY, PAUL & MONICA
 301 4TH STREET-COWLES
 BLUE HILL, NE 68930
Situs
 500 FOURTH ST
Neighborhood 505 - COWLES/NO HOME SIT
District 200 - 74WS - 91-0074
Legal
 LOTS 8 - 10 BLOCK 3 ORIGINAL VILLAGE
 COWLES

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
FLV10 0	Flat Value 100 Building Components	D	0.00	0.00	0	0				1

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2139	SALE DATE	6-6-2017	LOCATION ID	801801
ASSESSOR LOCATION	Cowles		MOBILE HOME	300blk Cowles main street		
COMMENTS	part of sale - 7 parcels					
	SCHOOL #	91-0074				

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	345			345
2017	345			345
2018	345			345

SELLING PRICE	2,600	521 ADJUSTMENT	140	ASSESSOR ADJUSTMENT		ADJUSTED SELLING PRICE	
LOT WIDTH	75	LOT DEPTH	140	LOT UNITS	10500	HOUSE TYPE	
QUALITY		EXTERI TYPE / %		EXTERI TYPE / %		BASE AREA	
STYLE 1 / %		STYLE 2 / %		ROOFING		HVAC 1 / %	
HVAC 2 / %		SLAB		BASEMENT AREA		MIN FINISH	
FIXTURES		BEDROOMS		BATHROOMS		REC FINISH	
				GARAGE TYPE		GARAGE AREA	
						FIREPLACE	
							SWIMMING POOL
BUILDINGS	Empty Lot						
YEAR BUILT		RCN		LUMP DESCRP			



WEBSTER COUNTY
2017 Real Estate Breakdown Report



Parcel ID 000801801			Legal LOTS 18 - 18 BLOCK 3 ORIGINAL VILLAGE COWLES			Card File 000801801		
Owner KENNEDY, PAUL & MONICA 301 4TH STREET-COWLES BLUE HILL, NE 68930						Situs COWLES MAIN ST 300 B		
County Area	0	N/A	Class Code	02-01-01-01-08-02		Value	Previous	Current
Neighborhood	505	COWLES/NO HOME SIT	State GEO	4373-00-0-50005-003-0000		Buildings	0	0
Location / Group	30	COWLES (COW)	Cadastral	00002-00080-00015		Improvement	0	0
District	200	74WS - 91-0074	Book / Page	2018 / 2139		Land / Lot	345	345
School	91-0074		Sale Date	06/06/2017		Total	345	345
			Sale Amount	2,600				

Date Added Notes
11/04/2002 CARD # 15110 GLIDE: 61

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13 COWLES/NO HOME SITE	02 SqFoot	ROLLING BLACKTOP NONE	10,500.000	75.000	N	10,500	0.033	0.000	345	0
						999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA DELL, MELBA L.	2,600 0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	801801	200	0	0	345	345	0	345	5.64	0
2016	801801	200	0	0	345	345	0	345	5.66	0
2015	801801	200	0	0	345	345	0	345	5.64	0
2014	801801	200	0	0	345	345	0	345	6.32	0
2013	801801	200	0	0	345	345	0	345	6.90	0

<p>Parcel ID 000801801 (1341) Cadastral ID 00002-00080-00015 PAD Class Code 02-01-01-01-08-02 State GEO 4373-00-0-50005-003-0000 Owner KENNEDY, PAUL & MONICA 301 4TH STREET-COWLES BLUE HILL, NE 68930 Situs COWLES MAIN ST 300 B Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal LOTS 16 - 18 BLOCK 3 ORIGINAL VILLAGE COWLES</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 																										
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Buildings	0																											
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11/07/2014	Inspect	SK																										
<p>Date Added Notes 11/04/2002 CARD # 15110 GLIDE: 61</p>																												

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2139	SALE DATE	6-6-2017	LOCATION ID	8016
ASSESSOR LOCATION	Coushes		MOBILE HOME	—		
ADDRESS OF PROPERTY	300 Bk Coushes Main Street			SCHOOL #	91-0074	
COMMENTS	Part of sale 7-Parcels					

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	25			25
2017	25			25
2018	25			25

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
26000 - part			
LOT WIDTH	LOT DEPTH	LOT UNITS	HOUSE TYPE
50	140	7000	
QUALITY	EXTER1 TYPE / %	EXTER2 TYPE / %	BASE AREA
STYLE 1 / %	STYLE 2 / %	ROOFING	HVAC 1 / %
HVAC 2 / %	SLAB	BASEMENT AREA	MIN FINISH
FIXTURES	BEDROOMS	BATHROOMS	GARAGE TYPE
BUILDINGS	Empty Lot		
YEAR BUILT	RCN	LUMP DESCR	



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000801600	Legal WEST 5' LOT 11 BLOCK 3 ORIGINAL VILLAGE COWLES	Card File 000801600
Owner KENNEDY, PAUL & MONICA 301 4TH STREET-COWLES BLUE HILL, NE 68930		Situs COWLES MAIN ST 300 B

County Area 0 N/A	Class Code 02-01-01-01-08-01	Value	Previous	Current
Neighborhood 505 COWLES/NO HOME SIT	State GEO 4373-00-0-50050-003-0000	Buildings	0	0
Location / Group 30 COWLES (COW)	Cadastral 00002-00080-013A0	Improvement	0	0
District 200 74WS - 91-0074	Book / Page 2018 / 2139	Land / Lot	25	25
School 91-0074	Sale Date 06/06/2017	Total	25	25
	Sale Amount 2,600			


Date Added Notes
11/04/2002 CARD # 15070 GLIDE: 61

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13 COWLES/NO HOME SITE	02 SqFoot	LEVEL BLACKTOP NONE	700.000	5.000	N	10,500	0.033	0.000	25	0
							999,999	0.011		

Sale Date	Book	Page	Extend	Ownership History	Amount
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA	2,600
11/30/2009	02009	02045		DELL, HUGH A & MELBA L DELL, MELBA L.	5,000 0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	801600	200	0	0	25	25	0	25	0.42	0
2016	801600	200	0	0	25	25	0	25	0.42	0
2015	801600	200	0	0	25	25	0	25	0.42	0
2014	801600	200	0	0	25	25	0	25	0.46	0
2013	801600	200	0	0	25	25	0	25	0.50	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 000801600 (1339) Cadastral ID 00002-00080-013A0 PAD Class Code 02-01-01-01-08-01 State GEO 4373-00-0-50050-003-0000 Owner KENNEDY, PAUL & MONICA 301 4TH STREET-COWLES BLUE HILL, NE 68930 Situs COWLES MAIN ST 300 B Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal WEST 5' LOT 11 BLOCK 3 ORIGINAL VILLAGE COWLES</p>	<p>Primary Image</p> 	<p>Sketch Image</p>																		
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Improvement	0																			
Land/Lot	0																			
Total	0																			
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Area of Slab	0																			
Area of Crawl	0																			
Fixture/Roughin	0 / 0																			
Bed/Bathroom	0 / 0.0																			
Basement Area	0																			

Date Added Notes
11/04/2002 CARD #: 15070 GLIDE: 61



WEBSTER COUNTY
2017 Real Estate Breakdown Report


Parcel ID 000803000			Legal LOTS 1 - 9 BLOCK 11 ORIGINAL VILLAGE COWLES			Card File 000803000		
Owner KENNEDY, PAUL & MONICA 301 4TH STREET-COWLES BLUE HILL, NE 68930						Situs COWLES MAIN ST 200 B		
County Area	0	N/A	Class Code	01-01-01-01-08-02		Value	Previous	Current
Neighborhood	505	COWLES/NO HOME SIT	State GEO	4373-00-0-50005-011-0000		Buildings	100	100
Location / Group	30	COWLES (COW)	Cadastral	00002-00081-00005		Improvement	0	0
District	200	74WS - 91-0074	Book / Page	2018 / 2139		Land / Lot	620	620
School	91-0074		Sale Date	08/06/2017		Total	720	720
			Sale Amount	2,600				

Date Added Notes
11/04/2002 CARD #: 15190 GLIDE: 61

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13 COWLES/NO HOME SITE	02 SqFoot	LEVEL BLACKTOP- GRAVEL NONE	35,266.000	1.000	N	10,500	0.033	0.000	620	0
						999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA	2,600
09/02/2015	02015	01531		DELL, MELBA	700
04/29/1999	02000	00234		DANEHEY, ROBERT DELL, MELBA L.	400 0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	803000	200	100	0	620	720	0	720	11.78	0
2016	803000	200	100	0	620	720	0	720	11.78	0
2015	803000	200	100	0	620	720	0	720	11.76	0
2014	803000	200	0	0	620	620	0	620	11.34	0
2013	803000	200	0	0	620	620	0	620	12.40	0

<p>Parcel ID 000803000 (1349) Cadastral ID 00002-00081-00005 PAD Class Code 01-01-01-01-08-02 State GEO 4373-00-0-50005-011-0000</p> <p>Owner KENNEDY, PAUL & MONICA 301 4TH STREET-COWLES BLUE HILL, NE 68930</p> <p>Situs COWLES MAIN ST 200 B</p> <p>Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074</p> <p>Legal LOTS 1 - 9 BLOCK 11 ORIGINAL VILLAGE COWLES</p>	<p>Primary Image</p> 	<p>Sketch Image</p>																		
<p>Property Valuation</p> <table border="0"> <tr><td>Buildings</td><td>100</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>0</td></tr> <tr><td>Total</td><td>100</td></tr> </table>	Buildings	100	Improvement	0	Land/Lot	0	Total	100	<p>Residential Information</p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	<p>Marshall & Swift Cost Approach (06/2013)</p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
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Fixture/Roughin	0 / 0																			
Bed/Bathroom	0 / 0.0																			
Basement Area	0																			
<p>Date Added Notes</p> <p>11/04/2002 CARD #: 15190 GLIDE: 61</p>																				

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2139	SALE DATE	6-6-2017	LOCATION ID	8065
ASSESSOR LOCATION	ASSESSOR LOCATION	Cowles	MOBILE HOME		ADDRESS OF PROPERTY	200BK farmers street
COMMENTS	SCHOOL # 91-0074					

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	250			250
2017	250			250
2018	250			250

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
2600-Part			
LOT WIDTH	LOT DEPTH	LOT UNITS	HOUSE TYPE
50	150	7500	
QUALITY	EXTER1 TYPE / %	EXTER2 TYPE / %	BASE AREA
STYLE 1 / %	STYLE 2 / %	ROOFING	HVAC 1 / %
HVAC 2 / %	SLAB	BASEMENT AREA	MIN FINISH
FIXTURES	BEDROOMS	BATHROOMS	GARAGE TYPE
			GARAGE AREA
			FIREPLACE
			SWIMMING POOL
BUILDINGS			
YEAR BUILT	RCN	LUMP DESCR	



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000806500			Legal LOTS 13 & 14 BLOCK 1 FOE & MCBRIDES ADDITION COWLES			Card File 000806500		
Owner KENNEDY, PAUL & MONICA 301 4TH STREET-COWLES BLUE HILL, NE 68930						Situs FARMERS ST 200 BLK		
County Area	0	N/A	Class Code	02-01-01-01-08-01		Value	Previous	Current
Neighborhood	505	COWLES/NO HOME SIT	State GEO	4373-00-0-50010-001-0000		Buildings	0	0
Location / Group	30	COWLES (COW)	Cadastral	00002-00084-00014		Improvement	0	0
District	200	74WS - 91-0074	Book / Page	2018 / 2139		Land / Lot	250	250
School	91-0074		Sale Date	06/06/2017		Total	250	250
			Sale Amount	2,600				


Date Added Notes
11/04/2002 CARD #: 15560 GLIDE: 62

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13	COWLES/NO HOME SITE	02 SqFoot ROLLING GRAVEL NONE	7,500.000	50.000	N	10,500	0.033	0.000	250	0
						999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA	2,600
12/29/2008	02008	02058		DELL, HUGH A & MELBA L DELL, MELBA L	200
					0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	806500	200	0	0	250	250	0	250	4.08	0
2016	806500	200	0	0	250	250	0	250	4.10	0
2015	806500	200	0	0	250	250	0	250	4.08	0
2014	806500	200	0	0	250	250	0	250	4.56	0
2013	806500	200	0	0	250	250	0	250	5.00	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 000806500 (1366) Cadastral ID 00002-00084-00014 PAD Class Code 02-01-01-01-08-01 State GEO 4373-00-0-50010-001-0000 Owner KENNEDY, PAUL & MONICA 301 4TH STREET-COWLES BLUE HILL, NE 68930 Situs FARMERS ST 200 BLK Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal LOTS 13 & 14 BLOCK 1 FOE & MCBRIDES ADDITION COWLES</p>	<p>Primary Image</p> 	<p>Sketch Image</p>																		
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Area of Slab	0																			
Area of Crawl	0																			
Fixture/Roughin	0 / 0																			
Bed/Bathroom	0 / 0.0																			
Basement Area	0																			
<p>Date Added Notes 11/04/2002 CARD #: 15560 GLIDE: 62</p>																				

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2139	SALE DATE	6-6-2017	LOCATION ID	802803
ASSESSOR LOCATION	Cowles		MOBILE HOME		ADDRESS OF PROPERTY	Cowles Main St.
COMMENTS	SCHOOL # 91-0074					

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	115			115
2017	115			115
2018	115			115

SELLING PRICE	2600	part	521 ADJUSTMENT		ASSESSOR ADJUSTMENT		ADJUSTED SELLING PRICE	
LOT WIDTH	25	LOT DEPTH	140	LOT UNITS	3500	HOUSE TYPE	MH WIDTH	MH LENGTH
QUALITY		EXTER1 TYPE / %		EXTER2 TYPE / %		BASE AREA	TOTAL FLOOR AREA	
STYLE 1 / %		STYLE 2 / %		ROOFING		HVAC 1 / %		
HVAC 2 / %		SLAB		BASEMENT AREA		MIN FINISH	REC FINISH	PART FINISH
FIXTURES		BEDROOMS		BATHROOMS		GARAGE AREA	FIREPLACE	SWIMMING POOL
BUILDINGS	Empty Lot							
YEAR BUILT		RCN		LUMP DESCRP				

1st sale

name changed
1st sale to
Paul & Monica Kennedy

MIPS Inc.
www.nebraskaassessorsonline.us

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID	000802803	Legal	LOT 12 BLOCK 9 ORIGINAL VILLAGE COWLES	Card File	000802803
Owner	KELLER, ROBERT 499 FRANKLIN STRET BLUE HILL, NE 68930			Situs	COWLES MAIN ST


County Area	0	N/A	Class Code	02-01-01-01-08-01	Value	Previous	Current
Neighborhood	505	COWLES/NO HOME SIT	State GEO	4373-00-0-00009-174-	Buildings	0	0
Location / Group	30	COWLES (COW)	Cadastral	00002-00080-0027A	Improvement	0	0
District	200	74WS - 91-0074	Book / Page	2018 / 2145	Land / Lot	115	115
School	91-0074		Sale Date	10/24/2018	Total	115	115
			Sale Amount	3,000			

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13 COWLES/NO HOME SITE	02 SqFoot		3,500.000	25.000	N	10,500	0.033	0.000	115	0
						999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/24/2018	2018	2145		KELLER, ROBERT	3,000
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA	2,600
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA	2,600
				DELL, MELBA L -ETAL	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	802803	200	0	0	115	115	0	115	1.88	0
2016	802803	200	0	0	115	115	0	115	1.88	0
2015	802803	200	0	0	115	115	0	115	1.88	0
2014	802803	200	0	0	115	115	0	115	2.10	0
2013	802803	200	0	0	115	115	0	115	2.30	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 000802803 (1347) Cadastral ID 00002-00080-0027A PAD Class Code 02-01-01-01-08-01 State GEO 4373-00-0-00009-174 Owner KELLER, ROBERT 499 FRANKLIN STRET BLUE HILL, NE 68990 Situs COWLES MAIN ST Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal LOT 12 BLOCK 9 ORIGINAL VILLAGE COWLES	Primary Image 	Sketch Image
Property Valuation Buildings 0 Improvement 0 Land/Lot 0 Total 0	Residential Information Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 0/0
Review Information 03/16/2015 Entered SK 11/07/2014 Inspect SK		

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2139	SALE DATE	6-6-2017	LOCATION ID	802802
ASSESSOR LOCATION	Cowles		MOBILE HOME	Cowles Main Street		
COMMENTS	SCHOOL # 91-0074					

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	655			655
2017	655			655
2018	655			655

SELLING PRICE	26000	521 ADJUSTMENT		ASSESSOR ADJUSTMENT		ADJUSTED SELLING PRICE	
LOT WIDTH	275	LOT DEPTH	140	LOT UNITS	38500	HOUSE TYPE	
QUALITY	EXTER1 TYPE / %		EXTER2 TYPE / %		BASE AREA	TOTAL FLOOR AREA	
STYLE 1 / %	STYLE 2 / %		ROOFING		HVAC 1 / %		
HVAC 2 / %	SIAB		BASEMENT AREA		MIN FINISH	REC FINISH	PART FINISH
FIXTURES	BEDROOMS	BATHROOMS	GARAGE TYPE		GARAGE AREA	FIREPLACE	SWIMMING POOL
BUILDINGS	Empty lot						
YEAR BUILT	RCN	LUMP DESCRP					



WEBSTER COUNTY
2017 Real Estate Breakdown Report

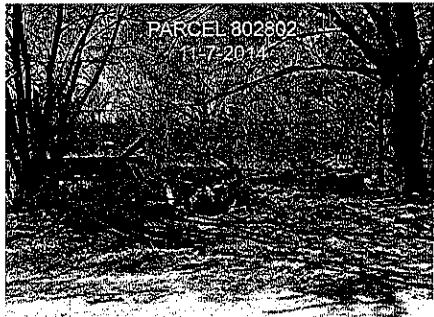
Parcel ID 000802802	Legal LOTS 1 - 11 BLOCK 9 ORIGINAL VILLAGE COWLES	Card File 000802802
Owner KELLER, ROBERT 499 FRANKLIN STRET BLUE HILL, NE 68930		Situs COWLES MAIN ST

County Area 0 N/A	Class Code 02-01-01-01-08-03	Value	Previous	Current
Neighborhood 505 COWLES/NO HOME SIT	State GEO 4373-00-0-50005-009-5172	Buildings	0	0
Location / Group 30 COWLES (COW)	Cadastral 00002-00080-00027	Improvement	0	0
District 200 74WS - 91-0074	Book / Page 2018 / 2145	Land / Lot	655	655
School 91-0074	Sale Date 10/24/2018	Total	655	655
	Sale Amount 3,000			

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13 COWLES/NO HOME SITE	02 SqFoot		38,500.000	275.000	N	10,500	0.033	0.000	655	0
						999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/24/2018	2018	2145		KELLER, ROBERT	3,000
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA	2,800
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA	2,800
08/11/2010	02010	01298		KENNEDY, MICHAEL -ETAL	2,200
				DELL, MELBA L -ETAL	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	802802	200	0	0	655	655	0	655	10.72	0
2016	802802	200	0	0	655	655	0	655	10.72	0
2015	802802	200	0	0	655	655	0	655	10.70	0
2014	802802	200	0	0	655	655	0	655	11.98	0
2013	802802	200	0	0	655	655	0	655	13.08	0

<p>Parcel ID 000802802 (1346) Cadastral ID 00002-00080-00027 PAD Class Code 02-01-01-01-08-03 State GEO 4373-00-0-50005-009-5172 Owner KELLER, ROBERT 499 FRANKLIN STRET BLUE HILL, NE 68930 Situs COWLES MAIN ST Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal LOTS 1 - 11 BLOCK 9 ORIGINAL VILLAGE COWLES</p>	<p>Primary Image</p> 	<p>Sketch Image</p>																		
<p>Property Valuation</p> <table border="0"> <tr><td>Buildings</td><td>0</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>0</td></tr> <tr><td>Total</td><td>0</td></tr> </table>	Buildings	0	Improvement	0	Land/Lot	0	Total	0	<p>Residential Information</p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	<p>Marshall & Swift Cost Approach (06/2013)</p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	0																			
Improvement	0																			
Land/Lot	0																			
Total	0																			
Type																				
Quality	.00 -																			
Condition	.00 -																			
Base/Total	0 / 0																			
Year/Effective Age	0/0																			
<p>Review Information</p> <table border="0"> <tr><td>03/16/2015</td><td>Entered</td><td>SK</td></tr> <tr><td>11/07/2014</td><td>Inspect</td><td>SK</td></tr> </table>	03/16/2015	Entered	SK	11/07/2014	Inspect	SK	<table border="0"> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>0</td></tr> <tr><td>Fixture/Roughin</td><td>0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>0 / 0.0</td></tr> <tr><td>Basement Area</td><td>0</td></tr> </table>	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0			
03/16/2015	Entered	SK																		
11/07/2014	Inspect	SK																		
Area of Slab	0																			
Area of Crawl	0																			
Fixture/Roughin	0 / 0																			
Bed/Bathroom	0 / 0.0																			
Basement Area	0																			

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2140

PAGES _____

GRANTEE MASTER NAME # Matthew +

PARCEL # / FILING NUMBER 000620500

19080

Lisa Streit

DOC STAMPS Exempt #4

tax/lien

SALES FILE # 265

PAGES _____

NEIGHBORHOOD #

1	<u>100</u>	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500		
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____	
					SUBURBAN _____	

TAX DISTRICT 25

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-1-2017

DEED TYPE Corrective Deed

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
-----	----------	----------	-----------	--------

CODE

1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	RC	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS

to correct legal that has been wrong long time per Corey mecracken, Attorney.

PARCEL # (5)

--	--	--	--	--	--	--	--

Real Estate Transfer Statement

265

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>01</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>09</u> Day <u>01</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Melba L. Dell Street or Other Mailing Address PO Box 303 City Hildreth State NE Zip Code 68947 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew & Lisa Streit Street or Other Mailing Address 525 Nebraska St City Guide Rock State NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	
--	--	--	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate -- Transfer on Death Executor Mineral Quit Claim Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Corrective

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property? _____

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes _____ No

18 Address of Property _____

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

18a No address assigned 18b Vacant land

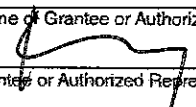
20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Print or Type Name of Grantee or Authorized Representative Kory J. McCracken (402) 746-3613 Phone Number
 Signature of Grantee or Authorized Representative  Attorney Title Date 10/25/18

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>10</u> Day <u>25</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>0 exempt #4</u>	28 Recording Data <u>BK 2018, Pg 2140</u>	For Dept. Use Only
--	---	--	--------------------

Commencing at a point Eighty feet (80') West of the Northwest corner of Block Three (3), Talbot's Addition to Guide Rock, Webster County, Nebraska; thence North 8 feet; thence West 170 feet; thence South 133 feet; thence East 170 feet; thence North 125 feet to the point of beginning; being a part of Lot "D" Resurvey Addition (a/k/a Subdivision by Ordinance) to Guide Rock, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Book 2018, Pg 2140

Entered on the numerical index and filed for record in the Clerk's office of said county this 25th day of Oct A.D., 2018, at 12:44 o'clock P. M. Recorded in Book 2018 on Page 2140
Deb Klingenberg County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date 10-25-18
\$ Exempt #4 By Liz

CORRECTIVE QUITCLAIM DEED

Melba L. Dell, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Matthew Streit and Lisa Streit, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Commencing at a point Eighty feet (80') West of the Northwest corner of Block Three (3), Talbot's Addition to Guide Rock, Webster County, Nebraska; thence North 8 feet; thence West 170 feet; thence South 133 feet; thence East 170 feet; thence North 125 feet to the point of beginning; being a part of Lot "D" Resurvey Addition (a/k/a Subdivision by Ordinance) to Guide Rock, Webster County, Nebraska.

Executed ~~August~~ ^{September} 1, 2017.

Melba L. Dell
Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~August~~ ^{September} 1, 2017, by Melba L. Dell, a single person.

Comm. expires My Commission Expires Aug 27, 2018
KORY MCCracken
General Notary
State of Nebraska

[Signature]
Notary Public

BW 2018, Pg 2078

Book 89

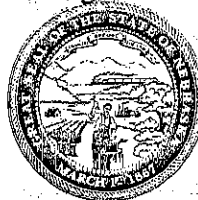
Part of Lots One (1) and Two (2) in the Southeast Quarter (SE 1/4) of Section Seven (7), Township Four (4) North, Range Eleven (11), West of the 4th P.M., Webster County, Nebraska, described as follows: Beginning at a point 280 feet South of the Northeast corner of said Lot One (1), running thence West 254 feet, thence South 379 feet; thence East 256.7 feet; thence North along the East line of Lots One (1) and Two (2) to the point of beginning, except the South 160 feet thereof.

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 12th day of Oct A.D., 2018, at 12:55 o'clock P.M. Recorded in Book 2018 on Page 2078-2079
Debra Klugenberg County Clerk
16.00 Dau Deputy
Ind. Comp. Assessor Carded

6/22/2018, Pg 2079

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



Stanley S. Cooper
STANLEY S. COOPER
ASSISTANT STATE REGISTRAR
DEPARTMENT HEALTH AND
HUMAN SERVICES

DATE OF ISSUANCE

4/5/2017

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

17 04336

CERTIFICATE OF DEATH

1. DECEDENT'S-NAME (First, Middle, Last, Suffix) Wilbur Jahn Cox		2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) March 30, 2017	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Fort Riley, Kansas		5a. AGE - Last Birthday (Yrs.) 61	5b. UNDER 1 YEAR MOS. DAYS	5c. UNDER 1 DAY HOURS MINS.	
6. DATE OF BIRTH (Mo., Day, Yr.) June 9, 1955		7. SOCIAL SECURITY NUMBER			
8a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA		OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)			
8b. FACILITY-NAME (if not institution, give street and number) 719 North Main		8c. CITY OR TOWN OF DEATH (include Zip Code) Bladen 68928			
8d. COUNTY OF DEATH Webster		9a. RESIDENCE-STATE Nebraska			
9b. COUNTY Webster		9c. CITY OR TOWN Bladen		9d. STREET AND NUMBER 719 North Main	
9e. APT. NO.		9f. ZIP CODE 68928		9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown		10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name Sally Marie Meyer			
11. FATHER'S-NAME (First, Middle, Last, Suffix) Wilbur Leon Cox		12. MOTHER'S-NAME (First, Middle, Maiden Surname) Elaine Jahn			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk) No		14a. INFORMANT-NAME Sally Marie Cox		14b. RELATIONSHIP TO DECEDENT Wife	
15. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE Not Embalmed		16b. LICENSE NO.	
16c. DATE (Mo., Day, Yr.) March 31, 2017		16d. CEMETERY, CREMATORY OR OTHER LOCATION BV Cremation Center			
16e. CITY/TOWN Hastings		16f. STATE Nebraska			
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Livinston-Butler-Volland Funeral Home, 1225 N. Elm, Hastings, Nebraska					17b. Zip Code 68901
CAUSE OF DEATH (See instructions and examples)					
18. PART I. Enter the chain of events - diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.				APPROXIMATE INTERVAL	
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) Chronic Obstructive Pulmonary Disease				onset to death 1 Month	
DUE TO, OR AS A CONSEQUENCE OF: b)				onset to death	
DUE TO, OR AS A CONSEQUENCE OF: c)				onset to death	
DUE TO, OR AS A CONSEQUENCE OF: d)				onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I.					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	
21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO			
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)	
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED			
22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO.		CITY/TOWN		STATE	
22g. ZIP CODE					
23a. DATE OF DEATH (Mo., Day, Yr.) March 30, 2017		23b. DATE SIGNED (Mo., Day, Yr.) March 31, 2017		23c. TIME OF DEATH 11:10 PM	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Paul Wubbels, MD		24a. DATE SIGNED (Mo., Day, Yr.)			
24b. TIME OF DEATH		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD	
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)					
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Paul Wubbels, MD, 2115 N Kansas Avenue, Hastings, Nebraska, 68901					
28a. REGISTRAR'S SIGNATURE Stanley S. Cooper				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) April 3, 2017	

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: COBORNERS, PHYSICIAN OR COURT ATTORNEY ONLY

0077021

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-214

PAGES _____

GRANTEE MASTER NAME # Matthew Gellenbeck

PARCEL # / FILING NUMBER 8029
15180

401 Third St. Cowles
Blue Hill, NE 68930

DOC STAMPS 20.25

tax/lien

SALES FILE # 266

PAGES _____

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	<u>500</u>	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 200

TOTAL SALE PRICE 9.000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-5-18

DEED TYPE Warranty Deed

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	<u>1</u>	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	<u>COW</u>	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

2do

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>07</u> Day <u>05</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>07</u> Day <u>05</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Meiba L. Dell Street or Other Mailing Address PO Box 303 City Hildreth State NE Zip Code 68947 Phone Number _____ Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew E. Gellenbeck Street or Other Mailing Address 401 Third St - Cowles City Blue Hill State NE Zip Code 68930 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address _____	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child.	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? _____

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes _____ No

18 Address of Property
401 Third St
Blue Hill (Cowles), NE

18a No address assigned **18b** Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	9,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	9,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Kory J. McCracken (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney
 Signature of Grantee or Authorized Representative Title

10/25/18
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>25</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>20.25</u>	28 Recording Data <u>BOOK 2018, Pg 214</u>	

Grantee—Retain a copy of this document for your records.

Lots Thirteen (13) through Twenty-four (24), inclusive, Block Ten (10),
Original Town of Cowles, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Book 2018, Pg 2141

Entered on the numerical index and filed for record in the Clerk's office of said county this 25th day of Oct A.D., 2018, at 12:46 o'clock P. M. Recorded in Book 2018 on Page 2141.
Deb Kligenberg County Clerk
10.00 112 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-25-18
\$ 20.25 By 112

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 Matthew E. Gellenbeck, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

Lots Thirteen (13) through Twenty-four (24), inclusive, Block Ten (10), Original ~~Town~~ of Cowles, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

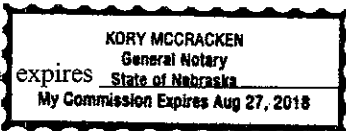
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed ~~June~~ ^{July} 5, 2018.

Melba L. Dell
Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~June~~ ^{July} 5, 2018, by Melba L. Dell, a single person.

Comm expires 

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	214 A	7/5/2018	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000802900		266		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373			00	0	50005		010	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
695		4,825		5,520		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)				A) 1	B) 01	C) 1	D) 1	E) 8	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1899				Construction Date :						
Floor:				Floor Sq. Ft. : 908				Floor Sq. Ft. :						
Building Cost New:				Cost : 104,730				Cost :						
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from						Comments:								
WARRANTY DEED														
(Continue on back)														

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: DELL, HUGH A. & MELBA L.

Buyer: GELLENBECK, MATTHEW E.

Parcel ID: 000802900

Additional Parcels:

Book: 2018 Page: 2144

Sale Date: 07/05/2018

Legal Description: LOTS 13 - 24 BLOCK 10 ORIGINAL VILLAGE COWLES

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: DELL, HUGH A. & MELBA L.
Buyer: GELLENBECK, MATTHEW E.
Parcel ID: 000802900

Additional Parcels:

Book: 2018 Page: 2144

Sale Date: 07/05/2018

Legal Description: LOTS 13 - 24 BLOCK 10 ORIGINAL VILLAGE COWLES

Was the sale between family members? Yes No If yes, explain

Was there any association between the buyer and the seller or with the property? Yes
 No If yes explain

Do you own other property nearby? Yes No If yes, please
explain

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement
Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in
each of the past five years?
\$. What
expenses have been incurred in each of the past five years?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) Appliances Furniture other (please explain):
. What is the dollar value of the personal
property that was included in the purchase price.

Do you think this property sold for its full market value? Yes No

Was the property made available to other potential purchasers? Yes/No Explain if
no

How many bedrooms? How many bathrooms? What type of heating and cooling is in the
house?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) Appliances Furniture other (please explain):

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018 - 2144

PAGES _____

GRANTEE MASTER NAME # Robert Keller

PARCEL # / FILING NUMBER 8043 - 15330

499 Franklin St

8042 - 15320

8044 - 15340

Blue Hill, NE 68930

8045 - 15350

DOC STAMPS 33.75

tax/lien

SALES FILE # 267

PAGES _____

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	<u>500</u>	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
							RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 200

TOTAL SALE PRICE 15,000

521 ADJUSTMENTS \$ -

ASSESSOR ADJUSTMENTS \$ -

REVIEW CODE NO

SALES DATE 10-24-18

DEED TYPE Warranty Deed

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u>1</u>	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	<u>COW</u>	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

PARCEL # (S)	<u>8043</u>	<u>8042</u>	<u>8044</u>	<u>8045</u>				
--------------	-------------	-------------	-------------	-------------	--	--	--	--

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
 • If additional space is needed, add an attachment and identify the item.

267

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 24 Yr. 2018		Mo. 10 Day 24 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Paul & Monica Kennedy				Grantee's Name (Buyer) Robert Keller			
Street or Other Mailing Address 301 Fourth St				Street or Other Mailing Address 499 Franklin St			
City Blue Hill (Cowles)		State NE		Zip Code 68930		City Blue Hill (Cowles)	
						State NE	
						Zip Code 68930	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)

Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent

same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description

Lots One (1) through Twelve (12), inclusive, Block Eighteen (18), Original Town of Cowles, Webster County, Nebraska, including the North Half of the alley in Block Eighteen (18) vacated by Resolution filed in Book 2006, page 691.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 15,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Kory J. McCracken (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney
 Signature of Grantee or Authorized Representative Title Date 10/25/18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 10 Day 25 Yr. 18	\$ 33.75	Book 2018, Pg 2144

State of Nebraska } ss.
County of Webster }

BOOK 2018, Pg 2144

Entered on the numerical index and filed for record in the Clerk's office of said county this 25th day of Oct A.D., 2018, at 1:10 o'clock P. M. Recorded in Book 2018 on Page 2144
Deb Klungenberg County Clerk
10.08 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-25-18
\$ 33.75 By Liz

WARRANTY DEED

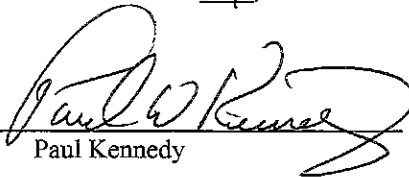
Paul Kennedy and Monica Kennedy a/k/a Monica D. Kennedy, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Robert Keller, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

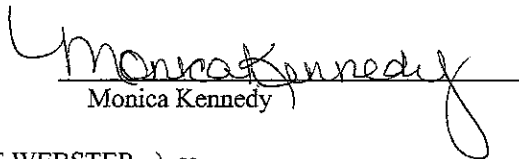
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GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

- (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 October 24, 2018.

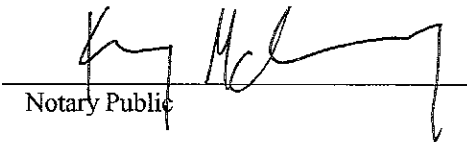

Paul Kennedy


Monica Kennedy

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 24, 2018, by Paul Kennedy and Monica Kennedy, husband and wife.

Comm. expires 


Notary Public



WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID 000804200 Owner KELLER, ROBERT 499 FRANKLIN ST BLUE HILL, NE 68930			Legal NORTH 70' LOTS 1 - 4 & WEST 12' OF SOUTH 70' LOT 4 BLOCK 18 ORIGINAL VILLAGE COWLES			Card File 000804200 Situs 400 BLOCK FRANKLIN S		
County Area	0	N/A	Class Code	02-01-01-01-08-01	Value		Previous	Current
Neighborhood	505	COWLES/NO HOME SIT	State GEO	4373-00-0-50005-018-5320	Buildings		0	0
Location / Group	30	COWLES (COW)	Cadastral	00002-00083-00010	Improvement		0	0
District	200	74WS - 91-0074	Book / Page	2018 / 2144	Land / Lot		260	260
School	91-0074		Sale Date	10/24/2018	Total		260	260
			Sale Amount	15,000				


Date Added Notes
11/04/2002 CARD #: 15320 GLIDE: 62

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13 COWLES/NO HOME SITE	02 SqFoot		7,840.000	7,840.000	N	10,500	0.033	0.000	260	0
						999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/24/2018	2018	2144		KELLER, ROBERT KENNEDY, PAUL & MONICA	9,000 0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	4461	200	0	0	260	260	0	260	4.34	0
2017	804200	200	0	0	260	260	0	260	4.26	0
2016	804200	200	0	0	260	260	0	260	4.24	0
2015	804200	200	0	0	260	260	0	260	4.26	0
2014	804200	200	0	0	260	260	0	260	4.76	0
2013	804200	200	0	0	260	260	0	260	5.18	0

WEBSTER COUNTY
Appraisal Property Record Card

<p>Parcel ID 000804200 (1356) Cadastral ID 00002-00083-00010 PAD Class Code 02-01-01-01-08-01 State GEO 4373-00-0-50005-018-5320 Owner KELLER, ROBERT 499 FRANKLIN ST BLUE HILL, NE 68930 Situs 400 BLOCK FRANKLIN S Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal NORTH 70' LOTS 1 - 4 & WEST 12' OF SOUTH 70' LOT 4 BLOCK 18 ORIGINAL VILLAGE COWLES</p>	<p>Primary Image</p> 	<p>Sketch Image</p>																		
<p>Property Valuation</p> <table border="0"> <tr><td>Buildings</td><td>0</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>0</td></tr> <tr><td>Total</td><td>0</td></tr> </table>	Buildings	0	Improvement	0	Land/Lot	0	Total	0	<p>Residential Information</p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	<p>Marshall & Swift Cost Approach (06/2013)</p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	0																			
Improvement	0																			
Land/Lot	0																			
Total	0																			
Type																				
Quality	.00 -																			
Condition	.00 -																			
Base/Total	0 / 0																			
Year/Effective Age	0/0																			
<p>Review Information</p> <table border="0"> <tr><td>03/13/2015</td><td>Entered</td><td>SK</td></tr> <tr><td>11/07/2014</td><td>Inspect</td><td>SK</td></tr> </table>	03/13/2015	Entered	SK	11/07/2014	Inspect	SK	<table border="0"> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>0</td></tr> <tr><td>Fixture/Roughin</td><td>0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>0 / 0.0</td></tr> <tr><td>Basement Area</td><td>0</td></tr> </table>	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0			
03/13/2015	Entered	SK																		
11/07/2014	Inspect	SK																		
Area of Slab	0																			
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Fixture/Roughin	0 / 0																			
Bed/Bathroom	0 / 0.0																			
Basement Area	0																			
<p>Date Added Notes</p> <p>11/04/2002 CARD #: 15320 GLIDE: 62</p>																				



WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID 000804400			Legal LOTS 5 - 9 BLOCK 18 ORIGINAL VILLAGE COWLES			Card File 000804400		
Owner KELLER, ROBERT 499 FRANKLIN ST BLUE HILL, NE 68930						Situation 499 FRANKLIN ST		
County Area	0	N/A	Class Code	01-01-01-01-08-03		Value	Previous	Current
Neighborhood	500	COWLES/HOME SITE	State GEO	4373-00-0-50005-018-0000		Buildings	6,740	6,740
Location / Group	30	COWLES (COW)	Cadastral	00020-00830-00009		Improvement	0	0
District	200	74WS - 91-0074	Book / Page	2018 / 2144		Land / Lot	345	345
School	91-0074		Sale Date	10/24/2018		Total	7,085	7,085
			Sale Amount	15,000				

Date Added Notes
11/04/2002 CARD #: 15340 GLIDE: 62

Permit No.	Type	Description	Date Open	Date Closed	Amount
0007	00 N/A	-2011 ALL MOHOS GONE & SHEDS GONE EX GRA	06/07/2010	01/31/2011	0
0006	00 N/A	-2011 CHECK TO SEE IF ANYTHING HAS BEEN	03/12/2010	04/06/2010	0
0005	00 N/A	-2010 LRG MOHO & 2 SHEDS (12X16) REMOVED	02/24/2009	03/12/2010	0
0004	00 N/A	-2009 CHECK FOR MORE CHNGS & SHED OF 696	10/30/2007	02/24/2009	0
0003	00 N/A	-2008 CHECK FOR MORE FINISH/MUST GET IN	10/24/2006	10/30/2007	0
0002	00 N/A	-2007 CHECK FOR MORE FINISH/50% FOR '06	01/12/2006	10/24/2006	0
0001	00 N/A	-2008 HOME BEING REMODELED	07/06/2005	01/12/2006	0

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
12 COWLES/HOME SITE	02 SqFoot	LEVEL GRAVEL WELL,SEP,ELEC,PRO	10,500.000	75.000	N	10,500	0.033	0.000	345	0
						999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/24/2018	2018	2144		KELLER, ROBERT	9,000
05/09/2008	02008	01009		KENNEDY, PAUL & MONICA	8,600
05/09/2008	02008	01009		KENNEDY, PAUL & MONICA	8,600
03/08/2008	02008	00417		DELL, HUGH A & MELBA L	7,500
03/18/2004	02004	00420		KENNEDY, TRAVIS	6,000
01/31/1997	01997	00168		DELL, HUGH & MELBA L	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	4463	200	6,740	0	345	7,085	0	7,085	118.20	0
2017	804400	200	6,740	0	345	7,085	0	7,085	115.90	0
2016	804400	200	6,740	0	345	7,085	0	7,085	115.94	0
2015	804400	200	24,535	0	345	24,880	0	24,880	406.56	0
2014	804400	200	22,260	0	345	22,605	0	22,605	413.06	0
2013	804400	200	28,150	0	345	28,495	0	28,495	569.70	0

Parcel ID 000804400 (1358) Cadastral ID 00020-00830-00009 PAD Class Code 01-01-01-01-08-03 State GEO 4373-00-0-50005-018-0000 Owner KELLER, ROBERT 499 FRANKLIN ST BLUE HILL, NE 68930 Situs 499 W FRANKLIN ST Neighborhood 500 - COWLES/HOME SITE District 200 - 74WS - 91-0074 Legal LOTS 5 - 9 BLOCK 18 ORIGINAL VILLAGE COWLES	Primary Image 	Sketch Image 
--	--	--

Property Valuation Buildings 6,740 Improvement 0 Land/Lot 0 Total 6,740	Residential Information Type Single-family Residence Quality 4.00 - Good Condition 1.00 - Worn Out Base/Total 1,687 / 1,687 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 1,239 Fixture/Roughin 5 / 0 Bed/Bathroom 1 / 1.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1900/0
Review Information 06/27/2016 Inspect TS Entered		

Code	Description	Cost Source	Size	Year In	Units	Depreciation
FLV100	Flat Value 100	MS Residential	1	0	1	0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	78	0	78	0.000 %
WOD	Wood Deck	MS Residential	70	0	70	0.000 %
WOD	Wood Deck	MS Residential	80	0	80	0.000 %

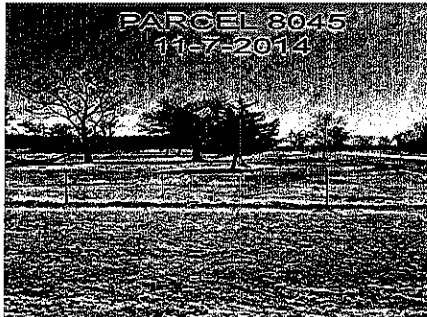

Date Added Notes
 11/04/2002 CARD #: 15340 GLIDE: 62



WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID 000804500		Legal LOTS 10 - 12 BLOCK 18 ORIGINAL VILLAGE COWLES		Card File 000804500	
Owner KELLER, ROBERT 499 FRANKLIN ST BLUE HILL, NE 68930				Situs 400 BLK FRANKLIN ST	
County Area	0 N/A	Class Code	02-01-01-01-08-02	Value	Previous Current
Neighborhood	505 COWLES/NO HOME SIT	State GEO	4373-00-0-50005-018-5350	Buildings	0 0
Location / Group	30 COWLES (COW)	Cadastral	00002-00083-00008	Improvement	0 0
District	200 74WS - 91-0074	Book / Page	2018 / 2144	Land / Lot	345 345
School	91-0074	Sale Date	10/24/2018	Total	345 345
		Sale Amount	15,000		
Date Added Notes					
11/04/2002 CARD # 15350 GLIDE: 62					
Model	Method	Description	Lot Size	Frontage	Spot Code
13 COWLES/NO HOME SITE	02 SqFoot		10,500.000	75.000	N
Cutoff	Value	Add (+/-)	Lot Value	Appr ID	
999,999	0.033	0.000	345	0	
	0.011				
Sale Date	Book	Page	Extend	Ownership History	
10/25/2018	2018	2144		KELLER, ROBERT	
				KENNEDY, PAUL & MONICA	
					Amount
					9,000
					0
Year	Statement	District	Building	Other	Land
2018	4464	200	0	0	345
2017	804500	200	0	0	345
2016	804500	200	0	0	345
2015	804500	200	0	0	345
2014	804500	200	0	0	345
2013	804500	200	0	0	345
					Total
					345
					Exempt
					0
					Taxable
					345
					Total Tax
					5.76
					5.64
					5.66
					5.64
					6.32
					6.90
					Penalty Tax
					0

WEBSTER COUNTY
Appraisal Property Record Card

Parcel ID 000804500 (1359) Cadastral ID 00002-00083-00008 PAD Class Code 02-01-01-01-08-02 State GEO 4373-00-0-50005-018-5350 Owner KELLER, ROBERT 499 FRANKLIN ST BLUE HILL, NE 68930 Situs 400 BLK FRANKLIN ST Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal LOTS 10 - 12 BLOCK 18 ORIGINAL VILLAGE COWLES	Primary Image 	Sketch Image 
Property Valuation Buildings 0 Improvement 0 Land/Lot 0 Total 0	Residential Information Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0,0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 0/0
Review Information 03/16/2015 Entered SK 11/07/2014 Inspect SK	Date Added Notes 11/04/2002 CARD #: 15350 GLIDE: 62	



WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID 000804300 Owner KELLER, ROBERT 499 FRANKLIN ST BLUE HILL, NE 68930			Legal SOUTH 70' LOTS 1-3 & EAST 13' OF SOUTH 70' LOT 4 BLOCK 18 ORIGINAL VILLAGE COWLES			Card File 000804300 Situs FOURTH ST 400 BLK		
County Area	0	N/A	Class Code	02-01-01-01-08-01	Value	Previous	Current	
Neighborhood	505	COWLES/NO HOME SIT	State GEO	4373-00-0-50005-018-0000	Buildings	0	0	0
Location / Group	30	COWLES (COW)	Cadastral	00002-00083-00011	Improvement	0	0	0
District	200	74WS - 91-0074	Book / Page	2018 / 2144	Land / Lot	205	205	205
School	91-0074		Sale Date	10/24/2018	Total	205	205	205
			Sale Amount	15,000				


Date Added Notes
11/04/2002 CARD #: 15330 GLIDE: 62

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13 COWLES/NO HOME SITE	02 SqFoot	LEVEL GRAVEL NONE	6,160.000	70.000	N	10,500	0.033	0.000	205	0
						999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/25/2018	2018	2144		KELLER, ROBERT KENNEDY, PAUL & MONICA (%)	9,000 0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	4462	200	0	0	205	205	0	205	3.42	0
2017	804300	200	0	0	205	205	0	205	3.36	0
2016	804300	200	0	0	205	205	0	205	3.36	0
2015	804300	200	0	0	205	205	0	205	3.34	0
2014	804300	200	0	0	205	205	0	205	3.76	0
2013	804300	200	0	0	205	205	0	205	4.10	0

WEBSTER COUNTY
Appraisal Property Record Card

Parcel ID 000804300 (1357) Cadastral ID 00002-00083-00011 PAD Class Code 02-01-01-01-08-01 State GEO 4373-00-0-50005-018-0000 Owner KELLER, ROBERT 499 FRANKLIN ST BLUE HILL, NE 68930 Situs FOURTH ST 400 BLK Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal SOUTH 70' LOTS 1-3 & EAST 13' OF SOUTH 70' LOT 4 BLOCK 18 ORIGINAL VILLAGE COWLES	Primary Image 	Sketch Image
Property Valuation Buildings 0 Improvement 0 Land/Lot 0 Total 0	Residential Information Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 0/0
Review Information 03/13/2015 Entered SK 11/07/2014 Inspect SK	Date Added Notes 11/04/2002 CARD #: 15330 GLIDE: 62	

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2144	SALE DATE	10-24-18	LOCATION ID	8042
ASSESSOR LOCATION	Cowles		MOBILE HOME	Franklin Street 400 Black		
COMMENTS	part of sale - SCHOOL # 91-2074					

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	260			260
2017	260			260
2018	260			260

SELLING PRICE	15,000		521 ADJUSTMENT			ASSESSOR ADJUSTMENT			ADJUSTED SELLING PRICE		
LOT WIDTH	1	LOT DEPTH	7840	LOT UNITS	7840	CONDITION	HOUSE TYPE	MH WIDTH	MH LENGTH	TOTAL FLOOR AREA	
QUALITY	EXTER1 TYPE / %		EXTER2 TYPE / %		ROOFING		BASE AREA		HVAC 1 / %		
STYLE 1 / %											
HVAC 2 / %	SLAB		BASEMENT AREA		MIN FINISH		REC FINISH		PART FINISH		
FIXTURES	BEDROOMS	BATHROOMS	GARAGE TYPE		GARAGE AREA		FIREPLACE		SWIMMING POOL		
BUILDINGS											
Empty Lot											
YEAR BUILT	RCN		LUMP DESCRP								

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2145

PAGES _____

GRANTEE MASTER NAME # Robert Keller

PARCEL # / FILING NUMBER 000802802-15172

000802803-15174

DOC STAMPS 6-75

tax/lien

SALES FILE # 268

PAGES _____

NEIGHBORHOOD #

1	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	<u>505</u>	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500		
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____	
					SUBURBAN _____	

TAX DISTRICT 200

unimproved

TOTAL SALE PRICE 3,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-24-2018

DEED TYPE QCD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	<u>COW</u>	GR	INA	RC	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Assessed @ 770 Sold for 3,000 - Lots

PARCEL # (S)							
--------------	--	--	--	--	--	--	--

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **268**
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 24 Yr. 2018		4 Date of Deed Mo. 10 Day 24 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paul & Monica Kennedy Street or Other Mailing Address 301 Fourth St City Blue Hill (Cowles) State NE Zip Code 68930 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert Keller Street or Other Mailing Address 499 Franklin St City Blue Hill (Cowles) State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	(C) <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed							
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____		
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee		
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty		

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____					
--	--	---	--	--	--	--	--

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
---	--	--	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
---	--	---	--

18 Address of Property 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee	
--	--	--	--

20 Legal Description
Lots One (1) through Twelve (12), inclusive, Block Nine (9), Original Town of Cowles, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 3,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 3,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Kory J. McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney
Signature of Grantee or Authorized Representative Title

10/25/18
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 25 Yr. 18	27 Value of Stamp or Exempt Number \$ 6.75	28 Recording Data Book 2018, Pg 2145	

State of Nebraska } ss.
County of Webster }

BOOK 2018, Pg 2145

Entered on the numerical index and filed for record in the Clerk's office of said county this 25th day of Oct A.D., 2018 at 1:20 o'clock P. M. Recorded in Book 2018 on Page 2145
Det. Ningenberger County Clerk
10.00 h/z Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-25-18
\$ 6.75 By h/z

QUITCLAIM DEED

Paul Kennedy and Monica Kennedy, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Robert Keller, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) through Twelve (12), inclusive, Block Nine (9), Original Town of Cowles, Webster County, Nebraska.

Executed October 24, 2018.

Paul Kennedy
Paul Kennedy

Monica Kennedy
Monica Kennedy

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 24, 2018, by Paul Kennedy and Monica Kennedy, husband and wife.

GENERAL NOTARY - State of Nebraska
KORY MCCrackEN
My Comm. Exp. August 27, 2022

Comm. expires _____

Kory McCracken
Notary Public

State of Nebraska } ss.
County of Webster }

BW 2018, Pg 2137

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of Oct A.D., 2018, at 12:27 o'clock P.M. Recorded in Book 2018 on Page 2137-2138
Debra Klingenberg County Clerk
16.00 DLA UNDE NEBRASKA PROBATE CODE § 30-24,129
Ind Comp Assessor Carded

AFFIDAVIT FOR TRANSFER OF REAL PROPERTY WITHOUT PROBATE
NEBRASKA PROBATE CODE § 30-24,129

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The undersigned affiant being first duly sworn, does hereby depose and state:

1. Affiant's husband, Hugh A. Dell, a/k/a Hugh Dell, died on March 20, 2016, then being the owner of record of the following described real estate:

AN UNDIVIDED ONE-HALF INTEREST IN:
Lots One (1) through Eleven (11), inclusive, Block Nine (9), Original ~~Town~~ of Cowles, Webster County, Nebraska; and
Lots Thirteen (13) through Twenty-four (24), inclusive, Block Ten (10), Original ~~Town~~ of Cowles, Webster County, Nebraska; and
Commencing at a point Eighty feet (80') West of the Northwest corner of Block Three (3), Talbot's Addition to Guide Rock, Webster County, Nebraska; thence North 8 feet; thence West 170 feet; thence South 133 feet; thence East 170 feet; thence North 125 feet to the point of beginning; being a part of Lot "D" Resurvey Addition (a/k/a Subdivision by Ordinance) to Guide Rock, Webster County, Nebraska.

2. The value of the decedent's interest in all real property in the decedent's estate located in this state does not exceed Fifty thousand dollars, as determined from the value of the property as shown on the assessment rolls for the year in which the decedent died.

3. Thirty days have elapsed since the death of the Decedent as shown by the certified copy of his death certificate attached hereto.

4. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.

5. Affiant as surviving spouse of decedent is entitled to the above real estate by reason of the homestead allowance, exempt property allowance and family allowance.

6. Affiant has made an investigation and has been unable to determine any subsequent will of the decedent.

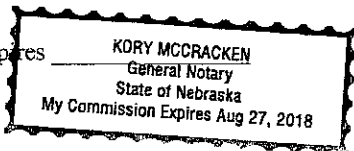
7. No other person has a right to the interest of the decedent in the described property. Affiant is the decedent's surviving spouse; the value of the entire estate (probate property) of the decedent is \$ 50,000.00, and none of said property is subject to inheritance or estate transfer taxes under the laws of the United States or the State of Nebraska.

8. I hereby swear and affirm that all statements in this affidavit are true and acknowledge that any false statement may subject me to penalties for perjury pursuant to Neb. Rev. Stat. § 28-915. This affidavit is made pursuant to Nebraska Probate Code § 30-24,129.

Melba L. Dell
Melba L. Dell

Subscribed and sworn to before me on June 6, 2017.

Commission expires



[Signature]
Notary Public

STATE OF NEBRASKA

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS

DATE OF ISSUANCE
04/07/2016

LINCOLN, NEBRASKA

Stanley S. Cooper
STANLEY S. COOPER
ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH AND
HUMAN SERVICES



BK 2016, Pg 151
BL 2016, Pg 138

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES
CERTIFICATE OF DEATH

16 21941

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Hugh Arthur Dell		2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) March 20, 2016	
4. CITY/TOWN/STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Niagara Falls, New York		5a. AGE-Last Birthday (Yrs.) 86		5b. DATE OF BIRTH (Mo., Day, Yr.) December 15, 1929	
5c. PLACE OF DEATH HOSPITAL: <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> DCA <input type="checkbox"/> Other (Specify):		OTHER: <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify):			
6a. FACILITY NAME (If not institution, give street and number) VA Medical Center		6b. CITY OR TOWN OF DEATH (Include Zip Code) Omaha 68105		6c. COUNTY OF DEATH Douglas	
7a. RESIDENCE STATE Nebraska		7b. COUNTY Franklin		7c. CITY OR TOWN Hildreth	
8a. STREET AND NUMBER 305 Block Ave		8b. APT. NO.		8c. ZIP CODE 68947	
9a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown		9b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name. Melba L Worrali			
10a. FATHER'S NAME (First, Middle, Last, Suffix) James Dell		10b. MOTHER'S NAME (First, Middle, Maiden Surname) Lilly McGregor			
11. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or DAK) Yes 04/08/1957-09/15/1961		12a. INFORMANT NAME Melba L Dell		12b. RELATIONSHIP TO DECEDENT Wife	
13. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Resection <input type="checkbox"/> Other (Specify):		14a. EMBALMER-SIGNATURE Not Embalmed		14b. LICENSE NO.	
14c. CEMETERY, CREMATORY OR OTHER LOCATION Cutler-O'Neil-Meyer-Woodring Crematory		14d. CITY/TOWN Council Bluffs		14e. STATE IOWA	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Heafey-Heafey-Hoffmann-Dworak & Culler, 7805 W. Center Rd., Omaha, Nebraska for All Faiths Funeral Chapel, 113 South Madison, Smith Center, Kansas		17b. ZIP CODE 68124 65667			
CAUSE OF DEATH (See instructions and examples)					
18. PART I. Enter the <u>IMMEDIATE CAUSE</u> - disease, injury, or complication - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the abutment. DO NOT ABBREVIATE. Enter only one cause in a line. Add additional lines if necessary.				APPROXIMATE INTERVAL onset to death	
IMMEDIATE CAUSE: a) Cerebral edema with bulky brain herniation				1 day	
b) cerebral metastases				1 month	
c) Neuroendocrine carcinoma of the lung				10/2014	
19. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I. gastric adenocarcinoma, iron deficiency anemia, malnutrition				20. WERE MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. WAS AN AUTOPTYPY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21c. TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify):		21d. WERE AUTOPTYPY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO			
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)	
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED			
23a. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE	
23b. ZIP CODE					
23a. DATE OF DEATH (Mo., Day, Yr.) 03/20/2016		23b. TIME OF DEATH 0750 pm		24a. DATE SIGNED (Mo., Day, Yr.)	
23c. DATE SIGNED (Mo., Day, Yr.) 04/01/2016		23d. TIME OF SIGNATURE		24b. TIME OF DEATH	
23e. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Valerie Presinger Buman, MD		23f. TO BE COMPLETED BY CORONER'S PHYSICIAN OR COUNTY TOLLER ONLY		24c. DATE PRONOUNCED DEAD (Mo., Day, Yr.)	
24d. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)		24e. TIME PRONOUNCED DEAD			
25a. WERE TOBACCO USE CONTRIBUTIVE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		25b. WAS ORGAN OR TISSUE DONATION BEING CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		25c. WAS CONSENT GRANTED? Not Applicable if 25a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Valerie Presinger Buman, MD VA Hospital 4101 Woolworth Ave, Omaha, NE, 68105		28. REGISTRAR'S SIGNATURE Richard S. Cooper		29. DATE FILED BY REGISTRAR (Mo., Day, Yr.) APR 04 2016	

0009979

State of Nebraska } ss.
County of Webster }

Book 2018, Pg 2145

Entered on the numerical index and filed for record in the Clerk's office of said county this 25th day of Oct A.D., 2018 at 1:20 o'clock P. M. Recorded in Book 2018 on Page 2145
Deb Klingenberger County Clerk
10.00 hiz Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-25-18
\$ 6.75 By hiz

QUITCLAIM DEED

Paul Kennedy and Monica Kennedy, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Robert Keller, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) through Twelve (12), inclusive, Block Nine (9), Original Town of Cowles, Webster County, Nebraska.

Executed October ²⁴~~23~~, 2018.

Paul Kennedy
Paul Kennedy

Monica Kennedy
Monica Kennedy

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October ²⁴~~23~~, 2018, by Paul Kennedy and Monica Kennedy, husband and wife.

GENERAL NOTARY - State of Nebraska
KORY MCCrackEN
My Comm. Exp. August 27, 2022

Comm. expires _____

Kory McCracken
Notary Public

State of Nebraska } ss.
County of Webster }

BW 2018, Pg 2137

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of Oct A.D., 2018 at 12:27 o'clock P.M. Recorded in Book 2018 on Page 2137-2138
Debra Klingenberg County Clerk
16.00 OK UNDE RE
Ind Comp Assessor Carded

AFFIDAVIT FOR TRANSFER OF REAL PROPERTY WITHOUT PROBATE
NEBRASKA PROBATE CODE § 30-24,129

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The undersigned affiant being first duly sworn, does hereby depose and state:

1. Affiant's husband, Hugh A. Dell, a/k/a Hugh Dell, died on March 20, 2016, then being the owner of record of the following described real estate:

AN UNDIVIDED ONE-HALF INTEREST IN:

Lots One (1) through Eleven (11), inclusive, Block Nine (9), Original Town of Cowles, Webster County, Nebraska; and

Lots Thirteen (13) through Twenty-four (24), inclusive, Block Ten (10), Original Town of Cowles, Webster County, Nebraska; and

Commencing at a point Eighty feet (80') West of the Northwest corner of Block Three (3), Talbot's Addition to Guide Rock, Webster County, Nebraska; thence North 8 feet; thence West 170 feet; thence South 133 feet; thence East 170 feet; thence North 125 feet to the point of beginning; being a part of Lot "D" Resurvey Addition (a/k/a Subdivision by Ordinance) to Guide Rock, Webster County, Nebraska.

2. The value of the decedent's interest in all real property in the decedent's estate located in this state does not exceed Fifty thousand dollars, as determined from the value of the property as shown on the assessment rolls for the year in which the decedent died.

3. Thirty days have elapsed since the death of the Decedent as shown by the certified copy of his death certificate attached hereto.

4. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.

5. Affiant as surviving spouse of decedent is entitled to the above real estate by reason of the homestead allowance, exempt property allowance and family allowance.

6. Affiant has made an investigation and has been unable to determine any subsequent will of the decedent.

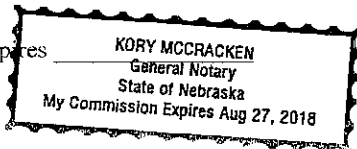
7. No other person has a right to the interest of the decedent in the described property. Affiant is the decedent's surviving spouse; the value of the entire estate (probate property) of the decedent is \$ under 50,000.00, and none of said property is subject to inheritance or estate transfer taxes under the laws of the United States or the State of Nebraska.

8. I hereby swear and affirm that all statements in this affidavit are true and acknowledge that any false statement may subject me to penalties for perjury pursuant to Neb. Rev. Stat. § 28-915. This affidavit is made pursuant to Nebraska Probate Code § 30-24,129.

Melba L. Dell
Melba L. Dell

Subscribed and sworn to before me on June 6, 2017.

Commission expires



[Signature]
Notary Public

STATE OF NEBRASKA

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS



Stanley S. Cooper
STANLEY S. COOPER
ASSISTANT STATE REGISTRAR
DEPARTMENT HEALTH AND
HUMAN SERVICES

DATE OF ISSUANCE

04/07/2016

LINCOLN, NEBRASKA

BK 2016, Pg 151
Blw 2015, Pa 138

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES
CERTIFICATE OF DEATH

16 21941

Form containing personal and medical information for Hugh Arthur Dell, including date of death (March 20, 2016), cause of death (Neuroendocrine carcinoma of the lung), and certifier information (Vance Presner Buman, MD).

0009979

RESIDENTIAL SALES FILE

PAGE 1 BOOK - PAGE 2018-2145 SALE DATE 10-24-2018 LOCATION ID 802802
 ASSESSOR LOCATION Coules ADDRESS OF PROPERTY Coules Main Street
 COMMENTS SCHOOL # 91-0074

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	655			655
2017	655			655
2018	655			655

SELLING PRICE 3,000 521 ADJUSTMENT ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

LOT WIDTH 275 LOT DEPTH 140 LOT UNITS 38560 CONDITION HOUSE TYPE MH WIDTH MH LENGTH

QUALITY EXTER1 TYPE / % EXTER2 TYPE / % BASE AREA TOTAL FLOOR AREA

STYLE 1 / % STYLE 2 / % ROOFING HVAC 1 / %

HVAC 2 / % SLAB BASEMENT AREA REC FINISH GART FINISH

FIXTURES BEDROOMS BATHROOMS GARAGE TYPE GARAGE AREA FIREPLACE SWIMMING POOL

BUILDINGS Empty Lot

YEAR BUILT RCN LUMP DESCRP

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2145	SALE DATE	10-24-2018	LOCATION ID	8028803
ASSESSOR LOCATION	ASSESSOR	2018-2145	MOBILE HOME		ADDRESS OF PROPERTY	Boyles main street
COMMENTS			SCHOOL #			


YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	115			115
2017	115			115
2018	115			115

SELLING PRICE	3000	521 ADJUSTMENT		ASSESSOR ADJUSTMENT		ADJUSTED SELLING PRICE	
LOT WIDTH	25	LOT DEPTH	140	LOT UNITS	3,500	CONDITION	
QUALITY		EXTER1 TYPE / %		EXTER2 TYPE / %		ROOFING	
STYLE 1 / %		STYLE 2 / %		BASE AREA		HVAC1 / %	
HVAC 2 / %		SLAB		BASEMENT AREA		MINI FINISH	
FIXTURES	BEDROOMS	BATHROOMS	GARAGE TYPE	GARAGE AREA	FIBERGLASS	SWIMMING POOL	
BUILDINGS	YEAR BUILT	RCN	LUMP DESCRIP	Empty lot			

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000802803			Legal LOT 12 BLOCK 9 ORIGINAL VILLAGE COWLES			Card File 000802803				
Owner KELLER, ROBERT 499 FRANKLIN STRET BLUE HILL, NE 68930						Situs COWLES MAIN ST				
County Area	0	N/A	Class Code	02-01-01-01-08-01		Value	Previous	Current		
Neighborhood	505	COWLES/NO HOME SIT	State GEO	4373-00-0-00009-174-		Buildings	0	0		
Location / Group	30	COWLES (COW)	Cadastral	00002-00080-0027A		Improvement	0	0		
District	200	74WS - 91-0074	Book / Page	2018 / 2145		Land / Lot	115	115		
School	91-0074		Sale Date	10/24/2018		Total	115	115		
			Sale Amount	3,000						
Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13 COWLES/NO HOME SITE	02 SqFoot		3,500.000	25.000	N	10,500	0.033	0.000	115	0
						999,999	0.011			
Sale Date	Book	Page	Extend	Ownership History			Amount			
10/24/2018	2018	2145		KELLER, ROBERT			3,000			
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA			2,600			
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA			2,600			
				DELL, MELBA L -ETAL			0			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	802803	200	0	0	115	115	0	115	1.88	0
2016	802803	200	0	0	115	115	0	115	1.88	0
2015	802803	200	0	0	115	115	0	115	1.88	0
2014	802803	200	0	0	115	115	0	115	2.10	0
2013	802803	200	0	0	115	115	0	115	2.30	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 000802803 (1347) Cadastral ID 00002-00080-0027A PAD Class Code 02-01-01-01-08-01 State GEO 4373-00-0-00009-174- Owner KELLER, ROBERT 499 FRANKLIN STRET BLUE HILL, NE 68930 Situs COWLES MAIN ST Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal LOT 12 BLOCK 9 ORIGINAL VILLAGE COWLES</p>	<p>Primary Image</p> 	<p>Sketch Image</p>
<p>Property Valuation</p> <p>Buildings 0 Improvement 0 Land/Lot 0 Total 0</p>	<p>Residential Information</p> <p>Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 0/0</p>
<p>Review Information</p> <p>03/16/2015 Entered SK 11/07/2014 Inspect SK</p>		
<p> </p>		

WEBSTER COUNTY
2017 Real Estate Breakdown Report


Parcel ID Owner KELLER, ROBERT 499 FRANKLIN STRET BLUE HILL, NE 68930	000802802	Legal LOTS 1 - 11 BLOCK 9 ORIGINAL VILLAGE COWLES	Card File Situs COWLES MAIN ST	000802802
---	-----------	---	--------------------------------------	-----------

County Area Neighborhood Location / Group District School	0 505 30 200 91-0074	N/A COWLES/NO HOME SIT COWLES (COW) 74WS - 91-0074	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	02-01-01-01-08-03 4373-00-0-50005-009-5172 00002-00080-00027 2018 / 2145 10/24/2018 3,000	Value Buildings Improvement Land / Lot Total	Previous 0 0 655 655	Current 0 0 655 655
---	----------------------------------	---	---	--	--	----------------------------------	---------------------------------

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
13 COWLES/NO HOME SITE	02 SqFoot	[]	38,500.000	275.000	N	10,500	0.033	0.000	655	0
						999,999	0.011			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/24/2018	2018	2145		KELLER, ROBERT	3,000
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA	2,600
06/06/2017	2018	2139		KENNEDY, PAUL & MONICA	2,800
08/11/2010	02010	01298		KENNEDY, MICHAEL -ETAL	2,200
				DELL, MELBA L -ETAL	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	802802	200	0	0	655	655	0	655	10.72	0
2016	802802	200	0	0	655	655	0	655	10.72	0
2015	802802	200	0	0	655	655	0	655	10.70	0
2014	802802	200	0	0	655	655	0	655	11.98	0
2013	802802	200	0	0	655	655	0	655	13.08	0

<p>Parcel ID 000802802 (1346) Cadastral ID 00002-00080-00027 PAD Class Code 02-01-01-01-08-03 State GEO 4373-00-0-50005-009-5172 Owner KELLER, ROBERT 499 FRANKLIN STRET BLUE HILL, NE 68930 Situs COWLES MAIN ST Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal LOTS 1 - 11 BLOCK 9 ORIGINAL VILLAGE COWLES</p>	<p>Primary Image</p> 	<p>Sketch Image</p>																												
<p>Property Valuation</p> <table border="0"> <tr><td>Buildings</td><td>0</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>0</td></tr> <tr><td>Total</td><td>0</td></tr> </table>	Buildings	0	Improvement	0	Land/Lot	0	Total	0	<p>Residential Information</p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>0</td></tr> <tr><td>Fixture/Roughin</td><td>0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>0 / 0.0</td></tr> <tr><td>Basement Area</td><td>0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0	<p>Marshall & Swift Cost Approach (06/2013)</p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	0																													
Improvement	0																													
Land/Lot	0																													
Total	0																													
Type																														
Quality	.00 -																													
Condition	.00 -																													
Base/Total	0 / 0																													
Area of Slab	0																													
Area of Crawl	0																													
Fixture/Roughin	0 / 0																													
Bed/Bathroom	0 / 0.0																													
Basement Area	0																													
Year/Effective Age	0/0																													
<p>Review Information</p> <table border="0"> <tr><td>03/16/2015</td><td>Entered</td><td>SK</td></tr> <tr><td>11/07/2014</td><td>Inspect</td><td>SK</td></tr> </table>	03/16/2015	Entered	SK	11/07/2014	Inspect	SK																								
03/16/2015	Entered	SK																												
11/07/2014	Inspect	SK																												

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.

269

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>25</u> Yr. <u>18</u>	4 Date of Deed Mo. <u>10</u> Day <u>3</u> Yr. <u>18</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James H. and Melissa M. Lounsbury Street or Other Mailing Address 505 S. Cherry St. City Blue Hill State NE Zip Code 68930 Phone Number n/a Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald R. Price and Jeanette Price Street or Other Mailing Address 505 W. Lancaster St. City Blue Hill State NE Zip Code 68930 Phone Number 925-595-5114 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
--	---	---	---	---	--	--------------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	--	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
54500

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Tom Cafferty** No

18 Address of Property
605 S. Ash, Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

18a No address assigned 18b Vacant land

20 Legal Description
Lots 5 and 6, Block 6, Sweezy's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	54500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Donald R. Price
Print or Type Name of Grantee or Authorized Representative

Donald R. Price
Signature of Grantee or Authorized Representative

Grantee
Title

925-595-5114
Phone Number

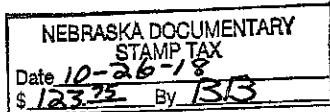
10-25-2018
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>26</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>123.25</u>	28 Recording Data 13K2018, Pg 2149

Grantee—Retain a copy of this document for your records.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of October A.D., 2018, at 2:10 o'clock P. M. Recorded in Book 2018 on Page 2149
Deb Klingsenberg County Clerk
31022 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



Return To: Donald R. Price and Jeanette, 605 S. Ash, Blue Hill, NE 68930

JOINT TENANCY WARRANTY DEED

JAMES H. LOUNSBURY AND MELISSA M. LOUNSBURY, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, convey to DONALD R. PRICE AND JEANETTE PRICE, 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.

Lots Five (5) and Six (6), Block Six (6), Sweezy's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- (1) are lawfully seised of such real estate and that it is free from encumbrances 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: 10-3, 2018.

[Signature]
JAMES H. LOUNSBURY

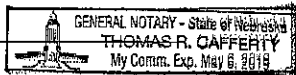
[Signature]
MELISSA M. LOUNSBURY

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on October 3, 2018, by James H. Lounsbury and Melissa M. Lounsbury.

[Signature]
Notary Public

My commission expires:



RESIDENTIAL SALES FILE

PAGE 1 BOOK - PAGE	2018-2149	SALE DATE	10-25-2018	LOCATION ID	000325500
ASSESSOR LOCATION	Blue Hill	MOBILE HOME	---	ADDRESS OF PROPERTY	605 S. Ash
COMMENTS	91-0074				

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	3365	22940	7980	34285
2017	3365	22940	7980	34285
2018	3365	22940	7980	34285

SELLING PRICE	54500	521 ADJUSTMENT	---	ASSESSOR ADJUSTMENT	---	ADJUSTED SELLING PRICE	1072
LOT WIDTH	100	LOT DEPTH	135	LOT UNITS	13500	CONDITION	25'
QUALITY	30	EXTER1 TYPE / %	Vinyl	EXTER2 TYPE / %	---	HOUSE TYPE	Single
STYLE 1 / %	one story	STYLE 2 / %	---	ROOFING	Comp	BASE AREA	1072
HVAC 2 / %	---	SLAB	---	BASEMENT AREA	---	HVAC 1 / %100	Warm/coef
FIXTURES	5	BEDROOMS	3	BATHROOMS	1	MIN FINISH	---
BUILDINGS	Detached - 576 (Fair)			GARAGE TYPE	---	REC FINISH	---
YEAR BUILT	1900	RCN	88285	LUMP DESCRP	7980	FIREPLACE	---
						SWIMMING POOL	---



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000325500	Legal LOTS 5 & 6 BLOCK 6 BLUE HILL SWEEZYS ADDITION	Card File 000325500
Owner PRICE, DONALD R. & JEANETTE 505 W LANCASTER STREET BLUE HILL, NE 68930		Situs 605 SOUTH ASH STREET BLUE HILL, NE 68930


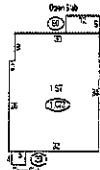
County Area 0 N/A	Class Code 01-01-01-01-06-02	Value	Previous	Current
Neighborhood 300 BLUE HILL	State GEO 4133-00-0-20030-006-8640	Buildings	30,920	30,920
Location / Group 20 BLUE HILL (BH)	Cadastral 00002-00072-00007	Improvement	0	0
District 195 74HF6N - 91-0074	Book / Page 2018 / 2149	Land / Lot	3,365	3,365
School 91-0074	Sale Date 10/25/2018	Total	34,285	34,285
	Sale Amount 54,500			

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
8 BLUE HILL	02 SqFoot	13,500.000	100.000	N	17,000	0.249	0.000	3,365	0
					122,000	0.080			
					999,999	0.029			

Sale Date	Book	Page	Extend	Ownership History	Amount
06/17/1999	01999	01246		LOUNSBURY, JAMES LOUNSBURY, JAMES	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	325500	195	30,920	0	3,365	34,285	0	34,285	662.98	0
2016	325500	195	30,920	0	3,365	34,285	0	34,285	660.98	0
2015	325500	195	22,650	0	3,365	26,015	0	26,015	494.80	0
2014	325500	195	22,650	0	3,365	26,015	0	26,015	542.44	0
2013	325500	195	25,720	0	3,365	29,085	0	29,085	653.72	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

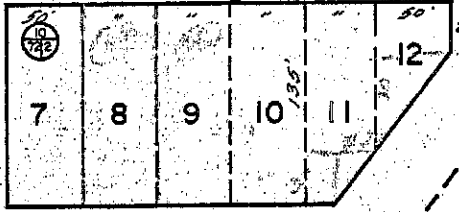
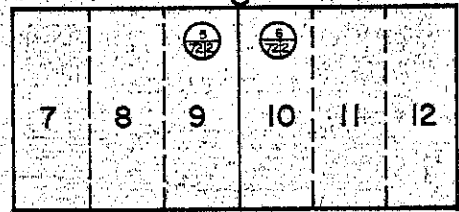
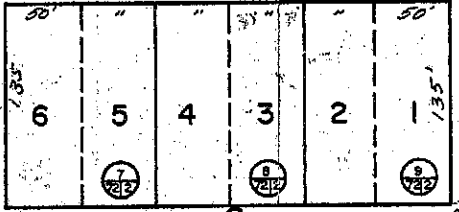
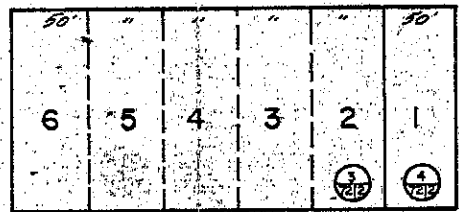
Parcel ID 000325500 Cadastral ID 00002-00072-00007 PAD Class Code 01-01-01-01-06-02 State GEO 4133-00-0-20030-006-8640 Owner PRICE, DONALD R. & JEANETTE 505 W LANCASTER STREET BLUE HILL, NE 68930 Situs 605 SOUTH ASH STREET BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal LOTS 5 & 6 BLOCK 6 BLUE HILL SWEEZYS ADDITION	(773) Primary Image 	Sketch Image 
--	--	--

Property Valuation Buildings 30,920 Improvement 0 Land/Lot 0 Total 30,920 Review Information 01/28/2016 Entered DL 09/02/2015 Inspect TS	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 2.50 - Badly Worn Plus 0.5 Base/Total 1,072 / 1,072 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/RoughIn 5 / 0 Bed/Bathroom 3 / 1.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1900/0
---	---	--

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	2.00	0		576 sqft	0.000 % / 0.000 %
Approximate value after 74.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 1,770						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	380	0	380	27.000 %
RPO	Raised Slab Porch	MS Residential	20	0	20	0.000 %
RPO	Raised Slab Porch	MS Residential	60	0	60	0.000 %

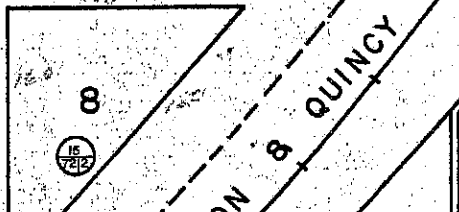
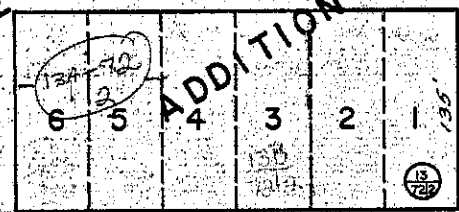
50' " " " " 50' 60' 50' " " " " 50' 20'

STREET

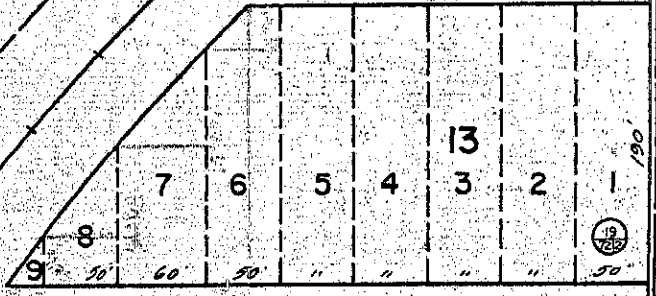
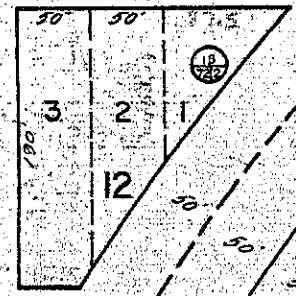


E E Z Y S
ADDITION

STREET



CHICAGO BURLINGTON & QUINCY R. R.



WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: LOUNSBURY, JAMES

Buyer: PRICE, DONALD R. & JEANETTE

Parcel ID: 000325500

Additional Parcels:

Book: 2018 Page: 2149

Sale Date: 10/25/2018

Legal Description: LOTS 5 & 6 BLOCK 6 BLUE HILL SWEEZYS ADDITION

Residential

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office Fax:402-746-2717 e-mail dlwebcoassr@outlook.com

What was the total purchase price? _____ . Yes/No If no explain _____

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: LOUNSBURY, JAMES
Buyer: PRICE, DONALD R. & JEANETTE
Parcel ID: 000325500
Additional Parcels:
Book: 2018 Page: 2149
Sale Date: 10/25/2018
Legal Description: LOTS 5 & 6 BLOCK 6 BLUE HILL SWEEZYS ADDITION

Was the sale between family members? Yes No If yes, explain

Was there any association between the buyer and the seller or with the property? Yes No If yes explain

Do you own other property nearby? Yes No If yes, please explain

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?

\$_____. What expenses have been incurred in each of the past five years?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

_____. What is the dollar value of the personal property that was included in the purchase price. _____

Do you think this property sold for its full market value? Yes No

Was the property made available to other potential purchasers? Yes/No Explain if no

How many bedrooms? _____ How many bathrooms? _____ What type of heating and cooling is in the house? _____

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) 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: LOUNSBURY, JAMES
Buyer: PRICE, DONALD R. & JEANETTE
Parcel ID: 000325500
Additional Parcels:
Book: 2018 Page: 2149
Sale Date: 10/25/2018
Legal Description: LOTS 5 & 6 BLOCK 6 BLUE HILL SWEEZYS ADDITION

Describe the basement finish; flooring, walls, ceiling finish?

Manufactured Housing: Was this home manufactured off site then moved to this location? yes
 No If manufactured; what brand? _____ If
manufactured; what type of home is this? _____ Mobile Home
_____ Manufactured If manufactured is the home still siton on
(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller
(circle one) Phone# _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2171-2172

PAGES _____

GRANTEE MASTER NAME # Doris Davidsen

PARCEL # / FILING NUMBER 16195 - 181620

LE

DOC STAMPS 51.75

tax/lien

SALES FILE # 270

PAGES _____

NEIGHBORHOOD #

1	<u>100</u>	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 25

TOTAL SALE PRICE 22,500

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-6-2018

DEED TYPE WD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

1	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	<u>GR</u>	INA	RC	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

PARCEL # (S)							
--------------	--	--	--	--	--	--	--

Real Estate Transfer Statement

270

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 10 Day 06 Yr. 2018
4 Date of Deed Mo. 10 Day 06 Yr. 2018
5 Grantor's Name Gordon abd Kathy Schiermeyr/Debroa Ridgway/Perry Ridgwa
6 Grantee's Name Doris DavidSEN LE
City Guide Rock State NE Zip Code 68942
Phone Number
Email Address n/a

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
(A) Status: Improved, Unimproved, IOLL
(B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

8 Type of Deed: Bill of Sale, Cemetery, Conservator, Death Certificate - Transfer on Death, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Sheriff, Trust/Trustee, Warranty, Other

9 Was the property purchased as part of an IRS like-kind exchange?
10 Type of Transfer: Auction, Court Decree, Exchange, Grantor Trust, Partition, Distribution, Foreclosure, Irrevocable Trust, Life Estate, Sale, Satisfaction of Contract, Other (Explain), Revocable Trust, Transfer on Death, Trustee to Beneficiary

11 Was ownership transferred in full?
12 Was real estate purchased for same use?

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?
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? \$19,925
15 Was the mortgage assumed? No

16 Does this conveyance divide a current parcel of land? No
17 Was transfer through a real estate agent or a title company? No

18 Address of Property 450 W State Street Guide Rock, NE 68942
18a No address assigned 18b Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

20 Legal Description Commencing at the Southwest (SW) corner of Lot Twenty (20), Block One (1), Robert's Addition to Guide Rock, Webster County, Nebraska as surveyed, recorded and platted; running thence East on the South line of said Lot Twenty (20), One Hundred Five (105) feet, thence North Three Hundred Seven (307) feet, thence West One Hundred Five (105) feet to the West line of said Lot Twenty (20), thence South Three Hundred Seven (307) feet to the point of beginning..
21 If agricultural, list total number of acres

Table with 2 columns: Description and Amount. Line 22: Total purchase price, including any liabilities assumed \$ 22,500.00. Line 23: Was non-real property included in the purchase? No. Line 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 22,500.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 970-396-5082

sign here Doris DavidSEN Print or Type Name of Grantee or Authorized Representative
Doris DavidSEN Signature of Grantee or Authorized Representative
Grantee Title
Phone Number 10-29-18 Date

Register of Deed's Use Only
26 Date Deed Recorded Mo. 10 Day 29 Yr. 18
27 Value of Stamp or Exempt Number \$ 51.75
28 Recording Data BK 2018, Pg 2171-2172
For Dept. Use Only

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27th day of Oct A.D., 2018 at 9:30 o'clock A.M. Recorded in Book 2018 on Page 2171-2172
Debra Klingenberg County Clerk
16.00 Liz Deputy
Ind. Comp. Assessor Carded

Regina Ann Grage
84557 W. Pioneer Lane
Greeley, CO 80634 Book 2018, Pg 2171
970-396-0997

Mark L Grage
845 Wistaria Dr
Love land Co 80538
970-396-0504

Return to: Theobald Law Office
PO Box 423
Red Cloud, NE 68970

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-29-18
\$ 51.75 By Liz

WARRANTY DEED

Gordon Schiermeyer and Kathy Schiermeyer, husband and wife, and Debra Ridgway, also known as Debora Ridgway, and Perry Ridgway, wife and husband, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, convey a life estate interest to Doris Davidsen and the remainder interest to Mark Larry Grage, and Regina Ann Grage, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Commencing at the Southwest (SW) corner of Lot Twenty (20), Block One (1), Robert's Addition to Guide Rock, Webster County, Nebraska as surveyed, recorded and platted; running thence East on the South line of said Lot Twenty (20), One Hundred Five (105) feet, thence North Three Hundred Seven (307) feet, thence West One Hundred Five (105) feet to the West line of said Lot Twenty (20), thence South Three Hundred Seven (307) feet to the point of beginning..

Grantor covenants, jointly and severally, with Grantee that Grantor:

- (1) Is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 16, 2018.

Gordon Schiermeyer

Kathy Schiermeyer

Debra Ridgway a/k/a Debora Ridgway

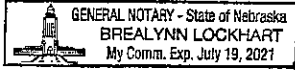
Perry Ridgway

Book 2018, Pg 2172

STATE OF NEBRASKA, COUNTY OF

)ss.

The foregoing instrument was acknowledged before me on October 6th, 2018
by Gordon Schiermeyer and Kathy Schiermeyer, husband and wife.



Brealynn Lockhart
Notary Public

STATE OF NEBRASKA, COUNTY OF

)ss.

The foregoing instrument was acknowledged before me on October 6th, 2018
by Debra Ridgway a/k/a Debra Ridgway and Perry Ridgway, wife and husband.



Brealynn Lockhart
Notary Public

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000619500	Legal E & W 105' X N & S 307' WEST SIDE LOT 20 BLK 1 GUIDE ROCK ROBERTS ADDITION	Card File 000619500
Owner DAVIDSEN, DORIS (LE) 150 E LINCOLN AVENUE GUIDE ROCK, NE 68942		Situs 450 W STATE ST
County Area 0 N/A	Class Code 01-01-01-01-07-03	Value
Neighborhood 100 GUIDE ROCK	State GEO 4487-00-0-40025-001-0000	Buildings 19,715
Location / Group 40 GUIDE ROCK (GR)	Cadastral 00002-00096-00039	Improvement 0
District 25 GR11VS - 65-0011	Book / Page 2018 / 2171 Ext: 2172	Land / Lot 210
School 65-0011	Sale Date 10/06/2018	Total 19,925
	Sale Amount 22,500	Current 22,535

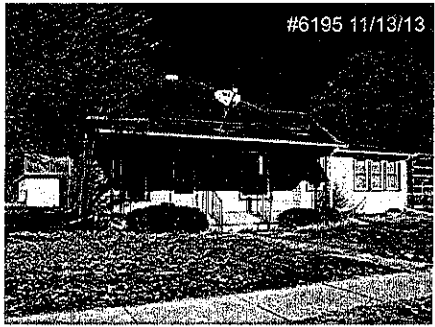
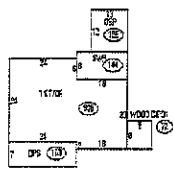
Date Added 09/25/2007	Notes CARD #: 18620 GLIDE: 63
------------------------------	--------------------------------------

Permit No.	Type	Description	Date Open	Date Closed	Amount
0001	00 N/A	--2009 REVIEW; SOLD MUCH HIGHER!	06/05/2008	03/16/2009	0

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK	02 SqFoot	32,235.000	105.000	N	15,000	0.010	0.000	210	0
					40,000	0.002			
					999,999	0.001			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/06/2018	2018	2171	2172	DAVIDSEN, DORIS (LE)	22,500
12/12/2013	02013	03008		SCHIERMEYER, GORDON & DEBRA RIDGWAY	20,000
12/12/2013	02013	03008		SCHIERMEYER, GORDON & DEBRA RIDGWAY	20,000
04/18/2008	02008	01042		MICHEL, MEGGIE & JUSTIN MCCUTCHEON	22,500

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	619500	25	19,715	0	210	19,925	0	19,925	389.18	0
2016	619500	25	18,775	0	210	18,985	0	18,985	346.06	0
2015	619500	25	18,395	0	210	18,605	0	18,605	343.66	0
2014	619500	25	18,395	0	210	18,605	0	18,605	385.70	0
2013	619500	25	11,310	0	770	12,080	0	12,080	272.22	0

Parcel ID 000619500 Cadastral ID 00002-00098-00039 PAD Class Code 01-01-01-01-07-03 State GEO 4487-00-0-40025-001-0000 Owner DAVIDSEN, DORIS (LE) 150 E LINCOLN AVENUE GUIDE ROCK, NE 68942 Situs 450 W STATE ST Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal E & W 105' X N & S 307' WEST SIDE LOT 20 BLK 1 GUIDE ROCK ROBERTS ADDITION	(1227)	Primary Image 	Sketch Image 
--	--------	--	--

Property Valuation Buildings 22,535 Improvement 0 Land/Lot 0 Total 22,535	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 3.00 - Average Base/Total 936 / 936 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Wamed & Cooled Air Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl 936 Fixture/Roughin 6 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1905/0
--	---	--

Review Information		
11/19/2013	Entered	AG
11/13/2013	Inspect	TS

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	2.00	0		400 sqft	0.000 % / 0.000 %
Approximate value after 84.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 600						
706	Detached Garage(SF)	1.00	0		858 sqft	0.000 % / 0.000 %
Approximate value after 84.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 215						

Code	Description	Cost Source	Size	Year In	Units	Depreciation
YDS	Yard Shed	MS Residential	120	0	120	42.000 %
SH2	SHED CONC	MS Residential	160	0	160	82.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	144	0	144	0.000 %
OSP	Open Slab Porch	MS Residential	156	0	156	0.000 %
WOD	Wood Deck	MS Residential	72	0	72	0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	168	0	168	0.000 %
SH2	SHED CONC	MS Residential	280	0	280	32.000 %
CPD	Concrete Pad	MS Residential	357	0	357	32.000 %

Date Added Notes
09/25/2007 CARD #: 18620 GLIDE: 63

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2171	10/6/2018	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000619500		270		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value:				4487			00	0	40025		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
210		22,535		22,745		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1905				Construction Date :						
Floor:				Floor Sq. Ft. : 936				Floor Sq. Ft. :						
Building Cost New:				Cost : 93,965				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from						Comments:								
WD-LIFE ESTATE TO DORIS DAVIDSEN REMAINDER TO: MARK GRAGE AND REGINA GRAGE														
(Continue on back)														

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2171-72	SALE DATE	10-6-2018	LOCATION ID	000619500	- 18620
ASSESSOR LOCATION	MOBILE HOME	—	ADDRESS OF PROPERTY	450 W State Street			
COMMENTS	SCHOOL # 625-0011						

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	210	11,275	7500	18985
2017	210	12,215	7500	19925
2018	210	15,035	7500	22745

SELLING PRICE	22500	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE	936
LOT WIDTH	105	LOT DEPTH	307	LOT UNITS	32235
QUALITY	30	EXTER1 TYPE / %	100% Vinyl	EXTER2 TYPE / %	
STYLE 1 / %	One Story	STYLE 2 / %		ROOFING	Galv - Metal
HVAC 2 / %		SLAB		MIN FINISH	
FIXTURES	6	BEDROOMS	2	BATHROOMS	1
				GARAGE TYPE	
				GARAGE AREA	
				FIREPLACE	
				SWIMMING POOL	
BUILDINGS	Det Car - Fair Det. Car. low Yds - Fair Shed - Low Shed - Avc				
YEAR BUILT	1905	RCN	93965	LUMP DESCRIP	7500

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: SCHIERMEYER, GORDON & DEBRA RIDGWAY

Buyer: DAVIDSEN, DORIS (LE)

Parcel ID: 000619500

Additional Parcels:

Book: 2018 Page: 2171

Sale Date: 10/06/2018

Legal Description: E & W 105' X N & S 307' WEST SIDE LOT 20 BLK 1 GUIDE ROCK ROBERTS 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: SCHIERMEYER, GORDON & DEBRA RIDGWAY

Buyer: DAVIDSEN, DORIS (LE)

Parcel ID: 000619500

Additional Parcels:

Book: 2018 Page: 2171

Sale Date: 10/06/2018

Legal Description: E & W 105' X N & S 307' WEST SIDE LOT 20 BLK 1 GUIDE ROCK ROBERTS ADDITION

Was the sale between family members? Yes No If yes, explain

Was there any association between the buyer and the seller or with the property? Yes
 No If yes explain

Do you own other property nearby? Yes No If yes, please
explain _____

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement
Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in
each of the past five years?

\$ _____ . What
expenses have been incurred in each of the past five years?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) Appliances Furniture other (please explain):

_____. What is the dollar value of the personal
property that was included in the purchase price. _____

Do you think this property sold for its full market value? Yes No

Was the property made available to other potential purchasers? Yes/No Explain if
no _____

How many bedrooms? _____ How many bathrooms? _____ What type of heating and cooling is in the
house? _____

Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) Appliances Furniture other (please explain):

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

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Seller: SCHIERMEYER, GORDON & DEBRA RIDGWAY

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Additional Parcels:

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Sale Date: 10/06/2018

Legal Description: E & W 105' X N & S 307' WEST SIDE LOT 20 BLK 1 GUIDE ROCK ROBERTS ADDITION

Describe the basement finish; flooring, walls, ceiling finish?

Manufactured Housing: Was this home manufactured off site then moved to this location? yes

 No If manufactured; what brand? _____ If

manufactured; what type of home is this? _____ Mobile Home

_____ Manufactured If manufactured is the home still siton on
(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller

(circle one) Phone# _____ Date: _____

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

271

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 23 Yr. 2018		Mo. 10 Day 23 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Jeremy & Alisa Muhs				Grantee's Name (Buyer) Jose Fonseca			
Street or Other Mailing Address 51 N Seward St				Street or Other Mailing Address 13 Avalon Lane			
City Red Cloud		State NE		City Hastings		State NE	
Zip Code 68970				Zip Code 68901			
Phone Number (970) 219-7991		Phone Number (402) 762-5835		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address					

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Agricultural	
	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	

8 Type of Deed							
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other		
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee			
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty			
<input type="checkbox"/> Corrective	<input type="checkbox"/> Death Certificate - Transfer on Death						

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	
		<input type="checkbox"/> Auction	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary	
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	
		<input type="checkbox"/> Exchange					

11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Other	
<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	

16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

18 Address of Property 615 Pleasant St Guide Rock, NE 68942		19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description
The North 42.25 feet of Lot Four (4) and the South 57.75 feet of Lot Five (5), Robert's Addition to Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 14,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 14,500.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Kory J. McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

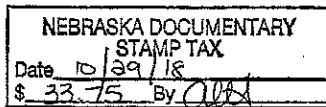
Attorney
Signature of Grantee or Authorized Representative Title Date 10/23/18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 29 Yr. 18	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK2018, Pg 2173

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29th day of October A.D., 2018, at 11:26 o'clock A.M. Recorded in Book 5018 on Page 2173
Deb Klungenberger County Clerk
\$10.00 AKH Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



WARRANTY DEED

Jeremy Muhs and Alisa J. Muhs, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jose Fonseca, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North 42.25 feet of Lot Four (4) and the South 57.75 feet of Lot Five (5), Robert's Addition to Guide Rock, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed October 23, 2018.

Jeremy Muhs
Jeremy Muhs

Alisa Muhs
Alisa J. Muhs

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 23, 2018, by Jeremy Muhs and Alisa J. Muhs, husband and wife.

Comm. expires

Kory McCracken
Notary Public

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000618500			Legal N42 1/4' LOT 4 & S57 3/4' LOT 5 BLK 1 GUIDE ROCK ROBERTS ADDITION			Card File 000618500		
Owner FONSECA, JOSE 13 AVALON LANE HASTINGS, NE 68901						Situs 615 PLEASANT ST GUIDE ROCK, NE 68942		
County Area	0	N/A	Class Code	01-01-01-01-07-02		Value	Previous	Current
Neighborhood	100	GUIDE ROCK	State GEO	4487-00-0-40025-001-0000		Buildings	12,645	6,940
Location / Group	40	GUIDE ROCK (GR)	Cadastral	00002-00087-00017		Improvement	0	0
District	25	GR11VS - 65-0011	Book / Page	2018 / 2173		Land / Lot	165	165
School	65-0011		Sale Date	10/23/2018		Total	12,810	7,105
			Sale Amount	14,500				

Date Added Notes
09/25/2007 CARD # 18530 / GLIDE # 63
11/04/2002 18530

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK	02 SqFoot	16,500.000	100.000	N	15,000	0.010	0.000	165	0
					40,000	0.002			
					999,999	0.001			

Sale Date	Book	Page	Extend	Ownership History	Amount
03/26/2018	2018	638		MUHS, ALISA J.	15,000
03/28/2018	2018	638		MUHS, ALISA J.	15,000
08/04/2011	02011	01495		PING, MATTHEW	15,000
05/01/2001	02001	00899		DUFFY, RONALD P	13,000
10/01/1997	01997	01472		HUNTER, RODNEY	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	618500	25	12,645	0	165	12,810	0	12,810	237.36	0
2016	618500	25	8,570	0	165	8,735	0	8,735	159.22	0
2015	618500	25	6,290	0	165	6,455	0	6,455	119.22	0
2014	618500	25	6,290	0	165	6,455	0	6,455	133.82	0
2013	618500	25	9,695	0	595	10,290	0	10,290	231.88	0

Parcel ID 000618500 Cadastral ID 00002-00087-00017 PAD Class Code 01-01-01-01-07-02 State GEO 4487-00-0-40025-001-0000 Owner FONSECA, JOSE 13 AVALON LANE HASTINGS, NE 68901 Situs 615 PLEASANT ST GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal N42 1/4' LOT 4 & S57 3/4' LOT 5 BLK 1 GUIDE ROCK ROBERTS ADDITION	(1219) Primary Image 	Sketch Image 
---	--	---

Property Valuation Buildings 6,940 Improvement 0 Land/Lot 0 Total 6,940	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 2.00 - Badly Worn Base/Total 803 / 803 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Floor Furnace Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl 803 Fixture/RoughIn 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1905/0
--	---	--

Code	Description	Cost Source	Size	Year In	Units	Depreciation
YDS	Yard Shed	MS Residential	120	0	120	42.000 %
SH1	SHED DIRT	MS Residential	200	0	200	42.000 %
SH2	SHED CONC	MS Residential	468	0	468	32.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	198	0	198	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	112	0	112	0.000 %
OSP	Open Slab Porch	MS Residential	21	0	21	32.000 %

Date Added	Notes
09/25/2007	CARD # 18530 / GLIDE # 63
11/04/2002	18530

RESIDENTIAL SALES FILE

PAGE 1	BOOK - PAGE	2018-2173	SALE DATE	10-23-2018	LOCATION ID	000618500 - 18530
ASSESSOR LOCATION	GUIDE ROCK	MOBILE HOME	ADDRESS OF PROPERTY	645 Pleasant Street		
COMMENTS	SCHOOL # 65-0011					

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	165	4890	3680	8735
2017	165	8965	3680	12810
2018	165	3260	3680	7105

SELLING PRICE	14500	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE	803
LOT WIDTH	100	LOT DEPTH	165	LOT UNITS	16500
QUALITY	30	EXTER1 TYPE / %	Vinyl 100%	EXTER2 TYPE / %	
STYLE 1 / %		STYLE 2 / %		ROOFING	Galv. Metal
HVAC 2 / %		SLAB		MIN FINISH	
FIXTURES	5	BEDROOMS	2	BATHROOMS	1
BUILDINGS	Yds / Fair old Garage / Fair old barn / Ave				
YEAR BUILT	1905	RCN	81,515	LUMP DESCRP	3680

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: MUHS, ALISA J.

Buyer: FONSECA, JOSE

Parcel ID: 000618500

Additional Parcels:

Book: 2018 Page: 2173

Sale Date: 10/23/2018

Legal Description: N42.25' LOT 4 & S57.75' LOT 5 BLK 1 GUIDE ROCK ROBERTS 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: MUHS, ALISA J.

Buyer: FONSECA, JOSE

Parcel ID: 000618500

Additional Parcels:

Book: 2018 Page: 2173

Sale Date: 10/23/2018

Legal Description: N42.25' LOT 4 & S57.75' LOT 5 BLK 1 GUIDE ROCK ROBERTS ADDITION

Was the sale between family members? ___Yes ___No If yes, explain

Was there any association between the buyer and the seller or with the property? ___Yes ___No If yes explain

Do you own other property nearby? ___Yes ___No If yes, please explain

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?

\$_____ . What expenses have been incurred in each of the past five years?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

_____. What is the dollar value of the personal property that was included in the purchase price. _____

Do you think this property sold for its full market value? ___Yes ___No

Was the property made available to other potential purchasers? Yes/No Explain if no

How many bedrooms? _____ How many bathrooms? _____ What type of heating and cooling is in the house? _____

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2181

PAGES _____

GRANTEE MASTER NAME # Joel +

PARCEL # / FILING NUMBER 001701004

66130

Sara Macklin

DOC STAMPS 1125.00

tax/lien

SALES FILE # 272

PAGES _____

NEIGHBORHOOD #

<u>1</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
 SUBURBAN X

Sub - Blue Hill

TAX DISTRICT 185

TOTAL SALE PRICE 500,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-12-18

DEED TYPE JTWD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE <u>1</u>	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

<u>BH</u>	BLA	COW	GR	INA	RC	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

PARCEL # (S)

--	--	--	--	--	--	--	--

Real Estate Transfer Statement

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

212

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 12 Yr. 18 4 Date of Deed Mo. 10 Day 11 Yr. 18

5 Grantor's Name, Address, and Telephone (Please Print) Alan T. Shelby and Linda S. Shelby 6 Grantee's Name, Address, and Telephone (Please Print) Joel D. Macklin and Sara C. Macklin

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C)

8 Type of Deed 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

14 What is the current market value of the real property? 500000.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property 2451 Road 1625, Blue Hill NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

20 Legal Description Lot 5, Blue Hill Ridge Subdivision, in the W 1/2 of the NW 1/4 of Section 3, township 4, North, Range 10 West of the 6th P.M., Webster County, Nebraska, according to the recorded plat thereof, subject to road right-of-way

21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23).

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Joel D. Macklin, Grantee, 402-756-2401, 10-12-18

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 30 Yr. 18 27 Value of Stamp or Exempt Number \$ 1,125.00 28 Recording Data BK2018, Pg 2181

BK2018, Pg 2181

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 9:15 o'clock A M. Recorded in Book 2018 on Page 2181
Deb Kligenberger County Clerk
\$10.00 Deputy BB
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ 1.125 By BB

Return To: Prairie Title. P.O. box 309, Hastings NE 68902

JOINT TENANCY WARRANTY DEED

ALAN T. SELBY AND LINDA S. SELBY, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, convey to **JOEL D. MACKLIN AND SARA C. MACKLIN**, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

Lot Five (5), Blue Hill Ridge Subdivision, in the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, according to the recorded plat thereof, subject to road right-of-way.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- (1) are lawfully seised of such real estate and that it is free from encumbrances 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: October 11th, 2018.

Alan T. Selby
ALAN T. SELBY

Linda S. Selby
LINDA S. SELBY

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on October 11th, 2018, by Alan T. Selby and Linda S. Selby.

GENERAL NOTARY - State of Nebraska
LAURIE L. HAWES
My Comm. Exp. June 24, 2019

Laurie L. Hawes
Notary Public

My commission expires: 6-24-19

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2181	10/12/2018	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001701004		272		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	2	00000	000	0000			
Land		Improvements		Total		Date of Sale Property Classification Code								
19,665		336,150		355,815		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 1	B) 01	C) 5	D) 2	E) 0	F) 5					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 2006	Construction Date :
Floor:		Floor Sq. Ft. : 2,659	Floor Sq. Ft. :
Building Cost New:		Cost : 492,225	Cost :
Single Family Style: 101		Residential Condition: 50	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:		Residential Quality: 50	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
JTWD TO JOEL D. & SARA C. MACKLIN	

(Continue on back)

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001701004			Legal LOT 5 BLUE HILL RIDGE SUBDIVISION IN W1/2NW1/4 3-4-10 S-T-R: 03-04-10 Acres: 4.120			Card File 001701004		
Owner MACKLIN, JOEL D. & SARA C. 2451 ROAD 1625 BLUE HILL, NE 68930			Situs 1625 RD 1625 BLUE HILL, NE 68930					
County Area	1	AREA 1	Class Code	01-01-05-02-00-05	Value		Previous	Current
Neighborhood	1	AREA 1	State GEO	4133-03-2-00000-000-0000	Buildings		314,235	314,235
Location / Group	80	RURAL (RUR)	Cadastral	00001-00009-0001D	Improvement		21,915	21,915
District	185	74F8N - 91-0074	Book / Page	2018 / 2181	Land / Lot		19,665	19,665
School	91-0074		Sale Date	10/12/2018	Total		355,815	355,815
			Sale Amount	500,000				

Date Added	Notes
11/29/2012	66130 - SUBURBAN - ZONING BLUE HILL JURISDICTION

Permit No.	Type	Description	Date Open	Date Closed	Amount
0003	00 N/A	~2008 CHECK FOR MORE FINISH IN BASEMENT/	02/27/2007	10/04/2007	0
0002	00 N/A	~2007 NEW HOME/CHECK FOR FINISH ON SOUTH	01/11/2006	02/27/2007	0
0001	00 N/A	~2006 GARAGE & CHECK FOR NEW HOUSE	04/19/2005	01/11/2006	0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
BLD1SU	SITE	BLD1SU	BUILDING SITE 1ST ACRE, S	BLD1SU	N	1.000	5,765	5,765	0			
RESSUB	SITE	RESSUB	RESIDENTIAL SUBURBAN	RESSUB	N	2.120	1,840	3,900	0			
						3.120		9,665				
HOM1SUB	HOME	HOM1SU	HOM1SUB	HOM1SU	N	1.000	10,000	10,000	0			
						Land Total	4.120	19,665				

Sale Date	Book	Page	Extend	Ownership History	Amount
10/12/2018	2018	2181		MACKLIN, JOEL D. & SARA C.	500,000
09/09/2016	02016	02230		SELBY, ALAN T & LINDA S	0
09/09/2016	02016	02230		SELBY, ALAN T & LINDA S	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	701004	185	314,235	21,915	19,665	355,815	0	355,815	4,994.82	0
2016	701004	185	314,235	21,915	23,830	359,980	0	359,980	5,032.00	0
2015	701004	185	312,525	21,915	19,100	353,540	0	353,540	4,850.42	0
2014	701004	185	312,525	21,915	15,850	350,290	0	350,290	5,447.54	0
2013	701004	185	313,185	22,165	15,850	351,200	0	351,200	6,067.24	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 001701004 (2652) Cadastral ID 00001-00009-0001D PAD Class Code 01-01-05-02-00-05 State GEO 4133-03-2-00000-000-0000 Owner MACKLIN, JOEL D. & SARA C. 2451 ROAD 1625 BLUE HILL, NE 68930 Situs 1625 RD 1625 BLUE HILL NE 68930 Neighborhood 1 - AREA 1 District 185 - 74F6N - 91-0074 Legal S-T-R: 03-04-10 LOT 5 BLUE HILL RIDGE SUBDIVISON IN W1/2NW1/4 3-4-10</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 
--	--	--

<p>Property Valuation</p> <p>Buildings 314,235 Improvement 21,915 Land/Lot 0 Total 336,150</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 5.00 - Very Good Condition 5.00 - Very Good Base/Total 2,659 / 2,659 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 21 / 0 Bed/Bathroom 3 / 5.0 Basement Area 2,659 2,491 Part</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 2006/0</p>
---	---	---

Code Description	Quality	Year	Dimensions	Units	PD, FD
701 Attached Garage(SF)	0.00	0		1,300 sqft	0.000 % / 0.000 %
Approximate value after 16.000 % physical, 24.000 % functional and 0.000 % economic depreciation is 27,175					
Code	Description	Cost Source	Size	Year In	Units Depreciation
BKV	BRICK VENEER/EXTRA	MS Residential	305	0	305 0.000 %
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	2499	0	2,499 0.000 %
GEO	GEO THERMAL HTG & AC	MS Residential	1	0	1 0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	941	0	941 0.000 %

Date Added Notes
11/29/2012 68130 - SUBURBAN - ZONING BLUE HILL JURISDICTION



WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 001701004 (2652)
 Cadastral ID 00001-00009-0001D
 PAD Class Code 01-01-05-02-00-05
 State GEO 4133-03-2-00000-000-0000
 Owner
 MACKLIN, JOEL D. & SARA C.
 2451 ROAD 1625
 BLUE HILL, NE 68930
 Situs
 1625 RD 1625 BLUE HILL NE 68930
 Neighborhood 1 - AREA 1
 District 185 - 74F6N - 91-0074
 Legal
 S-T-R: 03-04-10
 LOT 5 BLUE HILL RIDGE SUBDIVISION IN
 W1/2NW1/4 3-4-10



Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
FUBL	Farm Utility Building Building Components	D	3.00	3.00	2005	0	52x32x0	Concrete	Metal	1,664
BMF	BS RES-MIN Building Components	D	3.00	3.00	2006	0	24x24x0	Concrete	Metal	576
FUBL	Farm Utility Building Building Components	D	3.00	3.00	2005	0	24x24x0	Concrete	Metal	576

WEBSTER COUNTY ASSESSOR

621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: SELBY, ALAN T & LINDA S

Buyer: MACKLIN, JOEL D. & SARA C.

Parcel ID: 001701004

Additional Parcels:

Book: 2018 Page: 2181

Sale Date: 10/12/2018

Legal Description: LOT 5 BLUE HILL RIDGE SUBDIVISON IN W1/2NW1/4 3-4-10

*No Address
Keep for Book*

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: SELBY, ALAN T & LINDA S
Buyer: MACKLIN, JOEL D. & SARA C.
Parcel ID: 001701004
Additional Parcels:
Book: 2018 Page: 2181
Sale Date: 10/12/2018
Legal Description: LOT 5 BLUE HILL RIDGE SUBDIVISON IN W1/2NW1/4 3-4-10

Was the sale between family members? Yes No If yes, explain

Was there any association between the buyer and the seller or with the property? Yes No If yes explain

Do you own other property nearby? Yes No If yes, please explain

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?

\$ _____ . What expenses have been incurred in each of the past five years?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):

_____. What is the dollar value of the personal property that was included in the purchase price. _____

Do you think this property sold for its full market value? Yes No

Was the property made available to other potential purchasers? Yes/No Explain if no _____

How many bedrooms? _____ How many bathrooms? _____ What type of heating and cooling is in the house? _____

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2187

PAGES _____

GRANTEE MASTER NAME # Levi Gorsuch

PARCEL # / FILING NUMBER 001412500

- 64295 29-1-10

DOC STAMPS 326.25

tax/lien

SALES FILE # 273

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45

TOTAL SALE PRICE 145,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-24-2018

DEED TYPE W/D

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	<u>1</u>	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

Real Estate Transfer Statement

273

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 10 Day 24 Yr. 18
4 Date of Deed Mo. 10 Day 22 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print) Keith Allen, Michelle, Kevin Geroge and Emily Lewis
6 Grantee's Name, Address, and Telephone (Please Print) Levi Gorsuch
Street or Other Mailing Address 600 North Walnut St.
City Red Cloud State NE Zip Code 68910
Street or Other Mailing Address 1103 BATEMAN ST
City HASTINGS State NE Zip Code 68901
Phone Number 402-746-2925
Phone Number 308-760-5882
Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? 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.
(A) Status: Improved, Unimproved, IOLL
(B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

8 Type of Deed: Conservator, Bill of Sale, Cemetery, Corrective, Death Certificate - Transfer on Death, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Sheriff, Trust/Trustee, Warranty, Other

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No
10 Type of Transfer: Distribution, Auction, Court Decree, Easement, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Partition, Life Estate, Sale, Satisfaction of Contract, Revocable Trust, Transfer on Death, Trustee to Beneficiary, Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.) Yes No
12 Was real estate purchased for same use? (If No, state the intended use.) Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other
Brothers and Sisters Grandparents and Grandchild Spouse
Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property? 145000.00
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %

16 Does this conveyance divide a current parcel of land? Yes No
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Jeff Moon No

18 Address of Property
18a No address assigned 18b Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

20 Legal Description
The N 1/2 of the SW 1/4 of Section 29, Township 1, Range 10 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 145000.00. Row 23: Was non-real property included in the purchase? Yes No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number
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.

Levi Gorsuch
Print of Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Grantee
Phone Number 308-760-5882
Date 10-24-2018

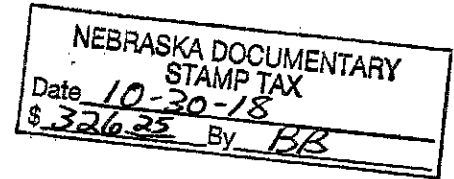
Register of Deed's Use Only
26 Date Deed Recorded Mo. 10 Day 30 Yr. 18
27 Value of Stamp or Exempt Number \$ 326.25
28 Recording Data BK2018, Pg 2187
For Dept. Use Only

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 9:25 o'clock A M. Recorded in Book 2018 on Page 2187-2188

Deb Klingsberger County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



Return to: Prairie Title, Inc. P.O. Box 309, Hastings NE 68902-0309

WARRANTY DEED

KEITH ALLEN LEWIS AND MICHELLE LEWIS, husband and wife, AND KEVIN GEORGE LEWIS AND EMILY LEWIS, husband and wife, GRANTORS in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to LEVI T. GORSUCH, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The North Half of the Southwest Quarter (N 1/2 SW 1/4) of Section Twenty-Nine (29), Township One (1), Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- (1) 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.

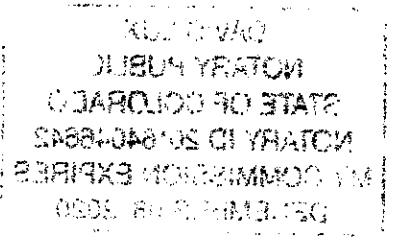
Dated: October 22nd, 2018.

Keith Allen Lewis
KEITH ALLEN LEWIS

Kevin George Lewis
KEVIN GEORGE LEWIS

Michelle Lewis
MICHELLE LEWIS

Emily Lewis
EMILY LEWIS



STATE OF COLORADO)
)SS:
COUNTY OF Adams)

The foregoing warranty deed was acknowledged before me on October 22, 2018 by
Keith Allen Lewis.

EMILY HASEBROOCK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184033784
MY COMMISSION EXPIRES 08/23/2022

Emily Hasebroock
Notary Public

My commission expires: 8/23/2022

STATE OF COLORADO)
)SS:
COUNTY OF Broomfield)

The foregoing warranty deed was acknowledged before me on October 22, 2018 by

Michelle Lewis.
WJAYA DJUNAIDI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094042783
MY COMMISSION EXPIRES JANUARY 04, 2022

[Signature]
Notary Public

My commission expires: 1/4/2022

STATE OF COLORADO)
)SS:
COUNTY OF Adams)

The foregoing warranty deed was acknowledged before me on October 22nd, 2018 by
Kevin George Lewis.

[Signature]
Notary Public

DAVID LUX
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164046642
MY COMMISSION EXPIRES
DECEMBER 08, 2020

My commission expires: 12/8/20

STATE OF COLORADO)
)SS:
COUNTY OF Adams)

The foregoing warranty deed was acknowledged before me on October 22nd, 2018 by
Emily Lewis.

[Signature]
Notary Public

DAVID LUX
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164046642
MY COMMISSION EXPIRES
DECEMBER 08, 2020

My commission expires: 12/8/20

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID	001412500	Legal	N1/2SW1/4 29-1-10 S-T-R: 29-01-10 Acres: 79.720	Card File	001412500
Owner	GORSUCH, LEVI 1703 BATEMAN STREET HASTINGS, NE 68901	Situs	29-1-10		

County Area	1	AREA 1	Class Code	01-05-05-03-00-09	Value	Previous	Current
Neighborhood	1	AREA 1	State GEO	4489-29-3-00000-000-0000	Buildings	0	0
Location / Group	80	RURAL (RUR)	Cadastral	00002-00049-00008	Improvement	1,380	1,380
District	45	2F2S - 91-0002	Book / Page	2018 / 2187	Land / Lot	130,855	130,855
School	91-0002		Sale Date	10/24/2018	Total	132,235	132,235
			Sale Amount	145,000			

Date Added	Notes
11/04/2002	FARM SITE 64295

Permit No.	Type	Description	Date Open	Date Closed	Amount
0002	00 N/A	~2016 BLDGS CLEAR DOWN IN THE BOTTOM	03/12/2015	03/15/2016	0
0001	00 N/A	~2004 IS THERE DRYLAND HERE?	08/21/2003	02/25/2004	0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2904	DRY	4D	WAKEEN SILT LOAM, 11-30%	4D	N		0.370	2,190	810	0			
3838	DRY	4D1	GEARY SILT LOAM, 7-11% SL	4D1	N		0.450	2,190	985	0			
3852	DRY	4D	GEARY-HOBBS SOILS	4D	N		1.750	2,190	3,835	0			
4147	DRY	3D	HOLDREGE SOILS, 3-7% SLOP	3D	N		7.520	2,265	17,035	0			
4161	DRY	4D	KIPSON SILT LOAM, 7-30% S	4D	N		3.780	2,190	8,280	0			
7282	DRY	4D1	DERION SOILS, 3-6% SLOPES	4D1	N		4.120	2,190	9,025	0			
							17.990		39,970				
2904	GRAS	4G	WAKEEN SILT LOAM, 11-30%	4G	N		12.860	1,425	18,325	0			
3553	GRAS	4G	HOBBS SILT LOAM, FREQUENT	4G	N		14.930	1,425	21,275	0			
3838	GRAS	4G1	GEARY SILT LOAM, 7-11% SL	4G1	N		2.290	1,425	3,265	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N		12.960	1,425	18,470	0			
4161	GRAS	4G	KIPSON SILT LOAM, 7-30% S	4G	N		16.690	1,425	23,785	0			
							59.730		85,120				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N		1.000	0	0	0			
BLD1	FARM	BLD1	BUILDING SITE 1ST ACRE	BLD1	N		1.000	5,765	5,765	0			
							Land Total	79.720		130,855			


Sale Date	Book	Page	Extend	Ownership History	Amount
10/24/2018	2018	2187		GORSUCH, LEVI	145,000
10/19/2018	2018	2136		LEWIS, KEITH ALLEN & KEVIN GEORGE	0
10/19/2018	2018	2136		LEWIS, KEITH ALLEN & KEVIN GEORGE	0
08/01/2003	02003	01803		LEWIS, CECIL	24,000
09/09/1999	02000	00017		HENDERSON, IVAN AND ROSE M. LEWIS, CECIL A -LE	60,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	412500	45	0	1,380	130,855	132,235	0	132,235	1,757.04	0
2016	412500	45	0	1,380	123,685	125,065	0	125,065	1,729.92	0
2015	412500	45	0	0	115,405	115,405	0	115,405	1,588.78	0
2014	412500	45	0	0	81,830	81,830	0	81,830	1,251.40	0



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID	001412500			Owner	GORSUCH, LEVI			Legal	N1/2SW1/4 29-1-10		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2013	412500	45	0	0	70,235	70,235	0	70,235	1,145.70	0	

<p>Parcel ID 001412500 (2290) Cadastral ID 00002-00049-00008 PAD Class Code 01-05-05-03-00-09 State GEO 4489-29-3-00000-000-0000 Owner GORSUCH, LEVI 1703 BATEMAN STREET HASTINGS, NE 68901 Situs 29-1-10 Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal S-T-R: 29-01-10 N1/2SW1/4 29-1-10</p>	<p>Primary Image</p> 	<p>Sketch Image</p>																												
<p>Property Valuation</p> <table border="0"> <tr><td>Buildings</td><td>0</td></tr> <tr><td>Improvement</td><td>1,380</td></tr> <tr><td>Land/Lot</td><td>0</td></tr> <tr><td>Total</td><td>1,380</td></tr> </table>	Buildings	0	Improvement	1,380	Land/Lot	0	Total	1,380	<p>Residential Information</p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>0</td></tr> <tr><td>Fixture/Roughin</td><td>0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>0 / 0.0</td></tr> <tr><td>Basement Area</td><td>0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0	<p>Marshall & Swift Cost Approach (06/2013)</p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	0																													
Improvement	1,380																													
Land/Lot	0																													
Total	1,380																													
Type																														
Quality	.00 -																													
Condition	.00 -																													
Base/Total	0 / 0																													
Area of Slab	0																													
Area of Crawl	0																													
Fixture/Roughin	0 / 0																													
Bed/Bathroom	0 / 0.0																													
Basement Area	0																													
Year/Effective Age	0/0																													
<p>Review Information</p> <table border="0"> <tr><td>02/16/2006</td><td>Entered</td><td>SK</td></tr> </table>			02/16/2006	Entered	SK																									
02/16/2006	Entered	SK																												
<p>Date Added Notes</p> <p>11/04/2002 FARM SITE 64295</p>																														



WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 001412500 (2290) Cadastral ID 00002-00049-00008 PAD Class Code 01-05-05-03-00-09 State GEO 4489-29-3-00000-000-0000 Owner GORSUCH, LEVI 1703 BATEMAN STREET HASTINGS, NE 68901 Situs 29-1-10 Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal S-T-R: 29-01-10 N1/2SW1/4 29-1-10</p>	
---	--

Code	Description	Class	Qual	Cond	Year	Eff	Age	Dimensions	Floor	Roofing	Total Units
SH1	SHED DIRT Building Components	D	2.00	2.00	0	0	20x18x0	Dirt	Metal	360	

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2018	2187	10/24/2018	Base: 91-0002	Affiliated:	Unified:											
Location ID		Sale Number	Useability & Code #		Parcel Number												
001412500		273	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel				
Date of Sale Assessed Value				4489	1	10	29	3	00000	1	000	0000					
Land		Improvements		Total		Date of Sale Property Classification Code											
130,855		1,380		132,235		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9								
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED 1A1						GRASSLAND 1G1											
1A						1G											
2A1						2G1											
2A						2G											
3A1						3G1											
3A						3G		12.960				18,470					
4A1						4G1		2.290				3,265					
4A						4G		44.480				63,385					
DRYLAND 1D1						Shelterbelt/Timber											
1D						Accretion											
2D1						Waste											
2D						Other											
3D1						AG LAND TOTAL			77.720			125,090					
3D		7.520		17,035		Roads			1.000								
4D1		4.570		10,010		Farm Sites			1.000			5,765					
4D		5.900		12,925		Home Sites											
						Recreation											
Dwellings						Other											
Outbuildings				1,380		Non-AG TOTAL			2.000			5,765					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
WD TO LEVI T. GORSCH	
(Continue on back)	

BOOK-PAGE 2018-2187 DATE OF SALE 10-24-2018

LEGAL DESCRIPTION N 1/2 SW 1/4 29-1-10

LOCATION ID PARCEL(S) Rural 0014125000

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	173685	1380	125065
2017	130855	1380	132235
2018	130855	1380	132235

SELLING PRICE	145,000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
---------------	---------	----------------	---------------------	------------------------

SCHOOL BASE # 91-0002

HOUSE QUALITY _____ HOUSE CONDITION _____ DATE OF CONSTRUCTION _____

MOBILE HOME _____

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: LEWIS, KEITH ALLEN & KEVIN GEORGE

Buyer: GORSUCH, LEVI

Parcel ID: 001412500

Additional Parcels:

Book: 2018 Page: 2187

Sale Date: 10/24/2018

Legal Description: 29-01-10 N1/2SW1/4 29-1-10

Agriculture

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office

What was the purchase price? \$ _____ Yes ___ No ___ If no explain

Was any personal property included in the sale price? ___ Yes ___ No Personal Property was (circle all that apply): Pivot Irrigation Pipe (above ground/Buried) Motor Machinery Grain/Crops Other (please explain) _____

What is the dollar value of the personal property that was included in the purchase price? \$ _____

If this sale was involved in a 1031 like kind exchange; is it going to a holding company? ___ Yes ___ No

How long was the property on the market? _____

How did you learn that the property was for sale? Circle one: Advertising Broker/Realtor Family Newspaper Seller Prior Knowledge Other (please explain): _____

If appraised, what was the appraised value? \$ _____

Was this a sale of partial interest in the property? ___ Yes ___ No If yes, explain _____

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: LEWIS, KEITH ALLEN & KEVIN GEORGE
Buyer: GORSUCH, LEVI
Parcel ID: 001412500
Additional Parcels:
Book: 2018 Page: 2187
Sale Date: 10/24/2018
Legal Description: 29-01-10 N1/2SW1/4 29-1-10

Did this sale involve a trade or exchange of property? Yes__ No__ If yes,
explain_____

Was the property made available to other potential purchasers? Yes__ No__ If no,
explain_____

Was the sale between family members? Yes__ No__ If yes,
explain_____

Was there any prior association between the buyer and the seller or with the property? __Yes
No__ If yes,
explain_____

Do you own other property nearby? __Yes No__ If yes,
explain_____

What influenced your sale/purchase?

Do you think this property sold for its full market value? __Yes No__

Please supply a current FSA map showing fields, correct use and acres.

Is this property in a government program such as (CRP, CREP, EQUIP)? If yes, what program and
what are the beginning and ending dates? Please mark these fields on your map.

If irrigated (circle all that apply) Pivot Buried Pipe Gravity Irrigation

Where do you obtain your irrigation water? (circle all that apply) Reuse pit Bostwick
Republican River Well Little Blue River
Other_____

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: LEWIS, KEITH ALLEN & KEVIN GEORGE
Buyer: GORSUCH, LEVI
Parcel ID: 001412500
Additional Parcels:
Book: 2018 Page: 2187
Sale Date: 10/24/2018
Legal Description: 29-01-10 N1/2SW1/4 29-1-10

If pasture, how do you water your cattle? Pond Dugout Stream Well
Other _____

Comments/other information:

Signature: _____ Buyer/Seller (circle one)

Phone # _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2206

PAGES _____

GRANTEE MASTER NAME # Sondrus Berry

PARCEL # / FILING NUMBER 20123-69725

New 2012301-69726

DOC STAMPS Exempt 20

tax/lien _____

SALES FILE # 274

PAGES _____

NEIGHBORHOOD #

<u>1</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	<u>4000</u>	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 600

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-8-2018

DEED TYPE Trustees Deed

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
-----	----------	----------	-----------	--------

CODE

1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Distribution parents to child

PARCEL # (S)

--	--	--	--	--	--	--	--

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

274

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 08 Yr. 2018		Mo. 10 Day 08 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Sandra Sue Berry, Trustee				Grantee's Name (Buyer) Sandra S. Berry			
Street or Other Mailing Address 18 Mason Lane				Street or Other Mailing Address 18 Mason Lane			
City Bella Vista		State AR		Zip Code 72715		City Bella Vista	
						State AR	
						Zip Code 72715	
Phone Number (785) 623-8734				Phone Number (785) 623-8734		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> TOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input checked="" type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$616,424

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
Rural Property
Webster County, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description
The West Half of the Southwest Quarter (W1/2SW1/4) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood
Print or Type Name of Grantee or Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613
Phone Number

10-30-18
Date

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 30 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK2018, Pg 2206	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 10:55 o'clock A M. Recorded in Book 2018 on Page 2206
Deb Klingenberg County Clerk
§10.05 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt# 20 By BB

TRUSTEE'S WARRANTY DEED

Sandra Sue Berry, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Sandra Sue Berry, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-four (24); AND The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.

Sandra Sue Berry Trustee
Sandra Sue Berry, Trustee

STATE OF ARKANSAS, COUNTY OF Benton) ss.

The foregoing instrument was acknowledged before me on Oct 8, 2018, by Sandra Sue Berry, Trustee of the Trusts named above.

Comm. expires 9-15-20

Laura Thiele
Notary Public

Laura C. Rude
Notary Public - Arkansas
Benton County
Commission # 12698703
My Commission Expires Sep 15, 2026

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2206	10/8/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002012301		274		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	24	0	00000	1	000	9725		
Land		Improvements		Total		Date of Sale Property Classification Code								
337,105				337,105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A	13.780		67,935			1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A	22.420		107,055			3G							
	4A1						4G1							
	4A	27.060		128,265			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	0.470		1,270		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		78.270		337,105				
	3D	9.810		22,220		Roads		0.990						
	4D1					Farm Sites								
	4D	4.730		10,360		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		0.990						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
TRUSTEES WARRANTY DEED	

(Continue on back)

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2207

PAGES _____

GRANTEE MASTER NAME # Kathy McCabe

PARCEL # / FILING NUMBER 2012300-69725

20117-69680

20127-69775

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 275

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL	_____	
						SUBURBAN	_____	

TAX DISTRICT _____

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE **NO**

SALES DATE _____

DEED TYPE _____

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
 • If additional space is needed, add an attachment and identify the item.

275

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>08</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>08</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sandra Sue Berry, Trustee Street or Other Mailing Address 18 Mason Lane City Bella Vista State AR Zip Code 72715 Phone Number (785) 623-8734 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kathy M. McCabe Street or Other Mailing Address 3 Pinewood Grove City Singapore, Republic of Singapore State Zip Code 738305 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input checked="" type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$621,164

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property
**Rural Property
Webster County, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description
The East Half of the Southwest Quarter (E1/2SW1/4) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **20**

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title **10-30-18**
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK2018, Pg 2207

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:00 o'clock A M. Recorded in Book 2018 on Page 2207
Deb Klingsberger County Clerk
sid Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt # 20 By BB

TRUSTEE'S WARRANTY DEED

Sandra Sue Berry, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Kathy M. McCabe, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Southwest Quarter (E½SW¼) of Section Twenty-four (24); AND The Northhwest Quarter (NW¼) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW¼) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.

Sandra Sue Berry Trustee
Sandra Sue Berry, Trustee

STATE OF ARKANSAS, COUNTY OF Benton) ss.

The foregoing instrument was acknowledged before me on Oct 8, 2018, by Sandra Sue Berry, Trustee of the Trusts named above.

Comm. expires 9-15-26

Laura Rude
Notary Public

Laura C Rude
Notary Public - Arkansas
Benton County
Commission # 12698703
My Commission Expires Sep 15, 2026

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2208

PAGES _____

GRANTEE MASTER NAME # Juday A. DeWeese

PARCEL # / FILING NUMBER 2012500-69740

20129-69800

2012501 69741

DOC STAMPS Exempt 20

tax/lien

SALES FILE # 276

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	<u>4000</u> AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS			
						RURAL RESIDENTIAL _____		
						SUBURBAN _____		

TAX DISTRICT 45

TOTAL SALE PRICE 0

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-8-2018

DEED TYPE Trustees w/D

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Split - Parents to child Distribution

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 276
 • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>08</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>08</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sandra Sue Berry, Trustee Street or Other Mailing Address 18 Mason Lane City Bella Vista State AR Zip Code 72715 Phone Number (785) 623-8734 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Judy A. DeWeese Street or Other Mailing Address 2655 SW 120 Avenue City Cunningham State KS Zip Code 67035 Phone Number (620) 532-1103 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input checked="" type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$506,759

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes _____ No

18 Address of Property
 Rural Property
 Webster County, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description
 The East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty-five (25); AND The Northeast Quarter (NE1/4) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **David B. Garwood** Attorney
 Print or Type Name of Grantor or Authorized Representative
 Signature of Grantor or Authorized Representative Title

(402) 746-3613
 Phone Number
10-30-18
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BK2018, Pg 2208</u>

BK2018, Pg 2208

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:04 o'clock A.M. Recorded in Book 2018 on Page 2208
Deb Klingenberg County Clerk
810 00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt # 26 By BB


TRUSTEE'S WARRANTY DEED

Sandra Sue Berry, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Judy A. DeWeese, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northwest Quarter (E½NW¼) of Section Twenty-five (25); AND The Northeast Quarter (NE¼) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW¼) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.


Sandra Sue Berry, Trustee
Trustee

STATE OF ARKANSAS, COUNTY OF Benton) ss.

The foregoing instrument was acknowledged before me on Oct 8, 2018, by Sandra Sue Berry, Trustee of the Trusts named above.

Comm. expires 9-15-20


Notary Public

LAURA C RUIDE
Notary Public - Arkansas
Benton County
Commission # 12698703
My Commission Expires Sep 15, 2026

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

211

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>08</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>08</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sandra Sue Berry, Trustee Street or Other Mailing Address 18 Mason Lane City Bella Vista State AR Zip Code 72715 Phone Number (785) 623-8734 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eddie Joe Vavricka Street or Other Mailing Address PO Box 57 City Hildreth State NE Zip Code 68947 Phone Number (308) 470-0636 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Trustee to Beneficiary
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$538,809

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property
**Rural Property
Webster County, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description
The West Half of the Northwest Quarter (W1/2NW1/4) and the Southwest Quarter (SW1/4) of Section Twenty-five (25); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **20**

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here David B. Garwood
Print or Type Name of Grantee or Authorized Representative (402) 746-3613
Signature of Grantee or Authorized Representative Attorney Phone Number
Title Date **10-30-18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK2018/Pg 2209

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:10 o'clock A M. Recorded in Book 2018 on Page 2209
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt #20 By BB

TRUSTEE'S WARRANTY DEED

Sandra Sue Berry, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Eddie Joe Vavricka, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-five (25); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.

Sandra Sue Berry
Sandra Sue Berry, Trustee Trustee

Laura C Rude
Notary Public - Arkansas
Benton County
Commission # 12698703
My Commission Expires Sep 15, 2026

STATE OF ARKANSAS, COUNTY OF Benton) ss.

The foregoing instrument was acknowledged before me on Oct 8, 2018, by Sandra Sue Berry, Trustee of the Trusts named above.

Comm. expires 9-15-26

Laura Rude
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2210

PAGES _____

GRANTEE MASTER NAME # Sandra S. Berry

PARCEL # / FILING NUMBER 2012 301-69726

2011700-69680

201300-69805

DOC STAMP Exempt 20

tax/lien _____

SALES FILE # 278

PAGES _____

NEIGHBORHOOD #

<u>1</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	<u>4000</u>	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 35, 115, 600

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-11-2018

DEED TYPE Trustees WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Eddiego Vavnicka, Trustee to Sandra S. Berry
However Sandra already has it, so this is for Record only

PARCEL # (S)							
--------------	--	--	--	--	--	--	--

BK2018, Pg 2210

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:15 o'clock A. M. Recorded in Book 2018 on Page 2210
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt By BB

TRUSTEE'S WARRANTY DEED

Eddie Joe Vavricka, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Sandra Sue Berry, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-four (24); AND The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.


Eddie Joe Vavricka, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on Oct. 11, 2018, by Eddie Joe Vavricka, Trustee of the Trusts named above.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018
Comm. expires 10-22-2018


Notary Public

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

278

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>11</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>11</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eddie Joe Vavricka, Trustee Street or Other Mailing Address PO Box 57 City Hildreth State NE Zip Code 68947				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sandra S. Berry Street or Other Mailing Address 18 Mason Lane City Bella Vista State AR Zip Code 72715			
Phone Number (308) 470-0636				Phone Number (785) 623-8734		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> OLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<input type="checkbox"/> Death Certificate -- Transfer on Death	<input type="checkbox"/> Distribution	<input type="checkbox"/> Easement	<input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Lease	<input type="checkbox"/> Mineral	<input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Trust/Trustee	<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
---------------------------------------	-------------------------------------	-----------------------------------	--------------------------------------	---	---------------------------------------	-----------------------------------	-----------------------------------	---	--------------------------------	----------------------------------	------------------------------------	--	-------------------------------------	----------------------------------	--	--	--------------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Gift	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input checked="" type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain) _____
----------------------------------	---------------------------------------	-----------------------------------	---------------------------------------	--------------------------------------	-------------------------------	--	--	--------------------------------------	------------------------------------	--	-------------------------------	---	--	--	--

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$616,424

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
**Rural Property
 Webster County, NE**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

20 Legal Description
The West Half of the Southwest Quarter (W1/2SW1/4) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres **780**

22 Total purchase price, including any liabilities assumed	22	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **20**

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title

10-24-18
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK2018, Pg 2210

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2211

PAGES _____

GRANTEE MASTER NAME # Eddie Joe

PARCEL # / FILING NUMBER 20125-69740

Vavricka

20117-69680

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 279

PAGES _____

NEIGHBORHOOD #

<u>1</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	<u>4000</u>	9000	9500		
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____	SUBURBAN _____

TAX DISTRICT 45-35

TOTAL SALE PRICE ~~_____~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-11-2018

DEED TYPE Trustees WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
-----	----------	----------	-----------	--------

CODE

1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	<u>RUR</u> RURAL
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COMMENTS Eddie Jo Vavricka, Trustee to Eddie Joe Vavricka

PARCEL # (\$)								
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Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

279

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>11</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>11</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eddie Joe Vavricka, Trustee Street or Other Mailing Address PO Box 57 City Hildreth State NE Zip Code 68947 Phone Number (308) 470-0636 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eddie Joe Vavricka Street or Other Mailing Address PO Box 57 City Hildreth State NE Zip Code 68947 Phone Number (308) 470-0636 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$538,809

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
**Rural Property
 Webster County, NE**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

20 Legal Description
The West Half of the Northwest Quarter (W1/2NW1/4) and the Southwest Quarter (SW1/4) of Section Twenty-five (25); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 280

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title 10-24-18
 Date

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BK2018, Pg 2211</u>

Grantee—Retain a copy of this document for your records.

BK2018, Pg 2211

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:18 o'clock A M. Recorded in Book 2018 on Page 2211
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt By BB

TRUSTEE'S WARRANTY DEED

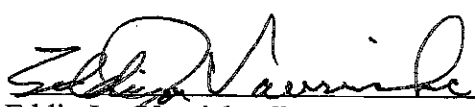
Eddie Joe Vavricka, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Eddie Joe Vavricka, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-five (25); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.


Eddie Joe Vavricka, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on Oct. 11, 2018, by Eddie Joe Vavricka, Trustee of the Trusts named above.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018

Comm. expires 10-22-2018


Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2212

PAGES _____

GRANTEE MASTER NAME # Judy A. DeWeese

PARCEL # / FILING NUMBER 002012900-69800

20117-69680

002012501-69741

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 280

PAGES _____

NEIGHBORHOOD #

<u>2</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	<u>4000</u>	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 115 45 35

TOTAL SALE PRICE ⊘

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-11-2018

DEED TYPE Trustees WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS

Eddie be Vavricka, Trustee to Judy A. DeWeese for Record only already in Judy's name

PARCEL # (S)

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Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

280

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>11</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>11</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eddie Joe Vavricka, Trustee Street or Other Mailing Address PO Box 57 City Hildreth State NE Zip Code 68947 Phone Number (308) 470-0636 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Judy A. DeWeese Street or Other Mailing Address 2655 SW 120 Avenue City Cunningham State KS Zip Code 67035 Phone Number (620) 532-1103 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input checked="" type="checkbox"/> Trustee to Beneficiary
						<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____						

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$506,759

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
**Rural Property
Webster County, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description
The East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty-five (25); AND The Northeast Quarter (NE1/4) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 280

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney 10-24-18
Signature of Grantee or Authorized Representative Title Date

26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>		27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>		28 Recording Data <u>BK201819 2212</u>	
--	--	--	--	---	--

Grantee—Retain a copy of this document for your records.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:22 o'clock A M. Recorded in Book 2018 on Page 2212
Deb Klingenberg County Clerk
310.02 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt By BB

TRUSTEE'S WARRANTY DEED

Eddie Joe Vavricka, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Judy A. DeWeese, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northwest Quarter (E½NW¼) of Section Twenty-five (25); AND The Northeast Quarter (NE¼) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW¼) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

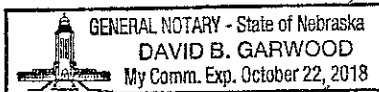
IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.



Eddie Joe Vavricka, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on Oct 11, 2018, by Eddie Joe Vavricka, Trustee of the Trusts named above.


GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018

Comm. expires 10-22-2018



Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2213

PAGES _____

GRANTEE MASTER NAME # Kathy McCabe

PARCEL # / FILING NUMBER 002012700-69775
0020123-69725

002011700-69680

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 281

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	<u>4000</u> AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 4560,35

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-11-2018

DEED TYPE Trustees WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Eddie Joe Vavricka, Trustee to Kathy M. McCabe -
Already Kathy's - Record only

PARCEL # (S)								
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BK2018, Pg 2213

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:25 o'clock A M. Recorded in Book 2018 on Page 2213

Deb Klungenberger County Clerk
310.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt # 20 By BB

TRUSTEE'S WARRANTY DEED

Eddie Joe Vavricka, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Kathy M. McCabe, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Southwest Quarter (E½SW¼) of Section Twenty-four (24); AND The Northwest Quarter (NW¼) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW¼) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.

Eddie Joe Vavricka
Eddie Joe Vavricka, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on Oct. 11, 2018, by Eddie Joe Vavricka, Trustee of the Trusts named above.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018

Comm. expires 10-22-2018

David B. Garwood
Notary Public

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 281
 • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>11</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>11</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eddie Joe Vavricka, Trustee Street or Other Mailing Address PO Box 57 City Hildreth State NE Zip Code 68947 Phone Number (308) 470-0636 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kathy M. McCabe Street or Other Mailing Address 3 Pinewood Grove City Singapore, Republic of Singapore State Zip Code 738305 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Trustee to Beneficiary
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$621,164

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
Rural Property
Webster County, NE

18a No address assigned **18b** Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

20 Legal Description
 The East Half of the Southwest Quarter (E1/2SW1/4) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 280

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title Date 10-24-18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2018, Pg 2213</u>

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2214

PAGES _____

GRANTEE MASTER NAME # Kathy McCabe

PARCEL # / FILING NUMBER 0020127-69775

20117-69680

0020123-69725

DOC STAMPS Exempt 20

tax/lien

SALES FILE # 282

PAGES _____

NEIGHBORHOOD #

<u>1</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	<u>4000</u>	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 45,60,35

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-16-2018

DEED TYPE Trustees WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
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CODE

1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	<u>RUR</u> RURAL
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COMMENTS Judy A. DeWeese, Trustee to Kathy McCabe for Record only

PARCEL # (S)							
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Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

282

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 16 Yr. 2018		Mo. 10 Day 16 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Judy A. DeWeese, Trustee				Grantee's Name (Buyer) Kathy M. McCabe			
Street or Other Mailing Address 2655 SW 120 Ave				Street or Other Mailing Address 3 Pinewood Grove			
City Cunningham		State KS		City Singapore, Republic of Singapore		State Singapore	
Zip Code 67035				Zip Code 738305			
Phone Number (620) 532-1103				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	
	<input type="checkbox"/> Industrial	
	<input checked="" type="checkbox"/> Agricultural	
	<input type="checkbox"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	
	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Exempt	
	<input type="checkbox"/> Recreational	

8 Type of Deed							
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____		
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee			
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty			
<input type="checkbox"/> Corrective	<input type="checkbox"/> Death Certificate -- Transfer on Death						

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer					
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input checked="" type="checkbox"/> Trustee to Beneficiary
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Other _____	
<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$621,164		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	

16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
Rural Property Webster County, NE		same as Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

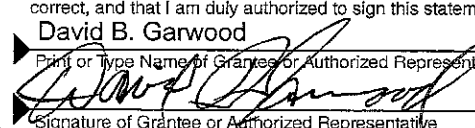
20 Legal Description
The East Half of the Southwest Quarter (E1/2SW1/4) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

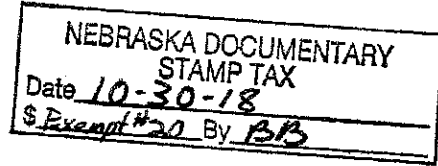
sign here  **David B. Garwood** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 _____ Attorney _____
 Signature of Grantee or Authorized Representative Title Date 10-24-18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	\$ <u>Exempt #20</u>	<u>BK2018, 19 2214</u>

BK2018, Pg 2214

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:35 o'clock A M. Recorded in Book 2018 on Page 2214
Deb Klingenberg County Clerk
\$10.00 Deputy BB
Ind ___ Comp ___ Assessor ___ Carded ___



TRUSTEE'S WARRANTY DEED

Judy A. Deweese, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Kathy M. McCabe, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Southwest Quarter (E½SW¼) of Section Twenty-four (24); AND The Northwest Quarter (NW¼) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW¼) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.

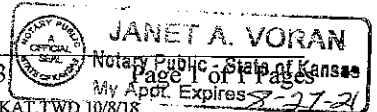
Judy A. Deweese
Judy A. Deweese, Trustee

STATE OF KANSAS, COUNTY OF KINGMAN) ss.

The foregoing instrument was acknowledged before me on 10-16-18, by Judy A. Deweese, Trustee of the Trusts named above.

Comm. expires 8-27-21

Janet A. Voran
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018 - 2215

PAGES _____

GRANTEE MASTER NAME # Judy A. Deweese

PARCEL # / FILING NUMBER 0020129-69800

002011700-69680

002012501-69741

DCC STAMPS 0

tax/lien

SALES FILE # 283

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45,115,35

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-16-2018

DEED TYPE Trustees WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Judy A. Deweese, Trustee to Judy A. Deweese for Record only

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
 • If additional space is needed, add an attachment and identify the item.

283

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>16</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>10</u> Day <u>16</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Judy A. DeWeese, Trustee Street or Other Mailing Address 2655 SW 120 Ave City Cunningham State KS Zip Code 67035 Phone Number (620) 532-1103 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Judy A. DeWeese Street or Other Mailing Address 2655 SW 120 Avenue City Cunningham State KS Zip Code 67035 Phone Number (620) 532-1103 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input checked="" type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$506,759

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
**Rural Property
 Webster County, NE**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

20 Legal Description
The East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty-five (25); AND The Northeast Quarter (NE1/4) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres **380**

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **20**

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney **10-24-18**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK2018, Pg 2215

BK201819 2215

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:37 o'clock A M. Recorded in Book 2018 on Page 2215
Deb Kligenberger County Clerk
310.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt By BB

TRUSTEE'S WARRANTY DEED

Judy A. Deweese, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Judy A. DeWeese, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northwest Quarter (E½NW¼) of Section Twenty-five (25); AND The Northeast Quarter (NE¼) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW¼) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.

Judy A. Deweese
Judy A. Deweese, Trustee

STATE OF KANSAS, COUNTY OF KINGMAN) ss.

The foregoing instrument was acknowledged before me on 10-16-18, by Judy A. Deweese, Trustee of the Trusts named above.

Comm. expires 8-27-21

Janet A. Voran
Notary Public

JANET A. VORAN
Notary Public - State of Kansas
My Appl. Expires 8-27-21

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2216

PAGES _____

GRANTEE MASTER NAME # Eddie Joe

PARCEL # / FILING NUMBER 0020117-181680

Vauruka

002012500-18740

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 284

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 35-45

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-16-2018

DEED TYPE Trustees WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Judy A. Dewese Trustee to Eddie Joe Vauruka for Record only

PARCEL # (S)								
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BK2018, Pg 2216

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:40 o'clock A M. Recorded in Book 2018 on Page 2216
Deb Klingleberger County Clerk
\$ 10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt #20 By BB

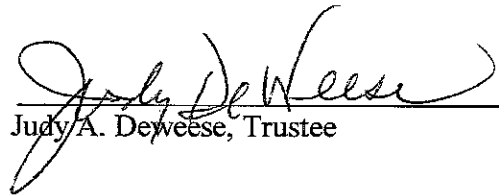
TRUSTEE'S WARRANTY DEED

Judy A. Deweese, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Eddie Joe Vavricka, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-five (25); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.

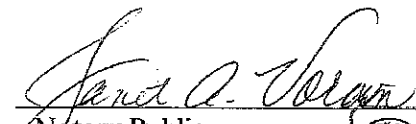


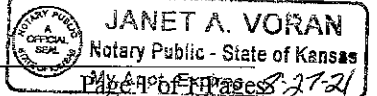
Judy A. Deweese, Trustee

STATE OF KANSAS, COUNTY OF KINGMAN) ss.

The foregoing instrument was acknowledged before me on 10-16-18, by Judy A. Deweese, Trustee of the Trusts named above.

Comm. expires 8-27-21



Notary Public

JANET A. VORAN
Notary Public - State of Kansas
Page 1 of 1 Pages 8-27-21

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.

284

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>16</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>16</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Judy A DeWeese, Trustee Street or Other Mailing Address 2655 SW 120 Ave City Cunningham State KS Zip Code 67035				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eddie Joe Vavricka Street or Other Mailing Address PO Box 57 City Hildreth State NE Zip Code 68947			
Phone Number (620) 532-1103				Phone Number (308) 470-0636		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$538,809

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
Rural Property
Webster County, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description
The West Half of the Northwest Quarter (W1/2NW1/4) and the Southwest Quarter (SW1/4) of Section Twenty-five (25); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 280

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney 10-24-18
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BK2018/Pg 2216</u>

Grantee—Retain a copy of this document for your records.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2217

PAGES _____

GRANTEE MASTER NAME # Sandra S. Berry

PARCEL # / FILING NUMBER 0020130-69805

0020117-69688

002012301-69726

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 285

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 35,115,60

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-16-2018

DEED TYPE Trustees W/D

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE			
CODE	1	2	3	<u>4</u>	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	<u>RUR</u> RURAL

COMMENTS Judy A Dewese, Trustee to: Sandra S. Berry for Record only

PARCEL # (S)								
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Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

285

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>16</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>10</u> Day <u>16</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Judy A. DeWeese, Trustee Street or Other Mailing Address 2655 SW 120 Ave City Cunningham State KS Zip Code 67035		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sandra S. Berry Street or Other Mailing Address 18 Mason Lane City Bella Vista State AR Zip Code 72715	
Phone Number (620) 532-1103		Phone Number (785) 623-8734	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No
Email Address		Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.) Yes No

12 Was real estate purchased for same use? (If No, state the intended use.) Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$616,424

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property
**Rural Property
Webster County, NE**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

20 Legal Description
The West Half of the Southwest Quarter (W1/2SW1/4) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 280

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney
Signature of Grantee or Authorized Representative Title Date 10-24-18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BK2018, Pg 2217</u>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:45 o'clock A M. Recorded in Book 2018 on Page 2217
Deb Klingsenberg County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt By BB

TRUSTEE'S WARRANTY DEED

Judy A. Deweese, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Sandra Sue Berry, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-four (24); AND The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.

Judy A. Deweese
Judy A. Deweese, Trustee

STATE OF KANSAS, COUNTY OF KINGMAN) ss.

The foregoing instrument was acknowledged before me on 10-16-18, by Judy A. Deweese, Trustee of the Trusts named above.

Comm. expires 8-27-21

Janet A. Voran
Notary Public
JANET A. VORAN
Notary Public - State of Kansas
8-27-21

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2218

PAGES _____

GRANTEE MASTER NAME # Sandra S. Berry

PARCEL # / FILING NUMBER 0020130-69805

2017-69680

002012301-69726

DOC STAMPS Exempt # 20

tax/lien

SALES FILE # 286

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 35, 115, 60

TOTAL SALE PRICE Ⓟ

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-20-2018

DEED TYPE Trustees WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Kathy M. McCabe, Trustee to: Sandra S. Berry for Record only.

PARCEL # (S)								
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Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 286
 • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>20</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kathy M. McCabe, Trustee Street or Other Mailing Address 3 Pinewood Grove City Singapore, Republic of Singapore State _____ Zip Code 738305				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sandra S. Berry Street or Other Mailing Address 18 Mason Lane City Bella Vista State AR Zip Code 72715			
Phone Number _____				Phone Number (785) 623-8734		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address _____				If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No		Email Address _____	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input checked="" type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$616,424

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes _____ No

18 Address of Property
**Rural Property
 Webster County, NE**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

20 Legal Description
The West Half of the Southwest Quarter (W1/2SW1/4) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 280

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613
 Print or type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney 10-31-18
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2018, Pg 2218</u>

Grantee—Retain a copy of this document for your records.

BK2018 pg 2218

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 20 18, at 11:47 o'clock A M. Recorded in Book 2018 on Page 2218-2219
Deb Klungenberger County Clerk
116.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt By BB

TRUSTEE'S WARRANTY DEED

Kathy M. McCabe, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Sandra Sue Berry, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-four (24); AND The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.




Kathy M. McCabe, Trustee

_____) ss.

The foregoing instrument was acknowledged before me on _____, by Kathy M. McCabe, Trustee of the Trusts named above.

Comm. expires _____



Notary Public

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Santa Clara }

On Oct. 20, 2018 before me, Linda Dukett, Notary Public
(Here insert name and title of the officer)

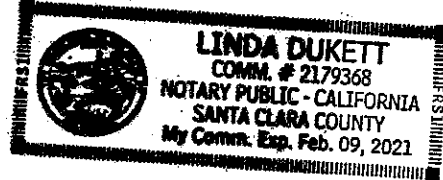
personally appeared Kathy Mc Case
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Linda Dukett
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Spurlock's Warranty Deed
(Title or description of attached document)
(Title or description of attached document continued)
Number of Pages _____ Document Date _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2220-2221 # PAGES _____ GRANTEE MASTER NAME # Eddie Joe

PARCEL # / FILING NUMBER 002012500-69740 002011700-69680 Varicka

DOC STAMPS Exempt #20 tax/lien

SALES FILE # 287 # PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 35.45

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-20-2018

DEED TYPE Trustees WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Kathy M. McCabe, Trustee to: Eddie Joe Vauricka for Record only

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:50 o'clock A M. Recorded in Book 2018 on Page 2220-2221
Deb Klingenberg County Clerk
816.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt # 20 By BB

TRUSTEE'S WARRANTY DEED

Kathy M. McCabe, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Eddie Joe Vavricka, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-five (25); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

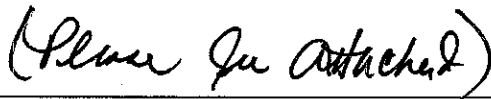
GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.


Kathy M. McCabe, Trustee

_____) ss.

The foregoing instrument was acknowledged before me on _____, by Kathy M. McCabe, Trustee of the Trusts named above.

Comm. expires _____

Notary Public

Real Estate Transfer Statement

287

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>20</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kathy M. McCabe, Trustee Street or Other Mailing Address 3 Pinewood Grove City Singapore, Republic of Singapore State Zip Code 738305 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eddie Joe Vavricka Street or Other Mailing Address PO Box 57 City Hildreth State Zip Code NE 68947 Phone Number (308) 470-0636 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

8 Type of Deed						
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____	
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate -- Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer				
		<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Trustee to Beneficiary
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
		<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	
---	--	--	--

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	<input type="checkbox"/> Other _____
<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? \$538,809		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
---	--	---	--

18 Address of Property Rural Property Webster County, NE 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee	
---	--	--	--

20 Legal Description
The West Half of the Northwest Quarter (W1/2NW1/4) and the Southwest Quarter (SW1/4) of Section Twenty-five (25); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 280

22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
David B. Garwood Attorney 10-24-18
Signature of Grantee or Authorized Representative Title Date

26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>		27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>		28 Recording Data <u>BK2018, Pg 2220-2221</u>		For Dept. Use Only	
--	--	--	--	--	--	--------------------	--

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Clara }

On Oct. 20, 2018 before me, Linda Dukett, Notary Public
(Here insert name and title of the officer)

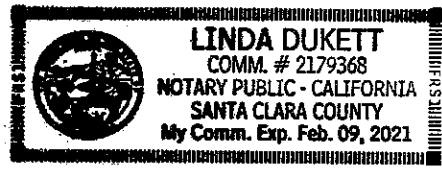
personally appeared Kathy Mc Cabe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Linda Dukett
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Trustee's Warranty Deed
(Title or description of attached document)
(Title or description of attached document continued)
Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER
 Individual (s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~- is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2227-2223

PAGES _____

GRANTEE MASTER NAME # Kathy M. McCabe

PARCEL # / FILING NUMBER 002012700-69775

002011700-69680

002012300-69725

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 288

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45, 60, 35

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-20-2018

DEED TYPE Trustees WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Kathy M. McCabe, Trustee to Kathy M. McCabe Trustee to Self for Record only.

PARCEL # (S)								
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Real Estate Transfer Statement

288

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>20</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kathy M. McCabe, Trustee Street or Other Mailing Address 3 Pinewood Grove City Singapore, Republic of Singapore State Zip Code 738305 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kathy M. McCabe Street or Other Mailing Address 3 Pinewood Grove City Singapore, Republic of Singapore State Zip Code 738305 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Trustee to Beneficiary
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$621,164

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
Rural Property
Webster County, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description
The East Half of the Southwest Quarter (E1/2SW1/4) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 280

22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney 10-24-18
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2018119 2222-2223</u>

BK2018, Pg 2222

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 11:55 o'clock A M. Recorded in Book 2018 on Page 2222-2223
Deb Klingenberg County Clerk
1/16/20 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt By BB

TRUSTEE'S WARRANTY DEED

Kathy M. McCabe, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Kathy M. McCabe, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northwest Quarter (E½NW¼) of Section Twenty-five (25); AND The Northeast Quarter (NE¼) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW¼) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

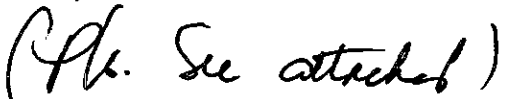
GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.


Kathy M. McCabe, Trustee

_____) ss.

The foregoing instrument was acknowledged before me on _____, by Kathy M. McCabe, Trustee of the Trusts named above.

Comm. expires _____

Notary Public

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California _____ }

County of Santa Clara _____ }

On Feb. 20, 2018 before me, Linda Dukett, Notary Public
(Here insert name and title of the officer)

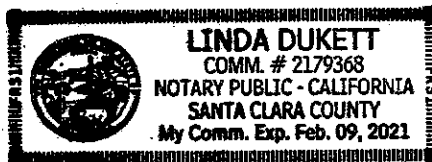
personally appeared Kathy Mc Cabe
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Linda Dukett
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Trustee's Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2224-2225

PAGES _____

GRANTEE MASTER NAME # Judy A. DeWeese

PARCEL # / FILING NUMBER 002012900-69805

002011700-69680

.00 2012501-69741

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 289

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 35.115,45

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-20-2018

DEED TYPE Trustees WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Kathy M. McLabe Trustee to: Judy A. Deweese for Record - only

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

289

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>20</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kathy M. McCabe, Trustee Street or Other Mailing Address 3 Pinewood Grove City Singapore, Republic of Singapore State _____ Zip Code 738305				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Judy A. DeWeese Street or Other Mailing Address 2655 SW 120 Avenue City Cunningham State KS Zip Code 67035			
Phone Number _____				Phone Number (620) 532-1103		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address _____				Email Address _____			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	<input checked="" type="checkbox"/> Trustee to Beneficiary	

11 Was ownership transferred in full? (If No, explain the division.)

Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$506,759

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes No

18 Address of Property
Rural Property
Webster County, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description

The East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty-five (25); AND The Northeast Quarter (NE1/4) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 280

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **David B. Garwood** (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney 10-24-18
Signature of Grantee or Authorized Representative Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2018, Pg 2224-2225</u>	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 12:00 o'clock P M. Recorded in Book 2018 on Page 2224-2225
Deb Klingenberg County Clerk
§ 16.2 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt #20 By BB

TRUSTEE'S WARRANTY DEED

Kathy M. McCabe, Trustee of the Eddie R. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005; and Trustee of the Joan M. Vavricka Revocable Trust, dated August 4, 1992, which was Amended and Restated on July 22, 2005, GRANTOR, in consideration of DISTRIBUTION to a Beneficiary of said Trusts, conveys to Judy A. Deweese, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northwest Quarter (E½NW¼) of Section Twenty-five (25); AND The Northeast Quarter (NE¼) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) interest in the Southwest Quarter (SW¼) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title against the lawful claims of all persons.

IN WITNESS WHEREOF, the trustee has signed this instrument on the date set forth below.




Kathy M. McCabe, Trustee

_____) ss.

The foregoing instrument was acknowledged before me on _____, by Kathy M. McCabe, Trustee of the Trusts named above.

Comm. expires _____



Notary Public

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Santa Clara }

On Oct. 20, 2018 before me, Linda Dukett, Notary Public
(Here insert name and title of the officer)

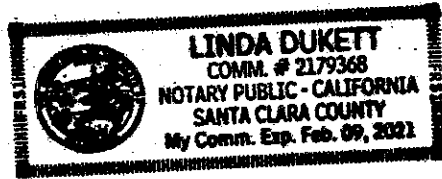
personally appeared Kathy Mc Cabe
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Linda Dukett
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Trustee's Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CAPACITY CLAIMED BY THE SIGNER
 Individual (s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-2226

PAGES _____

GRANTEE MASTER NAME # Terri Hughes

PARCEL # / FILING NUMBER 0003107-7000

Family Trust

Mark Bauman,
Trustee

DOC STAMPS Exempt #15

tax/lien _____

SALES FILE # 290

PAGES _____

NEIGHBORHOOD #	1	100	105	200	205	<u>300</u>	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
							RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 195

TOTAL SALE PRICE Ⓢ

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-11-2018

DEED TYPE Deed of Distribution P.R.

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	<u>BH</u> BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
---------------	------------------------	---------------	---------------	------------------	----------------	-----------------	-----------------	--------------

COMMENTS Estate of Teresa Hughes to Terri Hughes Family Trust, Mark Bauman, Trustee

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **290**
 • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>11</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>05</u> Day <u>11</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Estate of Teresa M. Hughes, Mark Bauman - PR Street or Other Mailing Address 400 S Sycamore St City Blue Hill State NE Zip Code 68930 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terri Hughes Family Trust, Mark Bauman - Trustee Street or Other Mailing Address 400 S Sycamore St City Blue Hill State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	(C) <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death		<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor		<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral		<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim		<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty		<input type="checkbox"/> Other _____	
---	--	--	--	---	--	---	--	---	--	--------------------------------------	--

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange		<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange		<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust		<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition		<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract		<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	
--	--	---	--	--	--	---	--	--	--	--	--	---	--

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
---	--	--	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____

14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
---	--	---	--

18 Address of Property 402 S Sycamore St Blue Hill, NE 68930		19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description
Lots One (1), Two (2) and Three (3), Block Twenty-four (24), Original Town of Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 0,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **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.

sign here	Print or Type Name of Signer or Authorized Representative David B. Garwood	(402) 746-3613
	Signature of Grantee or Authorized Representative <i>David B. Garwood</i>	Phone Number 10-30-18 Date
	Title Attorney	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt #15	28 Recording Data BK2018/Pg 2226

Grantee—Retain a copy of this document for your records.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of October A.D., 2018, at 4:00 o'clock P.M. Recorded in Book 2018 on Page 2226
Deb Rinsberger County Clerk
\$10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-18
\$ Exempt By BB

**DEED OF DISTRIBUTION BY
PERSONAL REPRESENTATIVE**

Mark Bauman, Personal Representative of the Estate of Teresa "Terri" M. Hughes, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR16-32, GRANTOR, conveys and releases to Mark Bauman, Trustee of the Terri Hughes Family Trust, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block Twenty-four (24), Original Town of Blue Hill, Webster County, Nebraska;

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distributon 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.

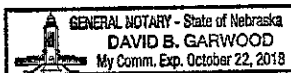
Executed May 11, 2018

ESTATE OF TERESA "TERRI" M. HUGHES, DECEASED.


BY 
Mark Bauman, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

The foregoing instrument was acknowledged before me on May 11, 2018, by Mark Bauman, Personal Representative of the Estate of Teresa "Terri" M. Hughes, Deceased.


GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018

Comm. expires October 22, 2018.


David B. Garwood, Notary Public

IN THE COUNTY COURT OF WEBSTER COUNTY, NEBRASKA.

IN THE MATTER OF THE ESTATE)

OF)

TERESA "TERRI" M. HUGHES, DECEASED)

No. PR 16-32
APPLICATION FOR INFORMAL
APPOINTMENT OF PERSONAL
REPRESENTATIVE IN INTESTACY

APPLICANT STATES:

1. Applicant, as nominated personal representative, is an interested person as defined by the Nebraska Probate Code Section 30-2209(21).

2. Name of Decedent: Teresa "Terri" M. Hughes.

Date of Death: October 16, 2016. Age at Date of Death: 54 years.

Domicile at Date of Death: Blue Hill, Webster County, Nebraska.

3. Venue for this proceeding is proper in this county because the Decedent was a domiciliary of this county at the date of death.

4. No personal representative has been appointed in this state or elsewhere.

5. Applicant has not received a Demand for Notice and is unaware of any demand for notice of any probate or appointment proceeding concerning the Decedent that may have been filed in this state or elsewhere.

6. After the exercise of reasonable diligence, Applicant is unaware of any unrevoked testamentary instrument relating to property having a situs in this state.

7. Applicant nominates Mark Bauman as Personal Representative, who is qualified and whose status of priority is FIRST by nomination. The names of any other persons having a prior or equal right to appointment are: NONE. The nominated Personal Representative is neither indebted to the estate nor a creditor of the estate.

8. Bond is not required because all of the heirs have waived bond.



FILED
NOV - 4 2016
BY CLERK OF
WEBSTER COUNTY COURT

David B. Garwood #11450
Garwood & McCracken
401 N. Webster, Red Cloud, NE 68970
(402) 746-3613

Page 1 of 3 pages
NCLE Form No. 230
NPC § 30-2414

DAVEF:AWP/700/HUGHES/230.TMHI/0/24/16