

2018-2227-2230

Exempt #2

WD

291

DATE OF SALE

9-4-2018

DATE OF DEED

9-4-2018

DATE RECORDED

11-1-2018

GRANTOR'S NAME (SELLER)

Kyle J. Pohmier-Mans

GRANTEE'S NAME (BUYER)

Nebraska Dept Transportation

LEGAL DESCRIPTION

A tract of land located in Gov. Lot 1 - 4-1-12 (Tract C)

LOCATION ID PARCEL(S)

002206701 - 7102001

NEIGHBORHOOD / PROPERTY CLASS

Rural

SITUS

4-1-12 3+ Gov. Lots 1+2 (Tract C)

TAX DISTRICT / SCHOOL DISTRICT

55 / 91-002

1 - USABILITY

2 - ADJUSTED

3 - SUBCHANGED

4 - DON'T USE

5 - AL / DON'T USE

MOBILE HOME

TOTAL SALE PRICE

1170

521 ADJ

ASSR ADJ

ADI SALE PRICE

YEAR	AG LAND TOTAL	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016	66530	950	67480				
2017	131065	1930	132995				
2018	131065	1930	132995				

COMMENTS

Real Estate Transfer Statement

891

FORM 521
82321
136-4(115)
7.8

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. 9 Day 4 Yr. 2018
4 Date of Deed: Mo. 9 Day 4 Yr. 2018

5 Grantor's Name (Seller): [Redacted]
6 Grantee's Name (Buyer): Nebraska Department of Transportation

Street or Other Mailing Address: 711 W 5th Avenue
City: Red Cloud
State: NE
Zip Code: 68970-2227

Phone Number: (402) 746-4213
Email Address: [Redacted]

7 Property Classification Number: [Redacted]
(A) Status: Improved
(B) Property Type: Single Family

8 Type of Deed: Bill of Sale
9 Was the property purchased as part of an IRS like-kind exchange? No

10 Type of Transfer: Distribution
11 Was ownership transferred in full? No

12 Was real estate purchased for same use? No Highway Purposes

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? No

14 What is the current market value of the real property? \$1,170

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: A Tract of land in Government Lots 1 & 2 (commonly known as part of Tract C) in S4-T1N-R12W of 6th P.M., Webster County, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent: Nebraska Department of Transportation, PO Box 94759, Lincoln, NE 68509-4759

20 Legal Description: [Redacted]

21 If agricultural, list total number of acres: [Redacted]

22 Total purchase price, including any liabilities assumed: \$1,170.00

23 Was non-real property included in the purchase? No

24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$1,170.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number: 2

26 Date Deed Recorded: 11 Day 1 Yr. 2018
27 Value of Stamp or Exempt Number: \$ [Redacted]
28 Recording Data: Bld 8018, Pg 2227 - 2230

REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4; THENCE EASTERLY A DISTANCE OF 953.74 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 258.97 FEET ALONG SAID LINE; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 46.54 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 032 DEGREES, 38 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 73.21 FEET; THENCE WESTERLY DEFLECTING 073 DEGREES, 03 MINUTES, 04 SECONDS RIGHT, A DISTANCE OF 227.98 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 074 DEGREES, 18 MINUTES, 33 SECONDS RIGHT, A DISTANCE OF 46.53 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING

A TRACT OF LAND LOCATED IN GOVERNMENT LOT 1 (COMMONLY KNOWN AS PART OF TRACT C) IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100---(\$1.00)---DOLLARS AND OTHER VALUABLE CONSIDERATION** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

THAT Kyle J. Pohlmeier-Mans

KNOW ALL PERSONS BY THESE PRESENTS:

TRACT: 8

WARRANTY DEED

C.N.: 42617

PROJECT: 136-4(115)

FOR REGISTER OF DEEDS USE ONLY
Return to: Tina Yates
Nebraska Dept. of Transportation, R.O.W. Division
1500 Highway 2, Box 94759
Lincoln, NE 68509-4759

402-746-4213

A tract of land in Government
Lots Land 2 (commonly known
as part of Tract C) in
S4-T1N-R12W of the 6th PM,
Webster Co, NE

AG \$ 1170- ✓

2018-2227-2230
9-4-2018
filed date 11-1-2018
COPY

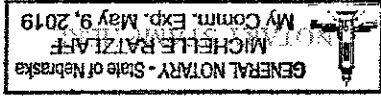
PROJECT: 136-4(115)
WARRANTY DEED
C.N.: 42617
TRACT: 8

CONTAINING 0.46 ACRES, MORE OR LESS, WHICH INCLUDES 0.28 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that the Grantor is lawfully seized of said premises, that they are free from encumbrance, that the Grantor has good right and lawful authority to sell the same, and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.



Michelle Patzlar
Notary Public

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

whose name(s) affixed to the foregoing instrument as Grantor(s) and acknowledged the same to be a voluntary act and deed.
to me known to be the identical person(s)

Notary Public, duly commissioned and qualified, personally came Kyle J. Pohlmeier-Mans
On this 11 day of SEPTEMBER, A.D., 2018, before me, a General

STATE OF Nebraska
COUNTY OF Webster
) ss.

Kyle J. Pohlmeier-Mans

Kyle J. Pohlmeier-Mans

Duly executed this 11th day of September, A.D. 2018.

TRACT: 8

WARRANTY DEED
C.N.: 42617

PROJECT: 136-4(115)

NA

PROJECT: 136-4(115)

C.N.: 42617

WARRANTY DEED

TRACT: 8

Duly executed this _____ day of _____, A.D. 20____

Spouse

STATE OF _____
)
) ss. _____
)
COUNTY OF _____

On this _____ day of _____, A.D., 20____, before me, a General
Notary Public, duly commissioned and qualified, personally came _____
_____ whose name(s) affixed to the foregoing instrument as Grantor(s) and acknowledged the same to be a
voluntary act and deed.

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

Notary Public

NOTARY SEAL HERE

cc: File

Tina Yates
Right of Way Division

Sincerely,

We have the warranty deed and voucher attachment covering right of way which we are securing from land in Webster County, Nebraska.
Soon you will receive a State warrant for \$1,170.00.
A copy of your contract and a copy of the executed voucher attachment are enclosed for your files and information.
Please complete the enclosed survey and return it in the self-addressed stamped envelope. If you have any questions regarding this matter, please contact me, at 1-855-914-7010.

Re: Project: 136-4(115)
Tract: 8
Kyle J Pohmeier-Mans

Kyle J Pohmeier-Mans
711 W 5th Avenue
Red Cloud NE 68970-2227

October 17, 2018

PAID
OCT 22 2018

1366-37140

County, Nebraska

(N. 200') of Block Two (2), Leduc's Addition to the City of Red Cloud, Webster

Legal Description: The South Seventy-five feet (S. 75 ') of the North Two Hundred Feet

FULL & COMPLETE LEGAL DESCRIPTION - OR ATTACH LEGAL DESCRIPTION ON PAGE 2 IF ADDITIONAL SPACE IS NEEDED:

CERTIFIED DEATH CERTIFICATE

RETURN TO:
 Theobald Law Office
 P O Box 423
 Red Cloud, NE 68970

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

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 November A.D., 2018, at 10:55
 o'clock A.M. Recorded in Book 2018
 on Page 2379, 2380
 Bob Klingenberg, County Clerk
 516 Deputy

ISK 2018, Pg 2379

0522870

1. DECEASENT'S NAME (First, Middle, Last, Suffix)		John Aleck Mingo Sr	
2. SEX		Male	
3. DATE OF DEATH (Mo., Day, Yr.)		May 4, 2018	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH		San Francisco, California	
5a. AGE - Last Birthday		90 (Yrs.)	
5b. UNDER 1 YEAR		MOS. DAYS	
5c. UNDER 1 DAY		HOURS MINS.	
6. DATE OF BIRTH (Mo., Day, Yr.)		April 8, 1928	
7. SOCIAL SECURITY NUMBER		[REDACTED]	
8a. PLACE OF DEATH		HOSPITAL <input type="checkbox"/> HOSPITAL <input type="checkbox"/> OTHER <input type="checkbox"/> NURSING HOME/LTC <input type="checkbox"/> HOME <input type="checkbox"/> DECEASENT'S HOME <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> DECEASENT'S SECOND HOME <input type="checkbox"/> DVA <input type="checkbox"/>	
8b. FACILITY NAME (if not institution, give street and number)		418 North Cherry Street	
8c. CITY OR TOWN OF DEATH (include Zip Code)		Red Cloud 68970	
8d. COUNTY OF DEATH		Webster	
8e. RESIDENCE STATE		California	
8f. COUNTY		Sonoma	
8g. CITY OR TOWN		Monte Rio	
8h. STREET AND NUMBER		13614 Redwood Drive	
10a. MARRIAGE STATUS AT TIME OF DEATH		<input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown	
10b. NAME OF SPOUSE (First, Middle, Last, Suffix) (If wife, give maiden name)		Gretchen Lisa Breda	
11. FATHER'S NAME (First, Middle, Last, Suffix)		Aleck Mingo	
12. MOTHER'S NAME (First, Middle, Maiden Surname)		Charlotte Sorensen	
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes.		14a. INFORMANT NAME: Gretchen Mingo	
14b. RELATIONSHIP TO DECEASENT		Wife	
15. METHOD OF DISPOSITION (Yes, No, or Unk.) Yes <input type="checkbox"/> No <input type="checkbox"/> Unk. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk. <input type="checkbox"/>		16a. EMBALMER-SIGNATURE: Gretchen Mingo	
16b. LICENSE NO.		0918	
16c. DATE (Mo., Day, Yr.)		May 5, 2018	
16d. CEMETERY, CREMATORY OR OTHER LOCATION		Daye Williams	
16e. REMOVAL <input type="checkbox"/> CREMATION <input type="checkbox"/> BURIAL <input type="checkbox"/> DONATION <input type="checkbox"/> OTHER (Specify)		Italian Cemetery	
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 - disease, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest. IMMEDIATE CAUSE: SUDDEN onset to death. APPROXIMATE INTERVAL: [REDACTED]			
19. PART II. OTHER SIGNIFICANT CONDITIONS contributing to the death but not resulting in the underlying cause given in PART I.			
20. IF FEMALE: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Accidents <input type="checkbox"/> Pending investigation <input type="checkbox"/> Other (Specify)			
21. MANNER OF DEATH: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Accidents <input type="checkbox"/> Pending investigation <input type="checkbox"/> Other (Specify)			
22. DATE OF INJURY (Mo., Day, Yr.): [REDACTED]			
22a. PLACE OF INJURY: At home, office building, construction site, etc. (Specify)			
22b. DESCRIBE HOW INJURY OCCURRED			
22c. LOCATION OF INJURY - STREET & NUMBER, APT. NO., CITY/TOWN, STATE, ZIP CODE			
23. DATE OF DEATH (Mo., Day, Yr.): [REDACTED]			
23a. TIME OF DEATH: [REDACTED]			
23b. DATE SIGNED (Mo., Day, Yr.): [REDACTED]			
23c. TIME OF DEATH: [REDACTED]			
23d. On the basis of examination and/or investigation, in my opinion death occurred at [REDACTED] and due to the cause(s) stated. (Signature and Title)			
23e. On the basis of examination and/or investigation, in my opinion death occurred at [REDACTED] and due to the cause(s) stated. (Signature and Title)			
24. DATE SIGNED (Mo., Day, Yr.): [REDACTED]			
24a. TIME OF DEATH: [REDACTED]			
24b. TIME OF DEATH: [REDACTED]			
24c. PRONOUNCED DEAD (Mo., Day, Yr.): [REDACTED]			
24d. TIME PRONOUNCED DEAD: [REDACTED]			
24e. On the basis of examination and/or investigation, in my opinion death occurred at [REDACTED] and due to the cause(s) stated. (Signature and Title)			
24f. On the basis of examination and/or investigation, in my opinion death occurred at [REDACTED] and due to the cause(s) stated. (Signature and Title)			
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN			
26. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NOT APPLICABLE IF 26a IS NO			
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print): Troy Schmitz, Webster County Sheriff, 641 N Cedar, Red Cloud, Nebraska, 68970			
28a. REGISTRAR'S SIGNATURE: [Signature]			
28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.): May 10, 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.

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 11/7/2018

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

RUSSELL FOSTER ASSISTANT STATE REGISTRAR

18-06062



BOOK-PAGE 2018-2238

DOC STAMPS 6/120

DEED TYPE Corporation WD

SALES FILE # 292

DATE OF SALE 11-1-2018

DATE OF DEED 11-1-2018

DATE RECORDED 11-1-2018

GRANTOR'S NAME (SELLER) Pawley Kids Corp.

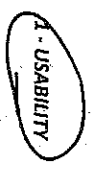
GRANTEE'S NAME (BUYER) JEBT, LTD

LEGAL DESCRIPTION E1/2 17-4-12 W1/2 NW1/4 + SW1/2 SW1/4 16-4-12

LOCATION ID PARCEL(S) 002501200 - 73510 + 002501000 - 73480

NEIGHBORHOOD / PROPERTY CLASS 1-Ag + Rural SITES E1/2 17-4-12 + W1/2 NW1/4 + W1/2 SW1/4 16-4-12

TAX DISTRICT / SCHOOL DISTRICT 125 - 01-0123



- 1 - USABILITY
- 2 - ADJUSTED
- 3 - SUBCHANGED
- 4 - DON'T USE
- 5 - AL / DON'T USE
- MOBILE HOME

TOTAL SALE PRICE 2,719,808

521 ADJ

ASS'R ADJ

ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016	2134835	-	2134835				
2017	2018270	-	2018270				
2018	2018270	-	2018270				

COMMENTS

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.

292

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

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

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

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

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

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

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

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

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

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

21 If agricultural, list total number of acres, 22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

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

sign here, Teresa Theobald, Title Agent, (402) 746-2246, 11/1/2018

Register of Deed's 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.

BK2018, Pg 2238

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of November A.D., 2018, at 4:15 o'clock P. M. Recorded in Book 2018 on Page 2238
Deb Klingenberg County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-1-18
\$ 6.120.00 By BB

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

CORPORATION WARRANTY DEED

Pauley Kids Corp., a Nebraska Corporation, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, JEBT, Ltd., a Nebraska Limited Partnership, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half (E½) of Section Seventeen (17), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, AND

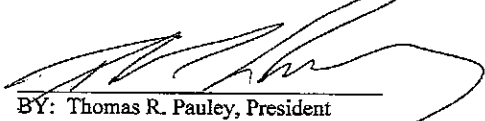
The West Half of the Northwest Quarter (W½NW¼) and the West Half of the Southwest Quarter (W½SW¼) of Section Sixteen (16), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

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

- (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 November 1, 2018.

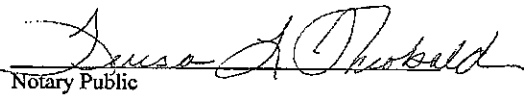
Pauley Kids Corp., a Nebraska Corporation


BY: Thomas R. Pauley, President

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on November 1, 2018 by Thomas R. Pauley, President of Pauley Kids Corp., a Nebraska Corporation, on behalf of the Corporation.

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


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2018	2238	11/1/2018	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002501200		292	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4129	4	12	17	0	00000	1	000	2842
Land		Improvements	Total		Date of Sale Property Classification Code								
2,018,270			2,018,270		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG			ACRES:		VALUE:		LCG			ACRES:		VALUE:	
IRRIGATED	1A1				GRASSLAND	1G1							
	1A	200.700		989,450		1G	28.750				40,975		
	2A1	60.700		299,250		2G1	11.900				16,960		
	2A					2G							
	3A1					3G1							
	3A	49.500		236,365		3G	11.500				16,390		
	4A1	43.800		207,615		4G1	19.330				27,545		
	4A	35.000		165,900		4G	12.500				17,820		
DRYLAND	1D1				Shelterbelt/Timber								
	1D				Accretion								
	2D1				Waste								
	2D				Other								
	3D1				AG LAND TOTAL			473.680			2,018,270		
	3D				Roads			12.000					
	4D1				Farm Sites								
	4D				Home Sites								
					Recreation								
	Dwellings				Other								
	Outbuildings				Non-AG TOTAL			12.000					
Assessor's Adjustment to Sale Price (+ or -):						Total Recapture Value:							
Assessor Comments and Reason for Adjustment:													
Comments from						Comments:							
CORPORATION WARRANTY DEED													
2501200													
2501000													
(Continue on back)													



WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID	002501200	Legal	E1/2 17-4-12 S-T-R: 17-04-12 Acres: 327.950	Card File	002501200
Owner	JEBT, LTD PO BOX 1047 HASTINGS, NE 68902			Situs	17-4-12
County Area	1 AREA 1	Class Code	02-05-05-03-00-10	Value	Previous Current
Neighborhood	1 AREA 1	State GEO	4129-17-0-00000-000-2842	Buildings	0 0
Location / Group	80 RURAL (RUR)	Cadastral	00001-00015-004+0	Improvement	0 0
District	125 123F3N - 01-0123	Book / Page	2018 / 2238	Land / Lot	1,370,510 1,370,510
School	01-0123	Sale Date	11/01/2018	Total	1,370,510 1,370,510
		Sale Amount	2,719,808		

Date Added Notes	
12/04/2012	73510
11/04/2002	MAP 132

Permit No.	Type	Description	Date Open	Date Closed	Amount
0001	00 N/A	-2009 REQUESTED NRD CERTIFICATION AND FS	08/21/2008	12/12/2008	0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2521	IRRG	4A	COLY-HOBBS SILT LOAMS, 0-	4A	N	22.000	4,740	104,280	0			
2667	IRRG	1A	HOLDREGE SILT LOAM, 0-1%	1A	N	152.000	4,930	749,360	0			
2668	IRRG	1A	HOLDREGE SILT LOAM, 1-3%	1A	N	10.500	4,930	51,765	0			
3561	IRRG	2A1	HOBBS SILT LOAM, OCCASION	2A1	N	35.800	4,930	176,495	0			
4147	IRRG	3A	HOLDREGE SOILS, 3-7% SLOP	3A	N	24.900	4,775	118,900	0			
4148	IRRG	4A1	HOLDREGE SOILS, 7-11% SLO	4A1	N	18.200	4,740	86,270	0			
						263.400		1,287,070				
2521	GRAS	4G	COLY-HOBBS SILT LOAMS, 0-	4G	N	6.300	1,425	8,980	0			
2667	GRAS	1G	HOLDREGE SILT LOAM, 0-1%	1G	N	24.950	1,425	35,555	0			
2668	GRAS	1G	HOLDREGE SILT LOAM, 1-3%	1G	N	0.400	1,425	570	0			
3561	GRAS	2G1	HOBBS SILT LOAM, OCCASION	2G1	N	10.400	1,425	14,820	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	0.500	1,425	715	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	6.000	1,425	8,550	0			
4148	GRAS	4G1	HOLDREGE SOILS, 7-11% SLO	4G1	N	10.000	1,425	14,250	0			
						58.550		83,440				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	6.000	0	0	0			
						Land Total 327.950		1,370,510				

Sale Date	Book	Page	Extend	Ownership History				Amount	
				Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
				PAULEY KIDS CORP A NE CORP					
2018	3015	125	0	1,370,510	1,370,510	0	1,370,510	12,792.98	0
2017	501200	125	0	1,370,510	1,370,510	0	1,370,510	12,053.62	0
2016	501200	125	0	1,449,080	1,449,080	0	1,449,080	12,463.22	0
2015	501200	125	0	1,444,690	1,444,690	0	1,444,690	12,784.10	0
2014	501200	125	0	1,116,060	1,116,060	0	1,116,060	12,859.74	0
2013	501200	315	0	693,775	693,775	0	693,775	9,863.12	0

WEBSTER COUNTY
Appraisal Property Record Card

<p>Parcel ID 002501200 (4016) Cadastral ID 00001-00015-004+0 PAD Class Code 02-05-05-03-00-10 State GEO 4129-17-0-00000-000-2842 Owner JEBT, LTD PO BOX 1047 HASTINGS, NE 68902 Situs 17-4-12 Neighborhood 1 - AREA 1 District 125 - 123F3N - 01-0123 Legal S-T-R: 17-04-12 E1/2 17-4-12</p>	<p>Primary Image</p>	<p>Sketch Image</p>
<p>Property Valuation</p> <p>Buildings 0 Improvement 0 Land/Lot 1,370,510 Total 1,370,510</p>	<p>Residential Information</p> <p>Type Quality .00 - Condition .00 - Base/Total 0 / 0</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 0/0</p>
<p>Review Information</p> <p>03/13/2006 Entered TS</p>	<p>Area of Slab 0 Area of Crawl 0 Fixture/RoughIn 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0</p>	

Date Added	Notes
12/04/2012	73510
11/04/2002	MAP 132

WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID 002501000	Legal W1/2SW1/4 & W1/2NW1/4 16-4-12 S-T-R: 16-04-12 Acres: 157.730	Card File 002501000
Owner JEBT, LTD PO BOX 1047 HASTINGS, NE 68902		Situs 16-4-12

County Area 1 AREA 1	Class Code 02-05-05-03-00-09	Value	Previous	Current
Neighborhood 1 AREA 1	State GEO 4129-16-0-00000-000-3480	Buildings	0	0
Location / Group 80 RURAL (RUR)	Cadastral 00001-00015-005+0	Improvement	0	0
District 125 123F3N - 01-0123	Book / Page 2018 / 2238	Land / Lot	647,760	647,760
School 01-0123	Sale Date 11/01/2018	Total	647,760	647,760
	Sale Amount 2,719,808			

Permit No.	Type	Description	Date Open	Date Closed	Amount
0001	00 N/A	--2009 REQUESTED NRD CERTIFICATION AND FS	08/21/2008	12/12/2008	0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2521	IRRG	4A	COLY-HOBBS SILT LOAMS, 0-	4A	N	0.500	4,740	2,370	0			
2667	IRRG	1A	HOLDREGE SILT LOAM, 0-1%	1A	N	30.800	4,930	151,845	0			
2669	IRRG	1A	HOLDREGE SILT LOAM, 1-3%	1A	N	7.400	4,930	36,480	0			
3553	IRRG	4A	HOBBS SILT LOAM, FREQUENT	4A	N	3.100	4,740	14,695	0			
3561	IRRG	2A1	HOBBS SILT LOAM, OCCASION	2A1	N	24.900	4,930	122,755	0			
3838	IRRG	4A1	GEARY SILT LOAM, 7-11% SL	4A1	N	0.300	4,740	1,420	0			
3852	IRRG	4A	GEARY-HOBBS SOILS	4A	N	9.400	4,740	44,555	0			
4147	IRRG	3A	HOLDREGE SOILS, 3-7% SLOP	3A	N	24.600	4,775	117,465	0			
4148	IRRG	4A1	HOLDREGE SOILS, 7-11% SLO	4A1	N	13.100	4,740	62,095	0			
7262	IRRG	4A1	DERION SOILS, 3-6% SLOPES	4A1	N	12.200	4,740	57,830	0			
						126.300		611,510				

2521	GRAS	4G	COLY-HOBBS SILT LOAMS, 0-	4G	N	3.000	1,425	4,275	0			
2667	GRAS	1G	HOLDREGE SILT LOAM, 0-1%	1G	N	2.900	1,425	4,135	0			
2669	GRAS	1G	HOLDREGE SILT LOAM, 1-3%	1G	N	0.500	1,425	715	0			
3561	GRAS	2G1	HOBBS SILT LOAM, OCCASION	2G1	N	1.500	1,425	2,140	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	2.700	1,425	3,850	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	5.500	1,425	7,840	0			
4148	GRAS	4G1	HOLDREGE SOILS, 7-11% SLO	4G1	N	9.330	1,425	13,295	0			
						25.430		36,250				

ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	6.000	0	0	0			
						Land Total	157.730	647,760				

Sale Date	Book	Page	Extend	Ownership History	Amount					
				PAULEY KIDS CORP A NE CORP	0					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	3014	125	0	0	647,760	647,760	0	647,760	6,046.50	0
2017	501000	125	0	0	647,760	647,760	0	647,760	5,697.04	0
2016	501000	125	0	0	685,755	685,755	0	685,755	5,898.02	0
2015	501000	125	0	0	683,835	683,835	0	683,835	6,051.26	0
2014	501000	125	0	0	528,505	528,505	0	528,505	6,089.66	0



WEBSTER COUNTY
Real Estate Breakdown Report

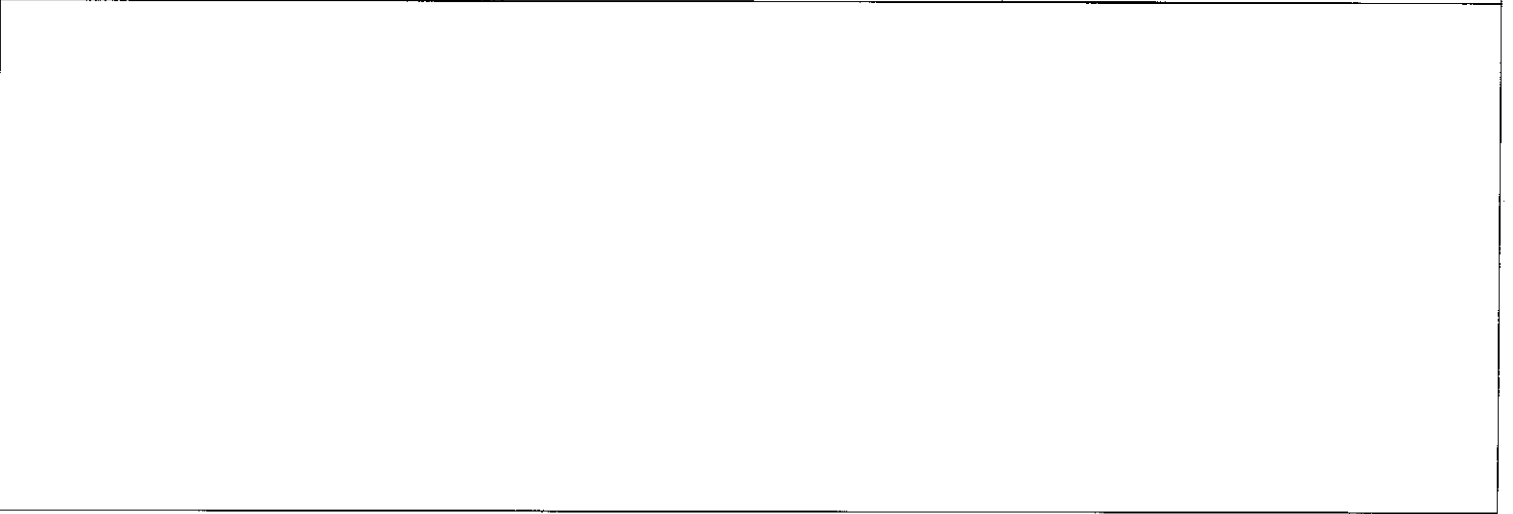
Parcel ID	002501000		Owner	JEBT, LTD		Legal	W1/2SW1/4 & W1/2NW1/4 16-4-12			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2013	501000	315	0	0	329,215	329,215	0	329,215	4,680.32	0



WEBSTER COUNTY
Appraisal Property Record Card

Parcel ID 002501000 Cadastral ID 00001-00015-005+0 PAD Class Code 02-05-05-03-00-09 State GEO 4129-16-0-00000-000-3480 Owner JEBT, LTD PO BOX 1047 HASTINGS, NE 68902 Situs 16-4-12 Neighborhood 1 - AREA 1 District 125 - 123F3N - 01-0123 Legal S-T-R: 16-04-12 W1/2SW1/4 & W1/2NW1/4 16-4-12	(4015)	Primary Image	Sketch Image
---	--------	---------------	--------------

Property Valuation Buildings 0 Improvement 0 Land/Lot 647,760 Total 647,760	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 03/13/2006 Entered TS		



WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: PAULEY KIDS CORP A NE CORP

Buyer: JEBT, LTD

Parcel ID: 002501200

Additional Parcels: 002501000

Book: 2018 Page: 2238

Sale Date: 11/01/2018

Legal Description: 17-04-12 E1/2 17-4-12 & W1/2NW1/4 AND W1/2SW1/4

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: PAULEY KIDS CORP A NE CORP
Buyer: JEBT, LTD
Parcel ID: 002501200
Additional Parcels: 002501000
Book: 2018 Page: 2238
Sale Date: 11/01/2018
Legal Description: 17-04-12 E1/2 17-4-12 & W1/2NW1/4 AND W1/2SW1/4

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: PAULEY KIDS CORP A NE CORP
Buyer: JEBT, LTD
Parcel ID: 002501200
Additional Parcels: 002501000
Book: 2018 Page: 2238
Sale Date: 11/01/2018
Legal Description: 17-04-12 E1/2 17-4-12 & W1/2NW1/4 AND W1/2SW1/4

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

Comments/other information:

Signature: _____ Buyer/Seller (circle one)

Phone # _____ Date: _____

DATE OF SALE 8-15-2018 DATE OF DEED 8-15-2018 DATE RECORDED 11-2-2018

GRANTOR'S NAME (SELLER) *Thomas M. Shute* GRANTEE'S NAME (BUYER) *Nebraska Department of Transportation*

LEGAL DESCRIPTION *A Tract of land in 6-1-12 - NW Corner*

LOCATION ID PARCEL(S) *002207000-71050 6-1-12*

NEIGHBORHOOD / PROPERTY CLASS *4000-1 Ag - Rural* SITUS *6-1-12*

TAX DISTRICT / SCHOOL DISTRICT *55191-0002* 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - ALL / DON'T USE for measurement MOBILE HOME

TOTAL SALE PRICE *1150* 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016	1674570		1674570				
2017	1396715		1396715				
2018	1396715		1396715				

COMMENTS

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.

293

136-4(115)
Fr. 2
FORM 521 82339

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>8</u> Day <u>15</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>8</u> Day <u>15</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Copy Street or Other Mailing Address 113 Diamond Road City Esbon State KS Zip Code 66941-1856 Phone Number (402) 746-4049 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nebraska Department of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509-4759 Phone Number (402) 471-4567 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 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"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> 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 **Highway Purposes**

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?

\$1,150

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

All of S6-T1N-R12W of 6th P.M., Webster County, NE

18a No address assigned 18b Vacant land

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

**Nebraska Department of Transportation
PO Box 94759
Lincoln, NE 68509-4759**

20 Legal Description

See Attached Copy

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	1,150.00
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	\$	1,150.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **2**

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.

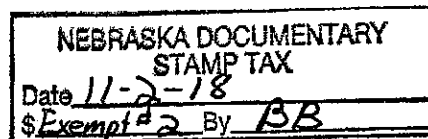
Tina Yates (402) 479-4491
Print or Type Name of Grantee or Authorized Representative Phone Number

Highway Right of Way Accountant
Signature of Grantee or Authorized Representative Title Date **10/30/2018**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>2</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt # 2	28 Recording Data BK2018, Pg 2241-2243

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 November A.D., 2018, at 12:40 o'clock P M. Recorded in Book 2018 on Page 2241-2243
Deb Klingenberg County Clerk
\$22.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



FOR REGISTER OF DEEDS USE ONLY
Return to: Tina Yates
Nebraska Dept. of Transportation, R.O.W. Division
1500 Highway 2, Box 94759
Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 2

KNOW ALL PERSONS BY THESE PRESENTS:

THAT **Thomas M. Shute**

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100---(\$1.00)---DOLLARS AND OTHER VALUABLE CONSIDERATION** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

A TRACT OF LAND LOCATED IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6; THENCE EASTERLY A DISTANCE OF 1471.06 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 501.76 FEET ALONG SAID LINE; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 34.36 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 069 DEGREES, 25 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 216.61 FEET; THENCE WESTERLY DEFLECTING 031 DEGREES, 02 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 303.02 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 078 DEGREES, 29 MINUTES, 47 SECONDS RIGHT, A DISTANCE OF 55.41 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 2

CONTAINING 0.91 ACRES, MORE OR LESS, WHICH INCLUDES 0.49 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SECTION 6; THENCE WESTERLY A DISTANCE OF 159.23 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 187.55 FEET ALONG SAID LINE; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 42.92 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 081 DEGREES, 51 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 116.77 FEET; THENCE EASTERLY DEFLECTING 020 DEGREES, 11 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 75.35 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 080 DEGREES, 13 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 43.76 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING CONTAINING 0.22 ACRES, MORE OR LESS, WHICH INCLUDES 0.19 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 2

Duly executed this 15th day of August, A.D. 20 18.

Thomas M. Shute

Thomas M. Shute

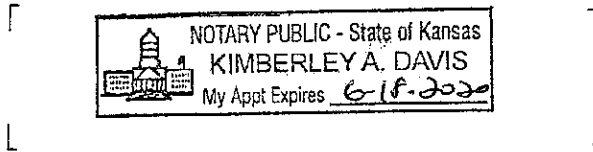
STATE OF Kansas)
COUNTY OF Jewell)ss.

On this 15th day of August, A.D., 20 18, before me, a General Notary Public, duly commissioned and qualified, personally came Thomas M. Shute

_____ to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as Grantor(s) and acknowledged the same to be a voluntary act and deed.

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

Kimberley A. Davis
Notary Public



COPY

FOR REGISTER OF DEEDS USE ONLY

Return to: Tina Yates

Nebraska Dept. of Transportation, R.O.W. Division

1500 Highway 2, Box 94759

Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 2

KNOW ALL PERSONS BY THESE PRESENTS:

THAT Thomas M. Shute

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100---(\$1.00)---DOLLARS AND OTHER VALUABLE CONSIDERATION** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

A TRACT OF LAND LOCATED IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6; THENCE EASTERLY A DISTANCE OF 1471.06 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 501.76 FEET ALONG SAID LINE; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 34.36 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 069 DEGREES, 25 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 216.61 FEET; THENCE WESTERLY DEFLECTING 031 DEGREES, 02 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 303.02 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 078 DEGREES, 29 MINUTES, 47 SECONDS RIGHT, A DISTANCE OF 55.41 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 2

CONTAINING 0.91 ACRES, MORE OR LESS, WHICH INCLUDES 0.49 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SECTION 6; THENCE WESTERLY A DISTANCE OF 159.23 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 187.55 FEET ALONG SAID LINE; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 42.92 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 081 DEGREES, 51 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 116.77 FEET; THENCE EASTERLY DEFLECTING 020 DEGREES, 11 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 75.35 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 080 DEGREES, 13 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 43.76 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING CONTAINING 0.22 ACRES, MORE OR LESS, WHICH INCLUDES 0.19 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

RESIDENTIAL SALES FILE

PAGE 1 BOOK/PAGE 2018-2345 DOC STAMPS 108 DEED TYPE Special W/D SALES FILE # 294

DATE OF SALE 10-12-2018 DATE OF DEED 10-19-2018 DATE RECORDED 11-5-2018

GRANTOR'S NAME (SELLER) JF Morgan Chase Bank GRANTEE'S NAME (BUYER) Janie + Charlene Reiman

LEGAL DESCRIPTION Lot 3 + E 15' of Lot 4 Block 14 Heavers Addition to Blue Hill

LOCATION ID PARCEL(S) 0003381000

NEIGHBORHOOD / PROPERTY CLASS 300 Blue Hill - Residential SITS 1005 W Seaward St. Blue Hill 68930

TAX DISTRICT / SCHOOL DISTRICT 195-91-0074 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 47,200 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016			2185	88255		5235	95675
2017			2185	88255		5235	95675
2018			2185	88255		5235	95675

COMMENTS Price Paid 47,200 - Assessed 95,675 was a foreclosure went back to Bank (JF Morgan Chase Bank)

Real Estate Transfer Statement

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

294

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 Mo. <u>10</u> Day <u>12</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) JPMorgan Chase Bank, National Association Street or Other Mailing Address 3415 Vision Drive City State Zip Code Columbus OH 43219 Telephone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jamie Reiman and Charlene Reiman Street or Other Mailing Address 1109 West Seward City State Zip Code Blue Hill NE 68930 Telephone Number (402) 984-4820	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed: Corrective Land Contract Personal Rep. Bill of Sale
 Warranty Sheriff Executor Mineral Cemetery
 Quit Claim Conservator Partition Trust Other _____

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

10 Type of Transfer: Sale Gift Foreclosure Revocable Trust Court Decree Satisfaction of Contract
 Auction Exchange Life Estate Irrevocable Trust Partition 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

Spouse Parents and Child Family Corporation, Partnership or LLC
 Grandparents and Grandchild Brothers and Sisters Aunt or Uncle to Niece or Nephew Other _____

14 What is the current market value of the real property?
\$95,675.00

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

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

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

18 Address of Property
1005 W Seward St, Blue Hill, NE 68930

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Jamie Reiman and Charlene Reiman
1109 West Seward, Blue Hill, NE 68930**

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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	47,200.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	47,200.00

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 Megan Mendenhall (727) 449-8733
 Print or Type Name of Grantee or Authorized Representative Telephone Number

Megan Mendenhall Escrow Assistant 11/2/2008
 Signature of Grantee or Authorized Representative Title Date

REGISTER OF DEEDS' USE ONLY			FOR DEPT. USE ONLY
26 Date Deed Recorded Mo. _____ Day _____ Yr. 2018 Nov 05 09:30 AM	27 Value of Stamp or Exempt Number 108.00	28 Deed Book Book 2018 Page 2245	29 Deed Page 30

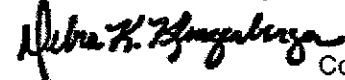
Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/05/18
\$ 108.00 By BB

Bk 2018, Pg 2245

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 05 day of November A.D., 2018, at 09:30 o'clock AM. Recorded in Book 2018 on Pages 2245-2247 .



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

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, a National Association organized under the laws of the United States of America, whose mailing address is 3415 Vision Drive, Columbus, OH 43219 ("Grantor"), in consideration of **Forty Seven Thousand Two Hundred Dollars and No Cents (\$47,200.00)** and other valuable consideration received from **Jamie Reiman and Charlene Reiman, as tenants in common**, whose mailing address is 1109 West Seward, Blue Hill, NE 68930 ("Grantee"), conveys to Grantee the following described real estate:

All that certain parcel of land situate in the County of Webster, State of Nebraska, as more particularly described as follows, subject to the encumbrances and exceptions described on Exhibit A attached hereto:

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

Tax/Parcel ID: **000338600**

BEING the same premises which Eric H. Lindquist, a member of the Nebraska State Bar Association, Successor Trustee by Deed dated August 29, 2018 and recorded on August 30, 2018 in the Webster County Recorder's Office in Book 2018, Page 1779, granted and conveyed to JPMorgan Chase Bank, National Association, the Grantor herein.

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

- (1) is lawfully seized of such real estate, subject to the encumbrances, easements, restriction and exceptions described on Exhibit A attached hereto;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate described herein against the lawful claims of

all persons claiming by or through Grantor, except as described on Exhibit A attached hereto.

Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Executed: October 19, 2018

GRANTOR:

**JPMorgan Chase Bank, National Association, a
National Association organized under the laws of
the United States of America**

By: Donna J. Gilkerson ¹⁰⁻¹⁹⁻²⁰¹⁸

Name: Donna J Gilkerson

Its: Vice President

STATE OF Ohio

COUNTY OF Franklin

The foregoing instrument was acknowledged before me on this 19 day of Oct 2018,
by Donna J Gilkerson, the Vice President of JPMorgan
Chase Bank, National Association, a National Association organized under the laws of the
United States of America on behalf of said national association.

Heather R. Sears Heather R Sears
Notary Public in and for the State of OHIO
My commission expires: 11/5/2021

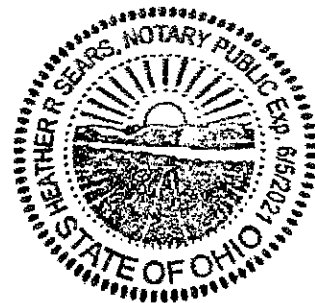


EXHIBIT A

Permitted Encumbrances and Exceptions

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

DATE OF SALE 10-30-18 DATE OF DEED 10-11-2018 DATE RECORDED 11-5-2018

GRANTOR'S NAME (SELLER) Kenneth Korf GRANTEE'S NAME (BUYER) Michael D. + Brandy M. Daek

LEGAL DESCRIPTION #1 A Tract of Land S0114 34-3-11 #2 A Parcel of Land NW1/4 3-2-11

LOCATION ID PARCEL(S) 2014400-34-3-11 SW1/4 19045 NW1/4 3-2-11

NEIGHBORHOOD / PROPERTY CLASS Arg Res - House + Building SITUS House-1014 Rd N

TAX DISTRICT / SCHOOL DISTRICT 45 / 91-0002 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 150,000 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		17375	17375	61140	24330	5500	103,095
2017		17375	17375	61140	24330	5500	103,095
2018	1385	5765	17150	55065	11,165	5740	89,120

COMMENTS

Real Estate Transfer Statement

295

FORM 521

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 30 Yr. 18
 4 Date of Deed: Mo. 10 Day 11 Yr. 18

5 Grantor's Name, Address, and Telephone (Please Print):
 Grantor's Name (Seller): Kenneth D. Kort
 Street or Other Mailing Address: 602 West Seward
 City: Blue Hill State: NE Zip Code: 68970
 Grantor's Name (Buyer): Michael D. Dack and Brandy M. Dack
 Street or Other Mailing Address: 1014 Road N
 City: Red Cloud State: NE Zip Code: 68970

6 Grantee's Name, Address, and Telephone (Please Print):
 Phone Number: (402) 705-0515
 Email Address: _____
 Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes No

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

8 Type of Deed: Conservator Bill of Sale Corrective Cemetery Death Certificate - Transfer on Death Executor Mineral Partition Sheriff Other
 Lease Personal Rep. Trust/Trustee 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 Step-parent and Step-child Ex-spouse Parents and Child

14 What is the current market value of the real property? \$150,000
 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 GI Abstract No
 18 Address of Property: 1014 Road N Red Cloud, NE
 19 Name and Address of Person to Whom the Tax Statement Should be Sent: same as #6

20 Legal Description: See attached
 21 If agricultural, list total number of acres: _____
 22 Total purchase price, including any liabilities assumed: \$150,000
 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.)
 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$150,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
 Print or Type Name of Grantee or Authorized Representative: Sarah Wiles
 Signature of Grantee or Authorized Representative: *Sarah Wiles*
 Title: closer
 Date: 103018
 Phone Number: (308) 382-4651

Register of Deed's Use Only
 26 Date Deed Recorded: Mo. 11 Day 18 Yr. 18
 27 Value of Stamp or Exempt Number: \$ 337.50
 28 Recording Data: BK2018Pg 2248 2249
 For Dept Use Only

Parcel 1: A tract of land located in the Southwest Quarter (SW1/4) of Section Thirty-Four (34), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing 600 feet East of the Southwest corner of said Southwest Quarter (SW1/4), being the point of beginning; extending thence North 250 feet; thence East 250 feet; thence South 250 feet; thence West 250 feet to the point of beginning.

201440

Parcel 2: A parcel of land located in the Northwest Quarter (NW1/4) of Section Three (3), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the northwest corner of said Section Three (3); thence S89°00'50"E (on an assumed bearing) on the north line of said Northwest Quarter (NW1/4), a distance of 431.00 feet to the point of beginning; thence continuing S89°00'50"E on the north line, a distance of 411.00 feet; thence S00°59'11"W, a distance of 170.96 feet; thence S70°55'10"W, a distance of 437.56 feet; thence N00°59'10"E, a distance of 321.10 feet to the point of beginning.

19045

BK2018, pg 2248

State of Nebraska }
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of November A.D., 2018, at 4:15
o'clock P.M. Recorded in Book 2018
on Page 2248-2249
D.D. Klingenberg County Clerk
\$16.00
By RB Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-5-18
By RB
\$ 332.50

SURVIVORSHIP WARRANTY DEED

Record and return to:
Grand Island Abstract, Escrow & Title Co.
704 West 3rd St., Grand Island, NE 68801

KNOW ALL MEN BY THESE PRESENTS THAT, Kenneth D. Kort, a single person, Grantor,
whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is
hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Michael D. Dack and
Brandy M. Dack, husband and wife, as joint tenants with right of survivorship, and not as tenants in
common, conveys to Grantee the following described real property in Webster County, NE:

A tract of land located in the Southwest Quarter (SW1/4) of Section Thirty-Four (34), Township
Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being
described as follows:
Commencing 600 feet East of the Southwest corner of said Southwest Quarter (SW1/4), being the
point of beginning; extending thence North 250 feet; thence East 250 feet; thence South 250 feet;
thence West 250 feet to the point of beginning.

A parcel of land located in the Northwest Quarter (NW1/4) of Section Three (3), Township Two (2)
North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly
described as follows:
Commencing at the northwest corner of said Section Three (3); thence S89°00'50"E (on an assumed
bearing) on the north line of said Northwest Quarter (NW1/4), a distance of 431.00 feet to the point
of beginning; thence containing S89°00'50"E on the north line, a distance of 411.00 feet; thence
S00°59'11"W, a distance of 170.96 feet; thence S70°55'10"W, a distance of 437.56 feet; thence
N00°59'10"E, a distance of 321.10 feet to the point of beginning.

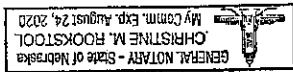
To have and to hold the above described premises together with all tenements, hereditaments and
appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the
survivor of them forever.

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
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.

Dated this 10-11-2018

Kenneth D. Kort
Kenneth D. Kort

File No. 1805279



My commission expires 8-24-2020

Notary Public Signature Christine M. Bookstool

Notary Public, State and County aforesaid

The foregoing instrument was acknowledged before me this 11th day of October, 2018, by Kenneth D. Kort, a single person.

STATE OF Nebraska
COUNTY OF Hall

BK2018/19 2249

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

Seller: KORT, KENNETH D
Buyer: DACK, MICHAEL D. & BRANDY M.
Parcel ID: 002014400
Additional Parcels: 001904500
Book: 2018 Page: 2248
Sale Date: 10/30/2018
Legal Description: 34-03-11 1 ACRE IN SW1/4 34-3-11

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: KORT, KENNETH D
Buyer: DACK, MICHAEL D. & BRANDY M.
Parcel ID: 002014400
Additional Parcels: 001904500
Book: 2018 Page: 2248
Sale Date: 10/30/2018
Legal Description: 34-03-11 1 ACRE IN SW1/4 34-3-11

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):


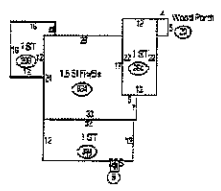
Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2248	10/30/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002014400		295		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	34	0	00000		000	9920		
Land		Improvements		Total		Date of Sale Property Classification Code								
17,150		69,970		87,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 1	B) 01	C) 5	D) 3	E) 0	F) 4					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1922				Construction Date :						
Floor:				Floor Sq. Ft. : 1,740				Floor Sq. Ft. :						
Building Cost New:				Cost : 171,185				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Parcel # 19045														
Comments from						Comments:								
THIS SALE INVOLVES 2 PARCELS, 1 HAS A HOUSE AND THE OTHER HAS A BUILDING ON IT. SURVIVORSHIP W														
(Continue on back)														



WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID 002014400		Legal 1 ACRE IN SW1/4 34-3-11 S-T-R: 34-03-11 Acres: 1.000		Card File 002014400								
Owner DACK, MICHAEL D. & BRANDY M. 1014 ROAD N RED CLOUD, NE 68970				Situs 1014 RD N								
County Area 1	AREA 1	Class Code 01-01-05-03-00-04		Value	Previous							
Neighborhood 1	AREA 1	State GEO 4245-34-0-00000-000-9920		Buildings	58,805							
Location / Group 80	RURAL (RUR)	Cadastral 00001-00071-011A0		Improvement	0							
District 45	2F2S - 91-0002	Book / Page 2018 / 2248 Ext: 2248		Land / Lot	10,000							
School 91-0002		Sale Date 10/30/2018		Total	68,805							
		Sale Amount 150,000			68,805							
Date Added Notes												
06/06/2013 RURAL RESIDENTIAL												
		Permit No. 0001	Type 00 N/A	Description --2019 HAVE GIS REDRAW.	Date Open 03/13/2018	Date Closed	Amount 0					
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
HOM1RR	HOME	HOM1RR	HOME SITE 1ST ACRE - RURA	HOM1RR	N	1.000	10,000	10,000	0			
						Land Total	1.000	10,000				
Sale Date	Book	Page	Extend	Ownership History	Amount							
04/22/2015	02015	00784		KORT, KENNETH D	0							
12/18/2008	02008	02061		KORT, KENNETH D & JERRY MCDOLE	425,500							
				KORT, KENNETH D	0							
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax		
2018	1160	45	58,805	0	10,000	68,805	0	68,805	886.26		0	
2017	14400	45	61,160	0	10,000	71,160	0	71,160	957.38		0	
2016	14400	45	61,160	0	10,000	71,160	0	71,160	984.30		0	
2015	14400	45	37,890	0	10,000	47,890	0	47,890	659.30		0	
2014	14400	45	37,890	0	10,000	47,890	0	47,890	732.36		0	
2013	14400	45	45,780	0	10,000	55,780	0	55,780	909.90		0	

<p>Parcel ID 002014400 (3369) Cadastral ID 00001-00071-011A0 PAD Class Code 01-01-05-03-00-04 State GEO 4245-34-0-00000-000-9920 Owner DACK, MICHAEL D. & BRANDY M. 1014 ROAD N RED CLOUD, NE 68970 Situs 1014 RD N Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal S-T-R: 34-03-11 1 ACRE IN SW1/4 34-3-11</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 
--	--	--

<p>Property Valuation</p> <p>Buildings 58,805 Improvement 0 Land/Lot 10,000 Total 68,805</p> <p>Review Information</p> <p>03/13/2018 Entered CJ 09/14/2017 Inspect CJ</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 4.00 - Good Condition 3.00 - Average Base/Total 1,563 / 1,740 Style 49 % - One Story 51 % - 1 1/2 Story Finished Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Wamed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 6 / 0 Bed/Bathroom 3 / 1.0 Basement Area 707</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 1922/0</p>
---	---	---

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	3.00	0		440 sqft	0.000 % / 0.000 %
Approximate value after 69.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 1,705						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
RPO	Raised Slab Porch	MS Residential	9	0	9	0.000 %
WOD	Wood Deck	MS Residential	20	0	20	0.000 %
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	96	0	96	42.000 %

Date Added Notes

06/06/2013 RURAL RESIDENTIAL

WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID 001904500 Owner DACK, MICHAEL D. & BRANDY M. 1014 ROAD N RED CLOUD, NE 68970		Legal A PARCEL OF LAND IN NW1/4 3-2-11 S-T-R: 03-02-11 Acres: 2.280	Card File 001904500 Situs 3-2-11	
County Area 1 AREA 1 Neighborhood 1 AREA 1 Location / Group 80 RURAL (RUR) District 45 2F2S - 91-0002 School 91-0002	Class Code 01-05-05-03-00-09 State GEO 4371-03-0-00000-000-8270 Cadastral 00001-00084-00001 Book / Page 2018 / 2248 Ext: 2249 Sale Date 10/30/2018 Sale Amount 150,000	Value Buildings Improvement Land / Lot Total	Previous 0 11,165 7,150 18,315	Current 0 11,165 7,150 18,315


Date Added Notes
02/13/2018 FARM SITE

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	0.690	1,425	985	0			
2671	GRAS	3G1	HOLDREGE SILT LOAM, 3-7%	3G1	N	0.280	1,425	400	0			
						0.970		1,385				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	0.310	0	0	0			
BLD1	FARM	BLD1	BUILDING SITE 1ST ACRE	BLD1	N	1.000	5,765	5,765	0			
						Land Total 2.280		7,150				

Sale Date	Book	Page	Extend	Ownership History	Amount
05/12/2016	02016	01007		GOTTSCH FEEDING CORPORATION	0
05/27/2015	02015	01035		GOTTSCH, CARRIE TRUSTEE,	1,137,600
04/22/2015	02015	00784		KORT, KENNETH D	0
04/22/2015	02015	00784		KORT, KENNETH D	0
12/16/2008	02008	02081		KORT, KENNETH D & JERRY MCDOLE	425,500

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	1159	45	0	11,165	7,150	18,315	0	18,315	235.68	0
2017	904500	45	0	24,330	7,605	31,935	0	31,935	429.66	0
2016	904500	45	0	24,330	7,375	31,705	0	31,705	438.54	0
2015	904500	45	0	25,470	730,720	756,190	0	756,190	10,410.38	0
2014	904500	45	0	25,470	560,000	585,470	0	585,470	8,953.38	0
2013	904500	45	0	6,330	355,715	362,045	0	362,045	5,905.82	0

WEBSTER COUNTY
Appraisal Property Record Card

<p>Parcel ID 001904500 (3083) Cadastral ID 00001-00084-00001 PAD Class Code 01-05-05-03-00-09 State GEO 4371-03-0-00000-000-8270 Owner DACK, MICHAEL D. & BRANDY M. 1014 ROAD N RED CLOUD, NE 68970 Situs 3-2-11 Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal S-T-R: 03-02-11 A PARCEL OF LAND IN NW1/4 3-2-11</p>	<p>Primary Image</p> 	<p>Sketch Image</p>
<p>Property Valuation</p> <p>Buildings 0 Improvement 11,165 Land/Lot 7,150 Total 18,315</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>02/22/2018 Inspect TS Entered</p>		
<p>Date Added Notes</p> <p>02/13/2018 FARM SITE</p>		

WEBSTER COUNTY
Appraisal Property Record Card

Parcel ID 001904500 (3083)
 Cadastral ID 00001-00084-00001
 PAD Class Code 01-05-05-03-00-09
 State GEO 4371-03-0-00000-000-8270
 Owner
 DACK, MICHAEL D. & BRANDY M.
 1014 ROAD N
 RED CLOUD, NE 68970
 Situs
 3-2-11
 Neighborhood 1 - AREA 1
 District 45 - 2F2S - 91-0002
 Legal
 S-T-R: 03-02-11
 A PARCEL OF LAND IN NW1/4 3-2-11

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
CPD	Concrete Pad Building Components	D	3.00	2.00	0	0	12x20x0	Concrete		240
SH2	SHED CONC Building Components	D	3.00	2.00	0	0	36x24x12	Concrete	Asphalt-Shingles	864
EQSH	Equipment Shed Building Components	D	3.00	1.00	0	0	96x36x12	Dirt	Metal	3,456
*ST	STORAGE BIN Building Components	D	1.00	1.00	0	0				3,617

RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2278-2280 DOC STAMPS Kenny Htz DEED TYPE WD SALES FILE # 226

DATE OF SALE 8-17-2018 DATE OF DEED 8-17-2018 DATE RECORDED 11-6-2018

GRANTOR'S NAME (SELLER) Luka Kek GRANTEE'S NAME (BUYER) State of NE Department of Transportation

LEGAL DESCRIPTION A Tract of Land located in lots 5/6 & 7 Block 2 Sowers Addition to Inaue

LOCATION ID PARCEL(S) 000701300-2302D

NEIGHBORHOOD / PROPERTY CLASS 105 - (Ewaive) No Home Residential Blaine Street 200 Bk STATUS

TAX DISTRICT / SCHOOL DISTRICT 45 - 91002

- 1 - USABILITY
- 2 - ADJUSTED
- 3 - SUBCHANGED
- 4 - DON'T USE (circled)
- 5 - AL / DON'T USE
- MOBILE HOME

TOTAL SALE PRICE \$ 100.00 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL

COMMENTS

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 **WEBSTER - 91** 2 County Number
3 Date of Sale/Transfer Mo. 8 Day 17 Yr. 2018 4 Date of Deed Mo. 8 Day 17 Yr. 2018

5 Grantor's Name (Seller) **NEBRASKA DEPARTMENT OF TRANSPORTATION**
Street or Other Mailing Address **PO Box 94759**
City **Lincoln** State **NE** Zip Code **68502-8012**
Phone Number **(720) 435-7709** Email Address
6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) **NEBRASKA DEPARTMENT OF TRANSPORTATION**
Street or Other Mailing Address **PO Box 94759**
City **Lincoln** State **NE** Zip Code **68509-4759**
Phone Number **(402) 471-4567** Email Address
Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

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

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

9 Was the property purchased as part of an IRS like-kind exchange? Yes No
10 Type of Transfer Auction Easement Gift Life Estate Sale Trustee to Beneficiary Transfer on Death Foreclosure Irrevocable Trust Revocable Trust 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 Highway Purposes

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No
 Spouse Brothers and Sisters Grandparents and Grandchild Step-parent and Step-child
 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? **\$100**
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 **Lots 1-12, Block 2, Sawyer's Addition to Invale, Webster County, NE**
19 Name and Address of Person to Whom the Tax Statement Should be Sent **Nebraska Department of Transportation
PO Box 94759
Lincoln, NE 68509-4759**

20 Legal Description
21 If agricultural, list total number of acres
22 Total purchase price, including any liabilities assumed. **100.00**
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23) **100.00**

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **2**
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.
Tina Yates
Print or Type Name of Grantor or Authorized Representative
Signature of Grantor or Authorized Representative **Tina Yates**
Title **Highway Right of Way Accountant**
Date **10/31/2018**
Phone Number **(402) 479-4491**

26 Date Deed Recorded **11** Day **18** Yr. **2018**
27 Value of Stamp or Exempt Number **\$ Exempt # 2**
28 Recording Data **BK2018/92278-2280**

1364 (115)
7.14
FORM 521 82347

See Attached Copy

sign here

COPY

FOR REGISTER OF DEEDS USE ONLY

Return to: Tina Yates

Nebraska Dept. of Transportation, R.O.W. Division

1500 Highway 2, Box 94759

Lincoln, NE 68509-4759

PROJECT: 136-4(115)

WARRANTY DEED

C.N.: 42617

TRACT: 14

KNOW ALL PERSONS BY THESE PRESENTS:

THAT Luka Keck, a single person

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100----(\$1.00)---DOLLARS AND OTHER VALUABLE CONSIDERATION** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate:

A TRACT OF LAND LOCATED IN LOTS 5,6 AND 7, BLOCK 2, SAWEYERS ADDITION TO INAVALE, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF LOT 7; THENCE EASTERLY A DISTANCE OF 22.07 FEET ALONG THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 34.79 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID LOTS 5,6, AND 7; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 10.92 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 34.79 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 10.92 FEET; THENCE TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 379.91 SQUARE FEET, MORE OR LESS.

WARRANTY DEED

C.N.: 42617

TRACT: 14

PROJECT: 136-4(115)

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY.

SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

REFERRING TO THE NORTHWEST CORNER OF LOT 7; THENCE EASTERLY A DISTANCE OF 22.07 FEET ALONG THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 34.79 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID LOTS 5, 6, AND 7; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 10.92 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 34.79 FEET; THENCE NORTHWEST CORNER OF LOT 7; THENCE EASTERLY A DISTANCE OF 10.92 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 379.91 SQUARE FEET, MORE OR LESS.

A TRACT OF LAND LOCATED IN LOTS 5, 6 AND 7, BLOCK 2, SAWYERS ADDITION TO INAVALE, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of ONE AND NO/100---(\$1.00)---DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

THAT Luka Keck, a single person

KNOW ALL PERSONS BY THESE PRESENTS:

TRACT: 14

WARRANTY DEED

C.N.: 42617

PROJECT: 136-4(115)

FOR REGISTER OF DEEDS USE ONLY
 Return to: Tina Yates
 Nebraska Dept. of Transportation, R.O.W. Division
 1500 Highway 2, Box 94759
 Lincoln, NE 68509-4759

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 11-6-18
 \$ Exempt By BR

State of Nebraska } ss. County of Webster }
 Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of November A.D., 2018, at 2:45 o'clock P.M. Recorded in Book 2018 on Page 2278-2280
 Deb Klingenberg County Clerk
 BR Deputy
 \$ 22.80
 Ind Comp Assessor Carded

BK2018, Pg 2278

BK2018'19 2279

PROJECT: 136-4(115)

WARRANTY DEED

C.N.: 42617

TRACT: 14

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY.

SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

BK2018/Pg 2280

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 14

Duly executed this 17th day of August, A.D. 20 18

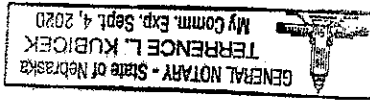
Luka Keck

STATE OF Nebraska)
(ss. COUNTY OF Webster)

On this 17th day of August, A.D. 20 18, before me, a General Notary Public, duly commissioned and qualified, personally came Luka Keck to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as Grantor(s) and acknowledged the same to be a voluntary act and deed.

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

Terrence L. Kubicek
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.

297

136-401157

FORM

521 82346

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>8</u> Day <u>17</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>8</u> Day <u>17</u> Yr. <u>2018</u>
--------------------------------------	------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Copy Street or Other Mailing Address 408 Maine Avenue City Inavale State NE Zip Code 68952-8012 Phone Number (720) 435-7709 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nebraska Department of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509-4759 Phone Number (402) 471-4567 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 type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	(C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed <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) <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 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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Highway Purposes
---	--

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? \$100	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 checked="" type="checkbox"/> Yes <input 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 Lots 17 & 18, Block 12, original town of Inavale, Webster County, NE	19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Department of Transportation PO Box 94759 Lincoln, NE 68509-4759
---	--

20 Legal Description
See Attached Copy

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	100.00
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	\$	100.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2

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	Tina Yates Print or Type Name of Grantee or Authorized Representative	Highway Right of Way Accountant	(402) 479-4491 Phone Number
	<i>Tina Yates</i> Signature of Grantee or Authorized Representative	Title	10/31/2018 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>6</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2018, Pg 2281-2283

COPY

FOR REGISTER OF DEEDS USE ONLY

Return to: Tina Yates

Nebraska Dept. of Transportation, R.O.W. Division

1500 Highway 2, Box 94759

Lincoln, NE 68509-4759

PROJECT: 136-4(115)

WARRANTY DEED

C.N.: 42617

TRACT: 11

KNOW ALL PERSONS BY THESE PRESENTS:

THAT Luka Keck, a single person

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100---(\$1.00)---DOLLARS AND OTHER VALUABLE CONSIDERATION** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

A TRACT OF LAND LOCATED IN LOT 18, BLOCK 12, ORIGINAL TOWN OF INVALE, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18; THENCE EASTERLY A DISTANCE OF 13.81 FEET ALONG THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 18; THENCE NORTHWESTERLY DEFLECTING 118 DEGREES, 13 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 28.97 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18; THENCE SOUTHERLY DEFLECTING 151 DEGREES, 31 MINUTES, 51 SECONDS LEFT, A DISTANCE OF 25.52 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID LOT 18 TO THE POINT OF BEGINNING CONTAINING 176.24 SQUARE FEET, MORE OR LESS.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 11

THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

BK2018, Pg 2281

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 6 day of November A.D., 2018, at 2:50 o'clock P M. Recorded in Book 2018 on Page 2281-2283
Deb Klingsenbersen County Clerk
\$22.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-6-18
\$ Exempt #2 By BB

FOR REGISTER OF DEEDS USE ONLY
Return to: Tina Yates
Nebraska Dept. of Transportation, R.O.W. Division
1500 Highway 2, Box 94759
Lincoln, NE 68509-4759

PROJECT: 136-4(115) **WARRANTY DEED** TRACT: 11
C.N.: 42617

KNOW ALL PERSONS BY THESE PRESENTS:

THAT Luka Keck, a single person

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100----(\$1.00)---DOLLARS AND OTHER VALUABLE CONSIDERATION** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

A TRACT OF LAND LOCATED IN LOT 18, BLOCK 12, ORIGINAL TOWN OF INAVALE, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18; THENCE EASTERLY A DISTANCE OF 13.81 FEET ALONG THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 18; THENCE NORTHWESTERLY DEFLECTING 118 DEGREES, 13 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 28.97 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18; THENCE SOUTHERLY DEFLECTING 151 DEGREES, 31 MINUTES, 51 SECONDS LEFT, A DISTANCE OF 25.52 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID LOT 18 TO THE POINT OF BEGINNING CONTAINING 176.24 SQUARE FEET, MORE OR LESS.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON

BK2018, Pg 2282

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 11

THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

BK 2018, Pg 2283

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 11

Duly executed this 17th day of August, A.D. 20 18.

[Handwritten Signature]

Luka Keck

STATE OF Nebraska)
COUNTY OF Webster) ss.

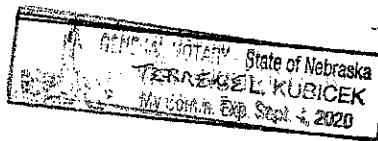
On this 17th day of August, A.D., 20 18, before me, a General Notary Public, duly commissioned and qualified, personally came Luka Keck

_____ to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as Grantor(s) and acknowledged the same to be a voluntary act and deed.

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

[Handwritten Signature]

Notary Public



DATE OF SALE 11-1-2018 DATE OF DEED 10-31-2018 DATE RECORDED 11-16-2018

GRANTOR'S NAME (SELLER) Richard L. + Dolores M. Carlson GRANTEE'S NAME (BUYER) John D. + Deanna Disney

LEGAL DESCRIPTION A part of County Surveyor's Lot (2) in S114 26-2-11

LOCATION ID PARCEL(S) 1910700 - 68755

NEIGHBORHOOD / PROPERTY CLASS 01 Ag - Rural Res (2.87 Acres) (RC) Suburban Zoning S114 Hwy 281

TAX DISTRICT / SCHOOL DISTRICT 45 / 91-0002 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 120,000 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		12,640	12,640	75,275	—	75,275	87,915
2017		13,020	13,020	75,500	—	75,500	88,520
2018		13,020	13,020	85,175	—	85,175	98,195

COMMENTS

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

FORM 521

298

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. 11 Day 1 Yr. 2018
 4 Date of Deed Mo. 10 Day 31 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) Richard L. Carlson and DeLores M. Carlson
 Grantor's Name (Seller)
 6 Grantee's Name, Address, and Telephone (Please Print) John D. Disney and Deanna Disney
 Grantee's Name (Buyer)

City Lakewood CO State ZIP Code 80227
 City Red Cloud NE State ZIP Code 68970
 Phone Number n/a
 Is the grantee a 501(c)(3) organization? Yes No
 Is the grantee a 509(a) foundation? 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 Improved Unimproved IOLL
 (B) Property Type Single Family Multi-Family Commercial Industrial Agricultural Recreational
 (C) Improved Unimproved IOLL

8 Type of Deed Conservator Bill of Sale Corrective Death Certificate - Transfer on Death Executor Distribution Land Contract/Memo Partition Sheriff Other
 Consensual Easement Lease Personal Rep. Trust/Trustee 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 Trustee to Beneficiary Sale 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 trustee 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 Step-parent and Step-child Ex-spouse Parents and Child

14 What is the current market value of the real property? \$120,000
 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 Gary Thompson Agency No
 18 Address of Property 809 Hwy 281 Red Cloud, NE 68970
 18a No address assigned 18b Vacant land

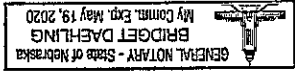
19 Name and Address of Person to Whom the Tax Statement Should be Sent
 20 Legal Description See Attached

21 If agricultural, list total number of acres _____
 22 Total purchase price, including any liabilities assumed \$120,000.00
 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)
 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$120,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number correct, and that I am duly authorized to sign this statement.
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
 Print or Type Name of Grantor or Authorized Representative John D. Disney
 Signature of Grantor or Authorized Representative [Signature]
 Date 11/16/2018
 Phone Number 402-879-5869

26 Date Deed Recorded Mo. 11 Day 18
 27 Value of Stamp or Exempt Number \$ 270.00
 28 Recording Data BK2018 Pg 2295
 For Depl. Use Only
 Register of Deeds Use Only

A part of County Surveyor's Lot Two (2) in the Southeast Quarter of Section Twenty-six (26), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at the Northeast corner of said Lot 2 extending thence West 574 feet to the Northwest corner of said Lot 2, thence South-westerly along the West line of said Lot 2 to a point 200 feet South of an extension of the North line of said lot, thence East parallel with the North line of said Lot 2 to a point on the East line of said lot, 200 feet South of the Northeast corner of said Lot 2, thence North along the East line of said Lot 2, to the point of beginning, EXCEPT tract conveyed to the State of Nebraska, Department of Roads by Condemnation and Return of Appraisers recorded May 21, 1973 in Book 71, Page 832 and Book 71, Page 844.



Bridget Daehling
Notary Public

My commission expires: May 19, 2020

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 31, 2018 by Richard L. Carlson, husband of Delores M. Carlson and Richard L. Carlson, as Attorney-in-Fact for Delores M. Carlson, wife of Richard L. Carlson..

Executed October 31, 2018
Richard L. Carlson
Richard L. Carlson by Richard L. Carlson,
Her Attorney-in-Fact

- (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.

A part of County Surveyor's Lot Two (2) in the Southeast Quarter of Section Twenty-six (26), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at the Northeast corner of said Lot 2 extending thence West 574 feet to the Northwest corner of said Lot 2, thence South-westerly along the West line of said Lot 2 to a point 200 feet South of an extension of the North line of said lot, thence East parallel with the North line of said Lot 2 to a point on the East line of said lot, 200 feet South of the Northeast corner of said Lot 2, thence North along the East line of said Lot 2, to the point of beginning. EXCEPT tract conveyed to the State of Nebraska, Department of Roads by Condemnation and Return of Appraisers recorded May 21, 1973 in Book 71, Page 832 and Book 71, Page 844.

Richard L. Carlson and Delores M. Carlson, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, John Disney and Deanna Disney, 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):

WARRANTY DEED

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-16-18
By LSB
\$ 270

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of November A.D., 2018, at 11:35 o'clock A.M. Recorded in Book 2018 on Page 295
Deb Klingenberg, County Clerk
RSB, Deputy
310.00
Ind Comp Assessor Carded

BR20181pg 295

Residential

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

Seller: CARLSON, RICHARD L & DELORES M
Buyer: DISNEY, JOHN D. & DEANNA

Parcel ID: 001910700
Additional Parcels:

Book: 2018 Page: 2295

Sale Date: 11/01/2018

Legal Description: PT SUR LOT 2 IN SE1/4 26-2-11

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 Broker/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 _____

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

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

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

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

property that was included in the purchase price. _____
What is the dollar value of the personal property that was included in the purchase price? _____
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please 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? _____
\$ _____
expenses have been incurred in each of the past five years? _____
What _____

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

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

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

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

<p>WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us</p>	<p>Seller: CARLSON, RICHARD L & DELORES M Buyer: DISNEY, JOHN D. & DEANNA Parcel ID: 001910700 Additional Parcels: Book: 2018 Page: 2295 Sale Date: 11/01/2018 Legal Description: PT SUR LOT 2 IN SE1/4 26-2-11</p>
--	---

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

Seller: CARLSON, RICHARD L & DELORES M
Buyer: DISNEY, JOHN D. & DEANNA
Parcel ID: 001910700
Additional Parcels:
Book: 2018 Page: 2295
Sale Date: 11/01/2018
Legal Description: PT SUR LOT 2 IN SE1/4 26-2-11

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?
Manufactured; what type of home is this? Mobile Home
Manufactured If manufactured is the home still siton on (circle one) Metal Frame Foundation Basement


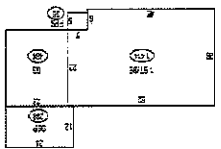
Signature: _____ (circle one) Phone# _____
Date: _____
Buyer/Seller _____



WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID	001910700	Legal	PT SUR LOT 2 IN SE1/4 26-2-11 S-T-R: 26-02-11 Acres: 2.870	Status	609 HIWAY 281	Owner	DISNEY, JOHN D. & DEANNA 809 HWY 281 RED CLOUD, NE 68970
County Area	1	Class Code	01-01-05-03-00-05	Value	Buildings 85,175 Improvement 0 Land / Lot 13,020 Total 98,195	Neighborhood	AREA 1
Location / Group	80	State GEO	4371-26-4-0000-000-8755	Current	85,175	Area / Group	RURAL (RUR)
District	45	Cadastral	00001-00098-00011	Previous	0	Location / Group	2F2S - 91-0002
School	91-0002	Book / Page	2018 / 2295			District	2F2S - 91-0002
		Sale Date	11/01/2018				
		%	100				
Date Added Notes							
06/06/2013 SUBURBAN ZONING RED CLOUD JURISDICTION							
Permit No.	Type	Description	Date Open	Date Closed	Amount		
0002	00 N/A	-2014 CORRECTED ACRES AFTER DEED RESEARCH ELECTRIC WATER	12/26/2013	12/26/2013	0		
0001	00 N/A	-2010- IN OFFICE- CITY	12/21/2009	12/21/2009	0		
Soil	Use	LCGLVG	ROAD	ROAD	ROAD	Highway 281	
HWY281	ROAD	ROAD	ROAD	ROAD	ROAD	ROAD	
RESSUB	SITE	RESSUB	RESSUB	RESSUB	RESSUB	RESIDENTIAL SUBURBAN	
RESSUB	SITE	RESSUB	RESSUB	RESSUB	RESSUB	RESIDENTIAL SUBURBAN	
HOM1SUB	HOME	HOM1SUB	HOM1SUB	HOM1SUB	HOM1SUB	HOM1SUB	
Land Total	2.870	Land Total	2.870	Land Total	2.870	Land Total	2.870
Year	Statement	District	Building	Other	Land	Total	Exempt
2018	892	45	85,175	0	13,020	98,195	0
2017	910700	45	75,500	0	13,020	88,520	0
2016	910700	45	75,275	0	12,640	87,915	0
2015	910700	45	60,705	0	12,640	73,345	0
2014	910700	45	60,705	0	11,640	72,345	0
2013	910700	45	73,245	0	11,500	84,745	46,890
Total Tax	1,264.82	Total Tax	586.58	Penalty Tax	0	117,000	120,000
Year	Statement	District	Book	Page	Extend	Ownership History	Amount
11/01/2018	2018	2295	DISNEY, JOHN D. & DEANNA	00781	00781	CARLSON, RICHARD L & DELORES M	120,000
04/18/2017	02017	00781	CARLSON, RICHARD L & DELORES M	00781	00781	CARLSON, RICHARD L & DELORES M	117,000
04/18/2017	02017	00781	CARLSON, RICHARD L & DELORES M	00781	00781	CARLSON, RICHARD L & DELORES M	117,000

WEBSTER COUNTY
Appraisal Property Record Card

<p>Parcel ID 001910700 (3149) PAV Class Code 01-01-05-03-00-05 State GEO 4371-26-4-00000-000-8755 Owner DISNEY, JOHN D. & DEANNA 809 HWY 281 RED CLOUD, NE 68970 Status 809 HWY 281 Neighborhood 1 - AREA 1 District 45 - 2FZS - 91-0002 Legal S-1-R-26-02-11 PT SUR LOT 2 IN SE1/4 26-2-11</p>		<p>Sketch Image </p>
---	--	--

<p>Property Valuation Buildings 85,175 Improvement 0 Land/Lot 13,020 Total 98,195</p> <p>Review Information 03/09/2017 Entered DI 08/17/2016 Inspect TS</p>	<p>Residential Information Type Single-family Residence Quality 3.00 - Average Condition 3.50 - Average Plus 0.5 Base/Total 1,414 / 1,414 Style 100% - One Story Exterior Wall 88% - Frame, Siding, Wood 12% - Veneer, Masonry Heating/Cooling 100% - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 10 / 0 Bed/Bathroom 4 / 2.0 Basement Area 1,414 1,414 Part</p>	<p>Code Description 701 Attached Garage(SF) 0.000 Approximate value after 56,000 % physical, 0.000 % functional and 0.000 % economic depreciation is 5,060 Units 484 sqft PD, FD 0.000 % / 0.000 %</p>
---	---	---

<p>Code Description PAVC Paving, Concrete 4 - 6 Inch. RPS Raised Slab Porch with Roof SLRF Slab w/Roof</p>	<p>Cost Source MS Residential 600 MS Residential 35 MS Residential 288</p>	<p>Year In 600 35 288</p>
--	--	---

06/06/2013 SUBURBAN ZONING RED CLOUD JURISDICTION

Residential & Commercial Sales Worksheet

Cnty No.	91	Book	2018	Page	2295	Sale Date	11/1/2018
Location ID	001910700		Sale Number	298		Useability & Code #	1
Date of Sale Assessed Value			4371 2 11 26 4 00000				
Land			Improvements		Total		
13,020			85,175		98,195		
Assessor Location: RURAL (RUR)							
Status		Property Type		Zoning		Location	
A) 1		B) 01		C) 5		D) 3	
City Size		Parcel Size		City Size		Parcel Size	
E) 0		F) 5		E) 0		F) 5	

Multiple Improvements:		Multiple Improvements:	
Construction Date: 1961		Construction Date: 1961	
Floor: 1,414		Floor Sq. Ft.: 1,414	
Building Cost New:		Cost: 193,585	
Single Family Style: 101		Residential Condition: 35	
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn	
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average	
(103) <input type="checkbox"/> Split Level		(40) <input checked="" type="checkbox"/> Good	
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	
(106) <input type="checkbox"/> Other		Residential Quality: 30	
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair	
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average	
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	
(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	
WD	
(Continue on back)	

RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2336 DOC STAMPS 6525 DEED TYPE W/D SALES FILE # 299

DATE OF SALE 7-21-2018 DATE OF DEED 8-13-2018 DATE RECORDED 11-19-2018

GRANTOR'S NAME (SELLER) James L. + Mary C. Farmer GRANTEE'S NAME (BUYER) Dusty R. Wulf

LEGAL DESCRIPTION Lots (19), (20), (21) Block (1) Subdivision Annex Lot (2) by ordinance to R.C.

LOCATION ID PARCELS) 000168700 - 42120

NEIGHBORHOOD / PROPERTY CLASS 200-RC - Single Family - ROS SITUS 520 N. Jefferson Street

TAX DISTRICT / SCHOOL DISTRICT 65/91-0002 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 29,000 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		940	940	221000	100	227000	236400
2017		940	940	18,060	—	18,060	19,000
2018		940	940	18,060	—	18,060	19,000

COMMENTS

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		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>21</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>08</u> Day <u>13</u> Yr. <u>2018</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James L. & Mary C. Farmer Street or Other Mailing Address 520 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4132 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dusty R. Wulf Street or Other Mailing Address 520 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (402) 984-2552 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 checked="" type="checkbox"/> No	

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

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

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

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

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

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

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

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

<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 **Montgomery Auction & Co** No

18 Address of Property
**520 N Jefferson St
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block One (1), Subdivision of Annex Lot Twelve (12), by Ordinance to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 29,000.00
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)	\$ 29,000.00

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.

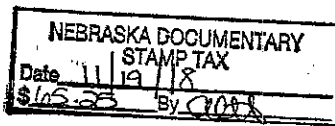
sign here **Kory J. McCracken** (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney **11/19/18**
Signature of Grantee or Authorized Representative Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>19</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>65.25</u>	28 Recording Data BK2018, Pg 2336

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 November A.D., 2018, at 1:40 o'clock P.M. Recorded in Book 2018 on Page 2336
Debra Klingenbeck County Clerk
\$10.00 Deputy
Ind. Comp. Assessor Carded



WARRANTY DEED

James L. Farmer and Mary C. Farmer, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dusty R. Wulf, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block One (1), Subdivision of Annex Lot Twelve (12), by Ordinance to Red Cloud, Webster County, Nebraska.

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

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

Executed August 13, 2018.

James L. Farmer Mary C. Farmer
James L. Farmer Mary C. Farmer

STATE OF Nebraska, COUNTY OF Clay) ss.

The foregoing instrument was acknowledged before me on August 13, 2018, by James L. Farmer and Mary C. Farmer, husband and wife.

Comm. expires Nov. 1, 2019 [Signature]
Notary Public



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

Seller: FARMER, JAMES
Buyer: WULF, DUSTY R.
Parcel ID: 000168700
Additional Parcels:
Book: 2018 Page: 2336
Sale Date: 07/21/2018
Legal Description: LOTS 19-21 BLOCK 1 SUBDIVISION ANNEX LOT 12 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: FARMER, JAMES
Buyer: WULF, DUSTY R.
Parcel ID: 000168700
Additional Parcels:
Book: 2018 Page: 2336
Sale Date: 07/21/2018
Legal Description: LOTS 19-21 BLOCK 1 SUBDIVISION ANNEX LOT 12 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
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: FARMER, JAMES
Buyer: WULF, DUSTY R.
Parcel ID: 000168700
Additional Parcels:
Book: 2018 Page: 2336
Sale Date: 07/21/2018
Legal Description: LOTS 19-21 BLOCK 1 SUBDIVISION ANNEX LOT 12 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: _____

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2336	7/21/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000168700		299		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10115		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
940		18,060		19,000		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 : 1952	Construction Date :
Floor:		Floor Sq. Ft. : 964	Floor Sq. Ft. :
Building Cost New:		Cost : 106,235	Cost :
Single Family Style: 101		Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent


Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
WD	

(Continue on back)



WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID 000168700		Legal LOTS 19-21 BLOCK 1 SUBDIVISION ANNEX LOT 12 RED CLOUD		Card File 000168700						
Owner WULF, DUSTY R. 520 N JEFFERSON STREET RED CLOUD, NE 68970				Situs 520 N JEFFERSON STREET RED CLOUD, NE 68970						
County Area 0 N/A	Neighborhood 200 RED CLOUD	Class Code 01-01-01-01-06-02	State GEO 4491-00-0-10115-001-0000	Value Buildings 18,060	Previous 18,060					
Location / Group 60 RED CLOUD (RC)	District 65 2CS - 91-0002	Cadastral 00002-00100-00048	Book / Page 2018 / 2336	Improvement 0	Current 0					
School 91-0002		Sale Date 07/21/2018	Sale Amount 29,000	Land / Lot 940	940					
Owner %				Total 19,000	19,000					
WULF, DUSTY R. 100										
Date Added Notes										
11/04/2002 42120										
Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD	02 SqFoot		10,650.000	75.000	N	25,000	0.088	0.000	940	550
						130,680	0.007			
						999,999	0.003			
Sale Date	Book	Page	Extend	Ownership History		Amount				
07/21/2018	2018	2336		WULF, DUSTY R. FARMER, JAMES		29,000				
						0				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	1914	65	18,060	0	940	19,000	0	19,000	381.92	0
2017	168700	65	18,060	0	940	19,000	0	19,000	376.36	0
2016	168700	65	22,700	0	940	23,640	0	23,640	484.88	0
2015	168700	65	23,595	0	940	24,535	0	24,535	551.88	0
2014	168700	65	23,595	0	940	24,535	0	24,535	582.84	0
2013	168700	65	23,895	0	940	24,835	0	24,835	616.06	0

<p>Parcel ID 000168700 Cadastral ID 00002-00100-00048 PAD Class Code 01-01-01-01-06-02 State GEO 4491-00-0-10115-001-0000 Owner WULF, DUSTY R. 520 N JEFFERSON STREET RED CLOUD, NE 68970 Situs 520 N JEFFERSON STREET RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 19-21 BLOCK 1 SUBDIVISION ANNEX LOT 12 RED CLOUD</p>	<p>(550) Primary Image</p> 	<p>Sketch Image</p> 
--	---	---

<p>Property Valuation</p> <p>Buildings 18,060 Improvement 0 Land/Lot 940 Total 19,000</p> <p>Lot Information</p> <p>Lot Size 1 Valuation Model RED CLOUD Valuation Method 02 Square Ft Lot Value 940</p> <p>Review Information</p> <p>10/19/2016 Entered DL 08/02/2016 Inspect CJ</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 3.00 - Average Condition 2.50 - Badly Worn Plus 0.5 Base/Total 964 / 964 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 964</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 1952/0</p>
--	---	---

Code	Description	Quality	Year	Dimensions	Units	PD, FD
701	Attached Garage(SF)	0.00	0		264 sqft	0.000 % / 0.000 %
Approximate value after 83.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 1,250						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVA	Paving, Asphalt 3-4 Inch.	MS Residential	432	0	432	0.000 %
OSP	Open Slab Porch	MS Residential	198	0	198	0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	28	0	28	0.000 %

Date Added Notes

11/04/2002 42120

PAGE 1 BOOK-PAGE 2018-2337 DOC STAMPS Exempt 4 DEED TYPE Corrective (TWD) SALES FILE # 300

DATE OF SALE 11-2-2018 DATE OF DEED 11-2-2018 DATE RECORDED 11-18-2018

GRANTOR'S NAME (SELLER) Paul + Monica Kennedy GRANTEE'S NAME (BUYER) Jay E + Jackie Fields

LEGAL DESCRIPTION Lot (1) + (2) Block (3) Original Town Center

LOCATION ID PARCEL(S) 900801800 - 15030

NEIGHBORHOOD / PROPERTY CLASS 505 / Res SITS 301 Adams Street

TAX DISTRICT / SCHOOL DISTRICT 200 / 91-0074 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 521 ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL

COMMENTS THIS IS TO CORRECT PREVIOUS DEED

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.

300

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>11</u> Day <u>2</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>11</u> Day <u>2</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paul & Monica Kennedy Street or Other Mailing Address 301 4th St - Cowles 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) Jay E. & Jackie Fields Street or Other Mailing Address 705 N Walnut St 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 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 checked="" type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input 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) 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.)

<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

18a No address assigned 18b Vacant land

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

20 Legal Description
Lots One (1) and Two (2), Block Three (3), Original Town of Cowles, 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 **4**

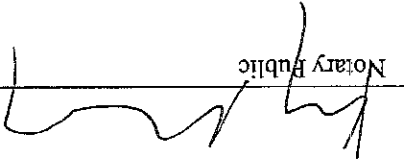

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

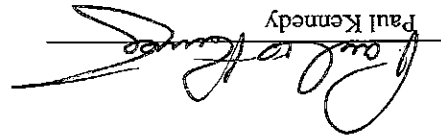
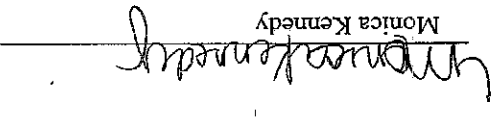
sign here

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 Date 11/2/18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>19</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u>	28 Recording Data <u>BK 2018, Pg 2337</u>

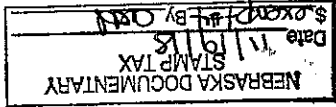
Comm. expires _____
Notary Public


The foregoing instrument was acknowledged before me on November 2, 2018, by Paul Kennedy and Monica Kennedy, husband and wife.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.
Paul Kennedy

Monica Kennedy


Executed November 2, 2018.
Lots One (1) and Two (2), Block Three (3), Original Town of Cowles,
Webster County, Nebraska.

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, quitclaim and convey to Jay E. Fields and Jackie Fields, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

CORRECTIVE JOINT TENANCY QUITCLAIM DEED



State of Nebraska }
County of Webster } ss.
Entered on the
Clerk's office of said county this 19th day
of November, 2018, at 4:34
of the afternoon, and recorded in Book 2018
of Clerk P. M. Recorded in Book 2018
on Page 2337
of Clerk's office in Room
of Webster County Clerk
\$10.00
County Clerk
Dep. OGN
Assessor Carded
Assessor Carded
Assessor Carded

BK 2018, Pg 2337

RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2338 DOC STAMPS 450 DEED TYPE QCD SALES FILE # 301

DATE OF SALE 11-2-2018 DATE OF DEED 11-2-2018 DATE RECORDED 11-19-2018

GRANTOR'S NAME (SELLER) Paul + Marice Kennedy GRANTEE'S NAME (BUYER) Thomas C. Sutton II

LEGAL DESCRIPTION Lots 1-9 Block 11 Original Village Coules

LOCATION ID PARCEL(S) 000803000 - 15190

NEIGHBORHOOD / PROPERTY CLASS 505-Coules Mt.H. Site / Res. SITS 200 Blk Coules Main Street

TAX DISTRICT / SCHOOL DISTRICT 200-91-0074 1- USABILITY 2- ADJUSTED 3- SUBCHANGED 4- DON'T USE 5- AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 1,400 521 ADJ ASS'N ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		625	620	0	100	100	720
2017		620	620	0	100	100	720
2018		620	620	0	100	100	720

COMMENTS

Real Estate Transfer Statement

FORM 521

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. 11 Day 2 Yr. 2018
 4 Date of Deed: Mo. 11 Day 2 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print): Paul & Monica Kennedy
 6 Grantee's Name, Address, and Telephone (Please Print): Thomas C. Sutton, II
 City: Blue Hill NE 68930
 State: NE Zip Code: 68930
 City: Red Cloud NE 68970
 State: NE Zip Code: 68970
 Email Address: _____
 Phone Number: _____
 Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes No

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

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

9 Was the property purchased as part of an IRS like-kind 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
 Ex-spouse Parents and Child Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child
 Aunt or Uncle or Niece or Nephew Family Corp, Partnership, or LLC Self Other _____

14 What is the current market value of the real property? _____
 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) _____
 Yes No \$ _____ %
 16 Does this conveyance divide a current parcel of land? Yes No
 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
 18 Address of Property: _____
 19 Name and Address of Person to Whom the Tax Statement Should be Sent: same as Grantee

20 Legal Description: Lots One (1) through Nine (9), inclusive, Block Eleven (11), Original Town of Cowles, Webster County, Nebraska.
 21 If agricultural, list total number of acres: _____
 22 Total purchase price, including any liabilities assumed: \$ 1,400.00
 23 Was non-real property included in the purchase? Yes 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): \$ 1,400.00

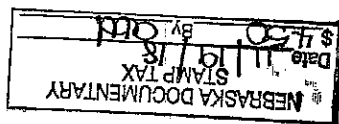
25 If this transfer is exempt from the documentary stamp tax, list the exemption number. _____
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
 Print or Type Name of Grantee or Authorized Representative: Kory J. McCracken
 Signature of Grantee or Authorized Representative:

26 Date Deed Recorded: Mo. 11 Day 19 Yr. 18
 27 Value of Stamp or Exempt Number: \$ 4.50
 28 Recording Data: BK 2018 Pg 2328
 For Dept. Use Only: _____

BK 0018, fg 0338

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 November A.D., 2018, at 1:44
o'clock P.M. Recorded in Book 2008
on Page 3338
Debra J. DeKoning, County Clerk
\$10.00 Deputy
Ind. Comp. Assessor Carded



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, quitclaim and convey to Thomas C. Sutton, II, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

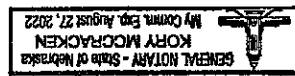
Lots One (1) through Nine (9), inclusive, Block Eleven (11), Original Town of Cowles, Webster County, Nebraska.

Executed November 2, 2018.

Paul Kennedy Paul Kennedy
Monica Kennedy Monica Kennedy

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 2, 2018, by Paul Kennedy and Monica Kennedy, husband and wife.



[Signature] Notary Public

Comm. expires _____

Residential

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us	Seller: KENNEDY, PAUL & MONICA Buyer: SUTTON, THOMAS C. II Parcel ID: 000803000 Additional Parcels: Book: 2018 Page: 2338 Sale Date: 11/02/2018 Legal Description: LOTS 1 - 9 BLOCK 11 ORIGINAL VILLAGE COWLES
---	--

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? _____ explain
 Yes/No If no

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 Broker/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

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

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

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

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

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

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

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

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

Was the sale between family members? 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: KENNEDY, PAUL & MONICA Buyer: SUTTON, THOMAS C. II Parcel ID: 000803000 Additional Parcels: Book: 2018 Page: 2338 Sale Date: 11/02/2018 Legal Description: LOTS 1 - 9 BLOCK 11 ORIGINAL VILLAGE COWLES
---	---

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: KENNEDY, PAUL & MONICA
Buyer: SUTTON, THOMAS C. II

Parcel ID: 000803000

Additional Parcels:

Book: 2018 Page: 2338

Sale Date: 11/02/2018

Legal Description: LOTS 1 - 9 BLOCK 11 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? Mobile Home

Manufactured; what type of home is this? Mobile Home

Manufactured If manufactured is the home still siton on Basement

(circle one) Metal Frame Foundation

Signature: _____
Buyer/Seller

(circle one) Phone# _____

Date: _____

Residential & Commercial Sales Worksheet

City No.	91	Book	2018	Page	2338	Sale Date	11/2/2018	School District Code	91-0074	Affiliated:	Unified:
Location ID	000803000	Sale Number	301	Useability & Code #	1	Parcel Number					
Date of Sale Assessed Value	4373										
Land	620	Improvements	100	Total	720	Date of Sale Property Classification Code					
Assessor Location: COMLES (COW)	A) 1 B) 01 C) 1 D) 1 E) 8 F) 2										
Multiple Improvements:	Multiple Improvements:										
Construction Date:	Construction Date:										
Floor:	Floor Sq. Ft.:										
Building Cost New:	Cost:										
Single Family Style:	Residential Condition:										
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out										
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn										
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average										
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good										
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good										
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent										
(106) <input type="checkbox"/> Other											
Townhouse or Duplex Style:	Residential Quality:										
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low										
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair										
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average										
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good										
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good										
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent										
(305) <input type="checkbox"/> Two Story Duplex											
Assessor's Adjustment to Sale Price (+ or -):											
Assessor Comments and Reason for Adjustment:											
Comments from											
Comments:											
QUITCLAIM DEED-SALVAGE BLD ONLY ON IT											
(Continue on back)											



WEBSTER COUNTY
Real Estate Breakdown Report


Parcel ID	000803000
Owner	SUTTON, THOMAS C II 526 N FRANKLIN STREET RED CLOUD, NE 68970
Legal	LOTS 1 - 9 BLOCK 11 ORIGINAL VILLAGE COWLES
Stus	COWLES MAIN ST 200 B

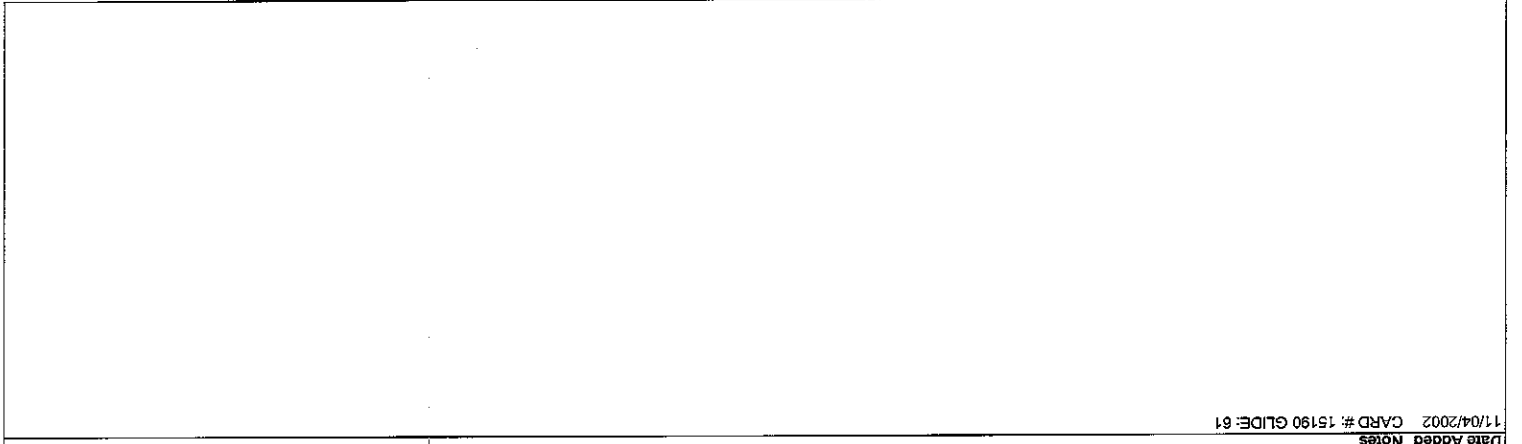
County Area	0	N/A
Neighborhood	505	COWLES/NO HOME SIT
Location / Group	30	COWLES (COW)
District	200	74WS - 91-0074
School	91-0074	

Date Added	11/04/2002	CARD #:	15190	GUIDE:	61
Model	13	COWLES/NO HOME SITE	02	SqFoot	LEVEL BLACKTOP- GRAVEL NONE
Method		Description	Lot Size	Frontage	Spot Code
Book	Page	Extend	Ownership History		
2018	2338		SUTTON, THOMAS C II		
2018	2139		KENNEDY, PAUL & MONICA		
2018	2139		KENNEDY, PAUL & MONICA		
2015	01531		DELL, MELBA		
2015	02015		DANEHEY, ROBERT		
04/29/1999	02000		00234		

Year	Statement	District	200	Building	100	Other	0	Land	620	Total	720	Exempt	0	Taxable	620	Total Tax	12.02	Penalty Tax	0
2018	4469	200	100	0	0	0	620	720	720	720	0	0	720	12.02	0	0	0	0	
2017	803000	200	100	0	0	0	620	720	720	720	0	0	720	11.78	0	0	0	0	
2016	803000	200	100	0	0	0	620	720	720	720	0	0	720	11.78	0	0	0	0	
2015	803000	200	100	0	0	0	620	720	720	720	0	0	720	11.76	0	0	0	0	
2014	803000	200	0	0	0	0	620	620	620	620	0	0	620	11.34	0	0	0	0	
2013	803000	200	0	0	0	0	620	620	620	620	0	0	620	12.40	0	0	0	0	

WEBSTER COUNTY
Appraisal Property Record Card

Parcel ID 000803000 Cadastre ID 00002-00081-00005 PAD Class Code 01-01-01-01-08-02 State GEO 4373-00-0-50005-011-0000 Owner SUTTON, THOMAS C. II 526 N FRANKLIN STREET RED CLOUD, NE 68970 Situs COWLES MAIN ST 200 B Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal LOTS 1 - 9 BLOCK 11 ORIGINAL VILLAGE COWLES		(1349)	
Primary Image 		Sketch Image	
Property Valuation Buildings 100 Improvement 0 Land/Lot 620 Total 720		Residential Information Type Quality Condition Base/Total .00- .00- 0 / 0 Area of Slab 0 Area of Crawl 0 Fx/Bath/Roughn 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0	
Lot Information Lot Size LEVEL BLACKTOP-GRAVEL NONE Valuation Model COWLES/NO HOME SITE Valuation Method 02 Square Ft Lot Value 620		Review Information Entered CJ Inspect TS Date Added Notes 01/09/2015 10/28/2014	
11/04/2002 CARD #: 15190 GLIDE: 61			





WEBSTER COUNTY
Appraisal Property Record Card

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
NV	NO VALUE BUILDING	D	0.00	0.00	0	0				1
FLV10	Flat Value 100	D	0.00	0.00	0	0				1
<p> Parcel ID 000803000 (1349) Cadasral ID 00002-00081-00005 PAD Class Code 01-01-01-01-08-02 State GEO 4373-00-0-50005-011-0000 Owner SUTTON, THOMAS C. II 526 N FRANKLIN STREET RED CLOUD, NE 68970 Situs COWLES MAIN ST 200 B Neighborhood 505 - COWLES/NO HOME SIT District 200 - 74WS - 91-0074 Legal LOTS 1 - 9 BLOCK 11 ORIGINAL VILLAGE COWLES </p>										

BOOK/PAGE 2018-2339

DOC STAMPS 1350

DEED TYPE QCP

SALES FILE # 302

RESIDENTIAL SALES FILE

DATE OF SALE 11-14-2018

DATE OF DEED 11-14-2018

DATE RECORDED 11-19-18

GRANTOR'S NAME (SELLER) Melba L. Dell

GRANTEE'S NAME (BUYER) Clyde Purdy

LEGAL DESCRIPTION Lots (13)(14)(15) Block (9) Original Town of Inavle

LOCATION ID PARCELS) 600766000 - 2347D

NEIGHBORHOOD / PROPERTY CLASS 700 / Abmsite / Res SITUS 303 Michigan Avenue

TAX DISTRICT / SCHOOL DISTRICT 45 / 91-0002

1 - USABILITY

2 - ADJUSTED

3 - SUBCHANGED

4 - DON'T USE

5 - AL / DON'T USE

MOBILE HOME

TOTAL SALE PRICE 6,000

521 ADJ

ASSR ADJ

ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		3410	3410	4490	895	5385	8795
2017		3410	3410	4490	895	5385	8795
2018		3410	3410	2695	895	3590	7,000

COMMENTS

Real Estate Transfer Statement

FORM 521

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

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

1 County Name WEBSTER - 91 2 County Number 91 3 Date of Sale/Transfer Mo. 11 Day 14 Yr. 2018 4 Date of Deed Mo. 11 Day 14 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) Mejda L. Dell 6 Grantee's Name, Address, and Telephone (Please Print) Clyde Purdy

Street or Other Mailing Address PO Box 303 Street or Other Mailing Address 303 Michigan Ave

City Hildreth State NE City Inavale State NE Zip Code 68947 Zip Code 68952

Phone Number 68947 Phone Number 68952

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 Improved Unimproved IOLL

(B) Property Type Single Family Multi-Family Commercial Industrial Agricultural Recreational Mineral Interests-Producing Mineral Interests-Nonproducing State Assessed Exempt

8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - Transfer on Death Distribution Easement Lease Personal Rep. Trust/Trustee Sheriff Other

9 Was the property purchased as part of an IRS like-kind exchange? Yes No

10 Type of Transfer Auction Easement Gift Life Estate Sale Irrevocable Trust Revocable Trust 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 trustee and beneficiary relatives? (If Yes, check the appropriate box.) Yes No

14 What is the current market value of the real property? Yes No

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 303 Michigan Ave Inavale, NE 68952

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

20 Legal Description Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Nine (9), Original Town of Inavale, Webster County, Nebraska.

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed. 6,000.00

23 Was non-real property included in the purchase? Yes 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) 6,000.00

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

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

Print or Type Name of Grantee or Authorized Representative Kory J. McCracken

Signature of Grantee or Authorized Representative [Signature]

Title Attorney

Date 11/14/18

Phone Number (402) 746-3613

26 Date Deed Recorded 11 Day 19 Yr. 18

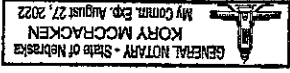
27 Value of Stamp or Exempt Number \$ 13.50

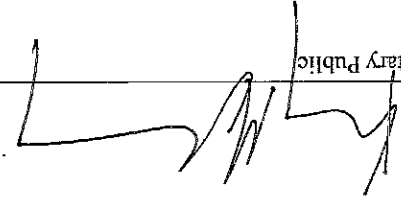
28 Recording Data EX 2018, Pg 2339

For Dept. Use Only

Nebraska Department of Revenue Form No. 96-289-2008 2-2016 Rev. Supercedes 95-289-2008 Rev. 7-2014

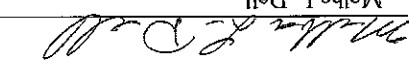
Grantee - Retain a copy of this document for your records.

Comm. expires _____


Notary Public


The foregoing instrument was acknowledged before me on November 14, 2018, by
Melba L. Dell, a single person.

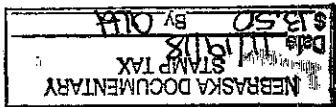
STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

Melba L. Dell


Executed November 14, 2018.

Executed November 14, 2018.
Melba L. Dell, a single person, 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, quitclaims and conveys to Clyde Purdy, a single person, GRANTEE, the
following described real estate (as defined in Neb. Rev. Stat. 76-201):
Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Nine (9), Original Town of
Inavale, Webster County, Nebraska

QUITCLAIM DEED



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 November A.D., 2018, at 1:45
o'clock P.M. Recorded in Book 5018
on Page 373
Caryn J. Gagnier, County Clerk
\$10.00 Deputy Clerk
Ind. Comp. Assessor Carded

BK 2018, Pg 0339

Residential

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

Legal Description: LOTS 13-15 BLK 9 ORIGINAL VILLAGE INVALE

Seller: DELL, MELBA L.
Buyer: PURDY, CLYDE
Parcel ID: 000706000
Additional Parcels:
Book: 2018 Page: 2339
Sale Date: 11/14/2018

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 d1webcoassr@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 Broker/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 _____

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

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

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

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

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

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

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

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

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

Was the sale between family members? 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, MELBA L. Buyer: PURDY, CLYDE Parcel ID: 000706000 Additional Parcels: Book: 2018 Page: 2339 Sale Date: 11/14/2018 Legal Description: LOTS 13-15 BLK 9 ORIGINAL VILLAGE INVALE
---	---

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

Seller: DELL, MELBA L.
Buyer: PURDY, CLYDE
Parcel ID: 000706000
Additional Parcels:
Book: 2018 Page: 2339
Sale Date: 11/14/2018
Legal Description: LOTS 13-15 BLK 9 ORIGINAL VILLAGE INVALE

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

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

No If manufactured; what brand? _____

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

Manufactured If manufactured Is the home still siton on _____

(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller

(circle one) Phone# _____

Date: _____

Residential & Commercial Sales Worksheet

City No	91	Book	2018	Page	2339	Sale Date	11/14/2018
Location ID	000706000		Sale Number	302		Useability & Code #	1
Date of Sale Assessed Value		4369		Date of Sale Property Classification Code		A) 1 (B) 01 (C) 5 (D) 3 (E) 8 (F) 2	
Land	3,410		Improvements	3,590		Stairs	
Total	7,000		Assessor Location: INAVALE (INA)				

Multiple Improvements:		Multiple Improvements:	
Construction Date:	Construction Date: 1915	Construction Date:	Construction Date:
Floor:	Floor Sq. Ft.: 1,000	Floor:	Floor Sq. Ft.:
Building Cost New:	Cost: 89,780	Building Cost New:	Cost:
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input 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:	
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	Condition:	
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good	(50) <input type="checkbox"/> Very Good
		(60) <input type="checkbox"/> Excellent	(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

Comments from

GCD

(Continue on back)



WEBSTER COUNTY
Real Estate Breakdown Report


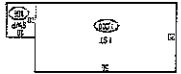
Parcel ID	000706000
Owner	PURDY, CLYDE 303 MICHIGAN AVENUE INVALE, NE 68952
Legal	LOTS 13-15 BLK 9 ORIGINAL VILLAGE INVALE
Status	INVALE, NE 68952 303 MICHIGAN AVENUE
Card File	000706000

County Area	700	INVALE/HOME SITE
Neighborhood	700	INVALE/HOME SITE
Location / Group	50	INVALE (NA)
District	45	2F2S - 91-0002
School	91-0002	
Date Added Notes		
11/04/2002 CARD #: 23470 GLIDE: 66		

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appt ID
20	INVALE/HOME SITE	LEVEL GRAVEL WELL, SEP, ELEC, NG	02 SqFoot	10,500,000	75,000 N	7,000	0.475	0.000	3,410	1321
Ownership History										
02/03/2014	02014	00348								
05/04/2010	02010	00615								
10/19/2009	02009	01634								

Year	Statement District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	933	3,590	0	3,410	7,000	0	7,000	90.16	0
2017	706000	5,885	0	3,410	8,795	0	8,795	118.32	0
2016	706000	5,885	0	3,410	8,795	0	8,795	121.66	0
2015	706000	2,350	0	3,405	5,755	0	5,755	79.22	0
2014	706000	2,350	0	3,405	5,755	0	5,755	88.00	0
2013	706000	2,805	0	3,405	6,210	0	6,210	101.30	0

WEBSTER COUNTY
Appraisal Property Record Card

Parcel ID 000706000 Cadastal ID 00002-00096-00003 PAD Class Code 01-01-05-03-08-02 State GEO 4369-00-0-60005-009-0000 Owner PURDY, CLYDE 303 MICHIGAN AVENUE INVALE, NE 68952 Status 303 MICHIGAN AVENUE INVALE NE 68952 Neighborhood 700 - INVALE/HOME SITE District 45 - 2F2S - 91-0002 Legal LOTS 13-15 BLK 9 ORIGINAL VILLAGE INVALE		(1321) Primary Image 		Sketch Image 	
Property Valuation Buildings 3,590 Improvement 3,410 Land/Lot 0 Total 7,000		Residential Information Type Single-Family Residence Quality 3.00 - Average Condition 2.00 - Badly Worn Base/Total 1,000 / 1,000 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 6 / 0 Bed/Bathroom 2 / 1,0 Basement Area 0		Lot Information Lot Size LEVEL GRAVEL WELL_SEP_ELEC,NG Valuation Model INVALE/HOME SITE Valuation Method 02 Square Ft Lot Value 3,410 Review Information 10/24/2007 Inspect SK Entered	
Code Description SH1 SHED DIRT YDS Yard Shed SWP Enclosed Porch, Solid Walls Date Added Notes 11/04/2002 CARD # 23470 GLIDE: 66		Cost Source MS Residential 216 MS Residential 80 MS Residential 100 Year In 0 Units 216 Depreciation 42.000 % 42.000 % 0.000 %		Year/Effective Age Marshall & Swift Cost Approach (06/2013) 1915/0	

DATE OF SALE 11-12-2018 DATE OF DEED 11-12-2018 DATE RECORDED 11-20-2018

GRANTOR'S NAME (SELLER) Ruth A. Cline GRANTEE'S NAME (BUYER) Bonnie B. Moore, Trustee

LEGAL DESCRIPTION S 1/2 SW 1/4 35-1-12

LOCATION ID PARCEL(S) 2205401-11575 Child 2205403-71576

NEIGHBORHOOD / PROPERTY CLASS 1-Ag / Rural SITU 5 1/2 SW 1/4 35-1-12

TAX DISTRICT / SCHOOL DISTRICT 45 / 91-0002 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE ~~521 ADJ~~ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016							
2017							
2018							

COMMENTS Split w/ 2018-2341 - Ruth is giving all her interest in S 1/2 SW 1/4 to Bonnie Moore, Trustee

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.

303

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

All of Grantor's interest in the S1/2SW1/4 of Section 35, Township 1 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Rows 22-24: Total purchase price, Non-real property included, Adjusted purchase price paid.

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.

James A. Fehringer, Attorney for Grantor/Grantee, Signature of Grantee or Authorized Representative

Register of Deed's 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 }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of November A.D., 20 18 at 9:10
o'clock A.M. Recorded in Book 2018
on Page 2340

Deb Klingenberg County Clerk
910 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date <u>11-20-18</u>	
\$ <u>2</u> Rempt #7 By <u>RBB</u>	

Return Address:

James A. Fehringer
Fehringer & Mielak, LLP
P. O. Box 400
Columbus, NE 68602-0400

WARRANTY DEED

Ruth A. Cline, single, GRANTOR, in consideration of \$1 and other valuable consideration received from GRANTEE, Bonnie B. Moore, as Trustee of the Bonnie B. Moore Trust dated October 1, 2014, conveys to GRANTEE, the following described real estate (as defined in Neb.Rev.Stat. 76-201):

All of Grantor's interest in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, Township 1 North, Range 12 West of the 6th P.M., Webster County, Nebraska

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, covenants, reservations 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.

DATE: November 12, 2018

Ruth A. Cline

Ruth A. Cline

STATE OF NEBRASKA)
) ss.
COUNTY OF FRANKLIN)

Acknowledged before me on November 12, 2018 by Ruth A. Cline, single.

GENERAL NOTARY- State of Nebraska
BROOKE J. DALLMAN
My Comm. Exp. May 9, 2022

Brooke J. Dallman

Notary Public

DATE OF SALE 11-12-2018 DATE OF DEED 11-12-2018 DATE RECORDED 11-20-2018

GRANTOR'S NAME (SELLER) Bonnie B. Moore, Trustee GRANTEE'S NAME (BUYER) Ruth A. Cline

LEGAL DESCRIPTION N 1/2 SW 1/4 35-1-12

LOCATION ID PARCEL(S) 2205401-71575

NEIGHBORHOOD / PROPERTY CLASS 1 Ag Farm Rural SITS 35-1-12

TAX DISTRICT / SCHOOL DISTRICT 45/91-0002 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE *0* 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL

COMMENTS Split w/ 2018-234D Bonnie is giving her interest to Ruth Cline. IN NW 1/4 SW 1/4 35-1-12

Real Estate Transfer Statement

304

• 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>11</u> Day <u>12</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>11</u> Day <u>12</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bonnie B Moore, Trustee/Bonnie B Moore Trust Street or Other Mailing Address 1301 27 1/2 Rd City Bloomington State NE Zip Code 68929-5105 Phone Number (308) 775-3237 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ruth A Cline Street or Other Mailing Address PO Box 192 City Franklin State NE Zip Code 68939 Phone Number (308) 425-3430 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 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 type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input checked="" 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 checked="" type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse		
	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child		

14 What is the current market value of the real property?
\$112,645

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

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

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

18 Address of Property
Rural Webster County, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description
All of Grantor's interest in the N 1/2 SW 1/4 of Section 35, Township 1 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 80

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(7)

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.

James A. Fehringer (402) 563-9617
Print or Type Name of Grantee or Authorized Representative Phone Number

James A. Fehringer Attorney for Grantor/Grantee 11/15/18
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>20</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 7</u>	28 Recording Data <u>BK 2018, Pg 2341</u>

BK2018, Pg 2341

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of November A.D., 2018, at 9:15
o'clock A M. Recorded in Book 2018
on Page 2341
Deb Klinsinger County Clerk
10.00 AB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-20-18
\$ Exempt By BB

Return Address:

James A. Fehringer
Fehringer & Mielak, LLP
P. O. Box 400
Columbus, NE 68602-0400

WARRANTY DEED

Bonnie B. Moore, as Trustee of the Bonnie B. Moore Trust dated October 1, 2014, GRANTOR, in consideration of \$1 and other valuable consideration received from GRANTEE, Ruth A. Cline, conveys to GRANTEE, the following described real estate (as defined in Neb.Rev.Stat. 76-201):

All of Grantor's interest in the N½SW¼ of Section 35, Township 1 North, Range 12 West of the 6th P.M., Webster County, Nebraska

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances, except easements, covenants, reservations 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.

DATE: November 12, 2018

Bonnie B. Moore
Bonnie B. Moore, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF FRANKLIN)

Acknowledged before me on November 12, 2018 by Bonnie B. Moore, as Trustee of the Bonnie B. Moore Trust dated October 1, 2014.

GENERAL NOTARY- State of Nebraska
BROOKE J. DALLMAN
My Comm. Exp. May 9, 2022

Brooke J. Dallman
Notary Public

BOOK-PAGE 2018-2351-2352

DOC STAMPS Exempt #4

DEED TYPE

QED

SALES FILE # 305

DATE OF SALE 9-30-2018

DATE OF DEED 9-30-2018

DATE RECORDED 11-20-18

GRANTOR'S NAME (SELLER) Stephen W. Crane Jr. +

GRANTEE'S NAME (BUYER) Stephen Ward Crane Jr. +

LEGAL DESCRIPTION W/2 18-2-10 Kara L. Crane +tr

W/2 18-2-10 Kara Lynn Crane, co-Trusters
The Crane Family Trust

LOCATION ID PARCEL(S) 001557100 - 104790

W/2 18-2-10

NEIGHBORHOOD / PROPERTY CLASS 1-Aq - Rural

STATUS 18-2-10

TAX DISTRICT / SCHOOL DISTRICT 451 91-0002

- 1 - USABILITY
- 2 - ADJUSTED
- 3 - SUBCHANGED
- 4 - DON'T USE
- 5 - AL / DON'T USE

MOBILE HOME

TOTAL SALE PRICE 0 521 ADJ

ASSR ADJ

ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL

COMMENTS V4 Interest to Family Trust

GRANTEE

Real Estate Transfer Statement

305

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>30</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>09</u> Day <u>30</u> Yr. <u>2018</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stephen W. Crane Jr. & Kara L. Crane Street or Other Mailing Address 1635 Juanita Lane City Redlands State CA Zip Code 92373 Phone Number (909) 557-6200 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The Crane Family Trust U/A dated 09/30/2018 Street or Other Mailing Address 1635 Juanita Lane City Redlands State CA Zip Code 92373 Phone Number (909) 557-6200 Email Address				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"/>					

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input 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

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Stephen Ward Crane, Jr. & Kara Lynn Crane, Co-Trustees
The Crane Family Trust
1635 Juanita Lane
Redlands, CA 92373

20 Legal Description
An undivided one-quarter interest in: the west half (W 1/2) of Section Eighteen (18), Township Two (2) 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	22	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

Stephen Ward Crane, Jr. (909) 557-6200
Print or Type Name of Grantee or Authorized Representative Phone Number

Stephen Ward Crane Jr. Co-Trustee
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

25 Date Deed Recorded Mo. <u>11</u> Day <u>20</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u>	28 Recording Data <u>BK2018, Pg 2351-2352</u>	For Dept. Use Only
--	--	--	--------------------

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

This Document Prepared and
After Recording, Return and
Mail Tax Statements To:

Stephen Ward Crane Jr. and Kara Lynn Crane, as co-Trustees
1635 Juanita Lane
Redlands, CA 92373

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-20-18
\$ Exempt #4 BY BB

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, STEPHEN W. CRANE JR. and KARA L. CRANE, husband and wife,
the GRANTORS,

Whose mailing address is 1635 Juanita Lane, Redlands, CA 92373;

hereby convey and quitclaim to

STEPHEN WARD CRANE JR. and KARA LYNN CRANE, as co-Trustees of THE CRANE FAMILY
TRUST, U/A dated September 30, 2018, the GRANTEE,

Whose mailing address is 1635 Juanita Lane, Redlands, CA 92373;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County
of Webster County, State of Nebraska:

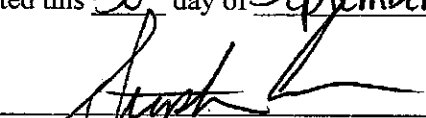
AN UNDIVIDED ONE QUARTER INTEREST IN: THE WEST HALF (W 1/2) OF SECTION
EIGHTEEN (18), TOWNSHIP TWO (2) NORTH, RANGE TEN (10) WEST OF THE 6TH
P.M., WEBSTER COUNTY, NEBRASKA

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of
record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the
hereinabove described real property; including, but not limited to, the power to convey.

Dated this 30th day of September, 2018.


STEPHEN W. CRANE JR.


KARA L. CRANE

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of November A.D., 2018 at 9:40
o'clock A M. Recorded in Book 2018
on Page 2351-2352
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

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.

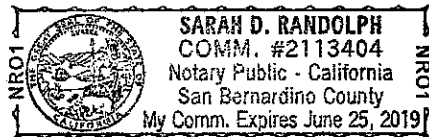
STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

On September 30, 2018, before me, Sarah D. Randolph, a Notary Public, personally appeared STEPHEN W. CRANE JR. and KARA L. CRANE, 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.

Sarah D. Randolph
Notary Public Signature



Notary Public Seal

RESIDENTIAL SALES FILE

DATE OF SALE 11-21-2018 DATE OF DEED 11-21-2018 DATE RECORDED 11-21-2018

GRANTOR'S NAME (SELLER) Travis + Ashley Wulf GRANTEE'S NAME (BUYER) Margaret E. Henry

LEGAL DESCRIPTION Lots (3)(4), Block(4) Talbot's Addition to GR.

LOCATION ID PARCEL(S) 000616800-18250

NEIGHBORHOOD / PROPERTY CLASS 100-GR / Res. SITS 625 High Street

TAX DISTRICT / SCHOOL DISTRICT 25 / 65-0011 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 2,000 521 ADJ ASSR ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		150	150	2745	165	2910	3060
2017		150	150	6405	165	6570	6720
2018		150	150	915	165	1080	1230

COMMENTS



Real Estate Transfer Statement

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

FORM 521

306

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. 11 Day 21 Yr. 2018
4 Date of Deed	Mo. 11 Day 21 Yr. 2018

5 Grantor's Name (Seller)	Travis & Ashley Wolf
5 Grantor's Name (Buyer)	Margaret E. Henry
6 Grantor's Name, Address, and Telephone (Please Print)	455 Nebraska St City Guide Rock NE 68942 State NE Zip Code 68942
6 Grantee's Name, Address, and Telephone (Please Print)	City Guide Rock NE 68942 State NE Zip Code 68942
7 Property Classification Number	Improved <input checked="" type="checkbox"/> Single Family
8 Type of Deed	Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <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"/>
9 Was the property purchased as part of an IRS like-kind exchange?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
10 Type of Transfer	Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input checked="" type="checkbox"/> Foreclosure <input type="checkbox"/> Revocable Trust <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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
12 Was real estate purchased for same use? (If No, state the intended use.)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13 Was the transfer between relatives, or to a trustee, are the grantor and beneficiary relatives? (If Yes, check the appropriate box.)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/>
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
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
18c <input type="checkbox"/> No	18d <input checked="" type="checkbox"/> Yes

20 Legal Description	21 If agricultural, list total number of acres
20 Lots Three (3) and Four (4), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska.	

22 Total purchase price, including any liabilities assumed	23 Was non-real property included in the purchase? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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

26 Date Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 11 Day 21 Yr. 18	\$ 450	SK201819 2553

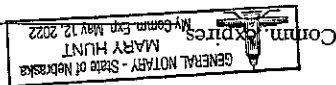
Print or Type Name of Grantee or Authorized Representative	Title	Date
Signature of Grantee or Authorized Representative		

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.

25 Date Deed Recorded	26 Date Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 11 Day 21 Yr. 18	\$ 450	SK201819 2553	

Nebraska Department of Revenue
Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014
Authorized by Neb. Rev. Stat. §§ 79-214, 77-1327(2)

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



[Signature]
 Notary Public

The foregoing instrument was acknowledged before me on November 21, 2018, by Travis Wulf and Ashley Wulf, husband and wife.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

[Signature]
 Travis Wulf

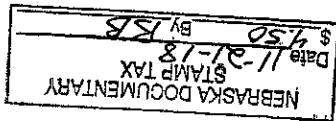
[Signature]
 Ashley Wulf

Executed November 21, 2018.

Travis Wulf and Ashley Wulf, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Margaret E. Henry, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):
 Lots Three (3) and Four (4), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska.

QUITCLAIM DEED

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of November A.D., 2018, at 9:40 o'clock A.M. Recorded in Book 2018 on Page 2353
 Deb J. Ingber, County Clerk
 Deputy
 Ind Comp Assessor Carded



ISK2018, Pg 2353

Explain

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

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

If Appraised, what was the appraised value? _____

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

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

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

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

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

Residential

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us	Seller: WULF, TRAVIS & ASHLEY Buyer: HENRY, MARGARET E. Parcel ID: 000616800 Additional Parcels: Book: 2018 Page: 2353 Sale Date: 11/21/2018 Legal Description: LOTS 3 & 4 BLK 4 GUIDE ROCK TALBOTS ADDITION
---	--

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

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

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

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

Property that was included in the purchase price. _____
What is the dollar value of the personal property that was included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please 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? \$ _____
expenses have been incurred in each of the past five years? _____ What

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

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

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

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

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us	Seller: WULF, TRAVIS & ASHLEY Buyer: HENRY, MARGARET E. Parcel ID: 000616800 Additional Parcels: Book: 2018 Page: 2353 Sale Date: 11/21/2018 Legal Description: LOTS 3 & 4 BLK 4 GUIDE ROCK TALBOTS ADDITION
---	--

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

Seller: WULF, TRAVIS & ASHLEY
Buyer: HENRY, MARGARET E.
Parcel ID: 000616800
Additional Parcels:
Book: 2018 Page: 2353
Sale Date: 11/21/2018
Legal Description: LOTS 3 & 4 BLK 4 GUIDE ROCK TALBOTS ADDITION

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

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

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

Residential & Commercial Sales Worksheet

Cnty No.	91	Book	2018	Page	2353	Sale Date	11/21/2018
Location ID	000616800		Sale Number	306		Useability & Code #	1
Date of Sale Assessed Value		4487					
Land		Improvements		Total			
150	1,080		1,230				
Status	Property Type	Zoning	Location	City Size	Parcel Size	Assessor Location: GUIDE ROCK (GR)	
A) 1	B) 01	C) 1	D) 1	E) 7	F) 2	Commercial	
School District Code		Base: 65-0011					
Affiliated:		Unified:					
Parcel Number		Date of Sale Property Classification Code					
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk
4487			00	0	40020	004	0000
Construction Date:		1878		Multiple Improvements:			
Floor:		1,008		Multiple Improvements:			
Building Cost New:		91,500		Multiple Improvements:			
Residential Condition:		10					
Single Family Style:		101					
(100) <input type="checkbox"/> Mobile Home		Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story		Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story		(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level		(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story		(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level		(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					
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low					
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair					
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average					
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good					
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good					
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent					
(305) <input type="checkbox"/> Two Story Duplex							
Assessor's Adjustment to Sale Price (+ or -):		Condition:					
		Cost Rank:					
		(10) <input type="checkbox"/> Worn Out					
		(20) <input type="checkbox"/> Badly Worn					
		(30) <input type="checkbox"/> Average					
		(40) <input type="checkbox"/> Good					
		(50) <input type="checkbox"/> Very Good					
		(60) <input type="checkbox"/> Excellent					
Comments from		Comments:					
GCD							
(Continue on back)							



WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID	000616800	Owner	HENRY, MARGARET E
Legal	LOTS 3 & 4 BLK 4 GUIDE ROCK TALBOTS ADDITION	Status	625 HIGH ST
Card File	000616800		
County Area	0	Value	Current 1,080 Previous 1,230
Neighborhood	100	Buildings	0
Location / Group	40	Improvement	150
District	25	Land / Lot	150
School	65-0011	Total	1,230

Date Added Notes		09/25/2017 CARD # 18250 / GLIDE # 63	
Model		4 GUIDE ROCK	
Method	Description	Lot Size	Frontage Spot Code
02 SqFoot	LEVEL BLACKTOP ALL	14,000.000	100.000 N
Cutoff	Value	Add (+/-)	Lot Value
15,000	0.010	0.000	150
Appr ID	1204		

Sale Date	Book	Page	Extend	Ownership History
11/21/2018	2018	2353		HENRY, MARGARET E.
05/01/2018	2018	933		WULF, TRAVIS & ASHLEY
05/01/2018	2018	933		WULF, TRAVIS & ASHLEY
04/27/2017	02017	00862		WERNECKE, BILLY
03/31/2012	02017	00861		WULF, RANDY & DEBRA
01/01/2007	02007	00360		WERNECKE, BILLY D
06/29/2001	02001	01431		WERNECKE, BILLY

Year	Statement District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	686	25	0	1,230	1,230	0	1,230	24.50	0
2017	616800	25	0	1,50	6,720	0	6,720	124.50	0
2016	616800	25	0	1,50	3,060	0	3,060	55.78	0
2015	616800	25	0	1,50	2,455	0	2,455	45.36	0
2014	616800	25	0	1,50	2,455	0	2,455	50.90	0
2013	616800	25	0	540	8,620	0	8,620	194.26	0

WEBSTER COUNTY
Appraisal Property Record Card

<p>Parcel ID 000616800 Cadastral ID 00002-00087-00037 PAD Class Code 01-01-01-01-07-02 State GEO 4487-00-0-40020-004-0000 Owner HENRY, MARGARET E. 625 HIGH STREET GUIDE ROCK, NE 68942 Status 625 HIGH ST 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal ADDITION LOTS 3 & 4 BLK 4 GUIDE ROCK TALBOTS</p>	<p>(1204) Primary Image </p>	<p>Sketch Image </p>
---	--	---

Buildings		1,080	Type	Single-family Residence
Improvement		0	Quality	3.00 - Average
Land/Lot		150	Condition	1.00 - Worn Out
Total		1,230	Base/Total	1,008 / 1,008
Lot Information		LEVEL BLACKTOP ALL		
Valuation Model		GUIDE ROCK	Heating/Cooling	
Valuation Method		02 Square Ft	100 % - Frame, Stucco	
Lot Value		150	100 % - One Story	
Review Information		Entered AG	Style	
12/15/2013		Inspect TS	100 % - Warmed & Cooled Air	
10/29/2013		Roof Cover		
Area of Slab		0	Composition Shingle	
Area of Crawl		1,008	Roof Cover	
Fixture/Roughin		5 / 0	Area of Slab	
Bed/Bathroom		2 / 1.0	Basement Area	
MS Residential		96	Size	
MS Residential		138	Year In	
MS Residential		120	Units	
Yard Shed		0	Depreciation	
RPS		0.000 %	42.000 %	
Enclosed Porch, Solid Walls		0.000 %		
Raised Slab Porch with Roof		0.000 %		
Yard Shed		0.000 %		

Date Added Notes 09/25/2007 CARD # 18250 / GUIDE # 63
11/04/2002 18250

PAGE 1 BOOK-PAGE 2018-2354-2355 DOC STAMPS 22.50 DEED TYPE W/D SALES FILE # 307

DATE OF SALE 6-27-2018 DATE OF DEED 6-27-2018 DATE RECORDED 11-21-2018

GRANTOR'S NAME (SELLER) Derrick Duffy GRANTEE'S NAME (BUYER) Sheila West

LEGAL DESCRIPTION Lot(3) Lot(4) + Lot(5) Block 9 G.R. Vances Addition

LOCATION ID PARCEL(S) 500 610700 - 17110

NEIGHBORHOOD / PROPERTY CLASS 105 GR - Commercial STATUS 275 University Avenue

TAX DISTRICT / SCHOOL DISTRICT 25 / 65-2011 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 10,500 521 ADJ ASSR ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		830	830		7890	7890	8720
2017		830	830		7890	7890	8720
2018		830	830		7890	7890	8720

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.

307

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

1 County Name	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>22</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>6</u> Day <u>27</u> Yr. <u>2018</u>
---------------	--	--	--

5 Grantor's Name, Address, and Telephone (Please Print) ERRICA E DUFFY	6 Grantee's Name, Address, and Telephone (Please Print) SHEILA WEST
---	--

Street or Other Mailing Address	Street or Other Mailing Address P.O. Box 148
City <u>GUIDE ROCK</u> State <u>ROCK NE</u> Zip Code	City <u>ORLEAN</u> State <u>NE</u> Zip Code <u>68966</u>
Phone Number	Phone Number <u>(508) 962-0181</u>
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"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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?
\$3,890.00

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

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

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

18 Address of Property
275 UNIVERSITY AVE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
SHEILA WEST
P.O. BOX 148
ORLEAN NE 68966

18a No address assigned 18b Vacant land

20 Legal Description
LOT THREE (3), LOT (4) AND LOT FIVE (5) BLOCK NINE (9), GOLDEROCK, VANCE ADDITION, WEBSTER COUNTY, NEBRASKA

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	<u>19,000.00</u>
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)	\$	<u>19,000.00</u>

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

<u>SHEILA WEST</u> Print or Type Name of Grantee or Authorized Representative	<u>(508) 962-0181</u> Phone Number
<u>Sheila West</u> Signature of Grantee or Authorized Representative	<u>Daniel</u> Title
	<u></u> Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>21</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <u>BOOK 2018, Pg 2354-2355</u>

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

Book 2018, Pg 2354

WARRANTY DEED

For good consideration, We Derrick E. Duffy and Jolene E.K. Duffy (Grantors) hereby bargain, deed and convey to Sheila West (Grantee), the following described land in Webster County, Nebraska, free and clear with WARRANTY COVENANTS; to wit:

Lot Three (3), Lot (4) and Lot Five (5), Block Nine (9), Guide Rock, Vance Addition, Webster County, Nebraska.

Grantor, for itself and its heirs, hereby covenant with Grantee, its heirs, and assigns, that Grantor are lawfully seized in fee simple of the above-described premises;

that it has a good right to convey; that the premises are free from all encumbrances;

that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantees, or its heirs or assigns, and at the expense of Grantees, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required;

and that the Grantor and its heirs will warrant and defend all of the property so granted to Grantees, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 27th day of June, 2018.

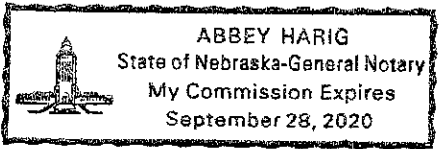
[Handwritten signatures of Derrick E. Duffy and Jolene E.K. Duffy]

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

On the 27th day of June, 2018, before me, a Notary Public, appeared Derrick E. Duffy and Jolene E.K. Duffy personally known to me to be the person whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that such was their free and voluntary act.

WITNESS my hand and official seal.

[Handwritten signature of Notary Public]
Notary Public (Seal)



Book 2018, Pg 2355

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 21st day
of Nov A.D., 2018, at 12:30
o'clock P. M. Recorded in Book 2018
on Page 2354-2355

Deb Kincaid County Clerk
16.00 K12 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>11-21-18</u>
\$ <u>22.50</u>	By <u>K12</u>

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

Seller: DUFFY, DERRICK E & JOLENE K
Buyer: WEST, SHEILA
Parcel ID: 000610700
Additional Parcels:
Book: 2018 Page: 2354
Sale Date: 11/21/2018
Legal Description: LOTS 3-5 BLK 9 GUIDE ROCK VANCES ADDITION

Commercial

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

What was the total purchase price?

\$ _____

Was any personal property included in the sale price? ___Yes ___No Personal Property was (circle all that apply): Equipment Furniture Grain/Crops Inventory Machinery Supplies Vehicles Other
(Explain) _____

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

\$ _____

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

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

\$ _____

How long was the property on the market?

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

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

Seller: DUFFY, DERRICK E & JOLENE K
Buyer: WEST, SHEILA
Parcel ID: 000610700
Additional Parcels:
Book: 2018 Page: 2354
Sale Date: 11/21/2018
Legal Description: LOTS 3-5 BLK 9 GUIDE ROCK VANCES ADDITION

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

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

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

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

Did this sale involve a trade or exchange of property? Yes___ No___ If yes explain:

Was the property made available to other potential purchasers? ___Yes ___No If no explain:

Was the sale between family members? __Yes __No If yes,
explain _____

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

Do you own other property nearby? ___Yes ___No If yes,
explain _____

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

Did the sale price include a business? ___Yes ___No If yes what kind of business?

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

Seller: DUFFY, DERRICK E & JOLENE K
Buyer: WEST, SHEILA
Parcel ID: 000610700
Additional Parcels:
Book: 2018 Page: 2354
Sale Date: 11/21/2018
Legal Description: LOTS 3-5 BLK 9 GUIDE ROCK VANCES ADDITION

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

Comments/other information:

Signature:

Phone#: _____ Date: _____

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2354	11/21/2018	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000610700		307		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		009	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
830		7,890		8,720		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 03	C) 3	D) 1	E) 7	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. : 2						
Construction Date:				Construction Date :				Construction Date : 1908						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 2,450						
Building Cost New:				Cost :				Cost : 43,218						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 468 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 20				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from						Comments:								
WD														
(Continue on back)														

WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID 000610700		Legal LOTS 3-5 BLK 9 GUIDE ROCK VANCES ADDITION		Card File 000610700	
Owner WEST, SHEILA PO BOX 148 ORLEANS, NE 68966				Situs 275 UNIVERSITY STREET GUIDE ROCK, NE 68942	
County Area 0	N/A	Class Code 01-03-03-01-07-02		Value	Previous
Neighborhood 105	GUIDE ROCK COMMERC	State GEO 4487-00-0-40010-009-0000		Buildings	7,890
Location / Group 40	GUIDE ROCK (GR)	Cadastral 00002-00091-00072		Improvement	0
District 25	GR11VS - 65-0011	Book / Page 2018 / 2354 Ext: 2355		Land / Lot	830
School 65-0011		Sale Date 11/21/2018		Total	8,720
		Sale Amount 10,000			8,720

Date Added Notes
11/04/2002 CARD #: 17110 GLIDE: 65

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
5	GUIDE ROCK COMMERCIAL	02 SqFoot LEVEL BLACKTOP ELECTRIC	10,500.000	75.000	N	15,000	0.079	0.000	830	4461
						999,999	0.061			

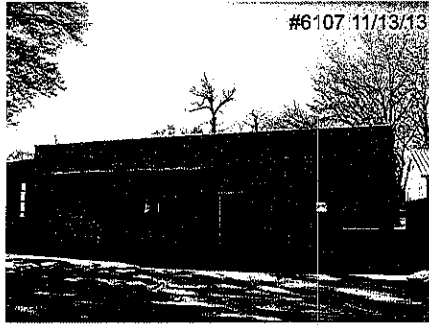
Sale Date	Book	Page	Extend	Ownership History	Amount
11/21/2018	2018	2354	2355	WEST, SHEILA	10,000
08/01/2016	02016	01161		DUFFY, DALLAS E.	0
04/25/2016	02016	00807		HENNING, RANDY & FRANCES	0
07/07/2005	02005	01537		DUFFY, DALLAS & WAUNETA	1
07/19/2002	02004	01803		HENNING, RANDY & FRANCES	15,000
07/19/2002	02003	02866		GUIDE ROCK STATE BANK-ESCROW AGENT (%)	15,000
02/01/2000	02000	00249		JENSEN, SENG & ANDREW DUFFY, DERRICK E & JOLENE K	8,000
					0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	513	25	7,890	0	830	8,720	0	8,720	173.60	0
2017	610700	25	7,890	0	830	8,720	0	8,720	161.58	0
2016	610700	25	7,890	0	830	8,720	0	8,720	158.94	0
2015	610700	25	7,890	0	830	8,720	0	8,720	161.08	0
2014	610700	25	7,890	0	830	8,720	0	8,720	180.78	0
2013	610700	25	5,225	0	830	6,055	0	6,055	136.44	0

WEBSTER COUNTY
Appraisal Property Record Card

MIPS Inc.
www.nebraskassessorsonline.us

Parcel ID 000610700 (4461)
Cadastral ID 00002-00091-00072
PAD Class Code 01-03-03-01-07-02
State GEO 4487-00-0-40010-009-0000
Owner
WEST, SHEILA
PO BOX 148
ORLEANS, NE 68966
Situation
275 UNIVERSITY STREET GUIDE ROCK NE 68942
Neighborhood 105 - GUIDE ROCK COMMERC
District 25 - GR11VS - 65-0011
Legal
LOTS 3-5 BLK 9 GUIDE ROCK VANCES
ADDITION



Primary Image Information
Image ID 2
Image Date 04/13/2018
File Name ConvertedPic.jpg
Description Converted Image

Marshall & Swift Cost Approach (07/2013)

Property Valuation
Valuation Method Cost Approach
Improvement 7,890
Land/Lot 830
Total 8,720 3.08/SqFt

Lot Information
Lot Size LEVEL | BLACKTOP | ELECTRIC
Valuation Model GUIDE ROCK COMMERCIAL
Valuation Method 02 Square Ft
Lot Value 830

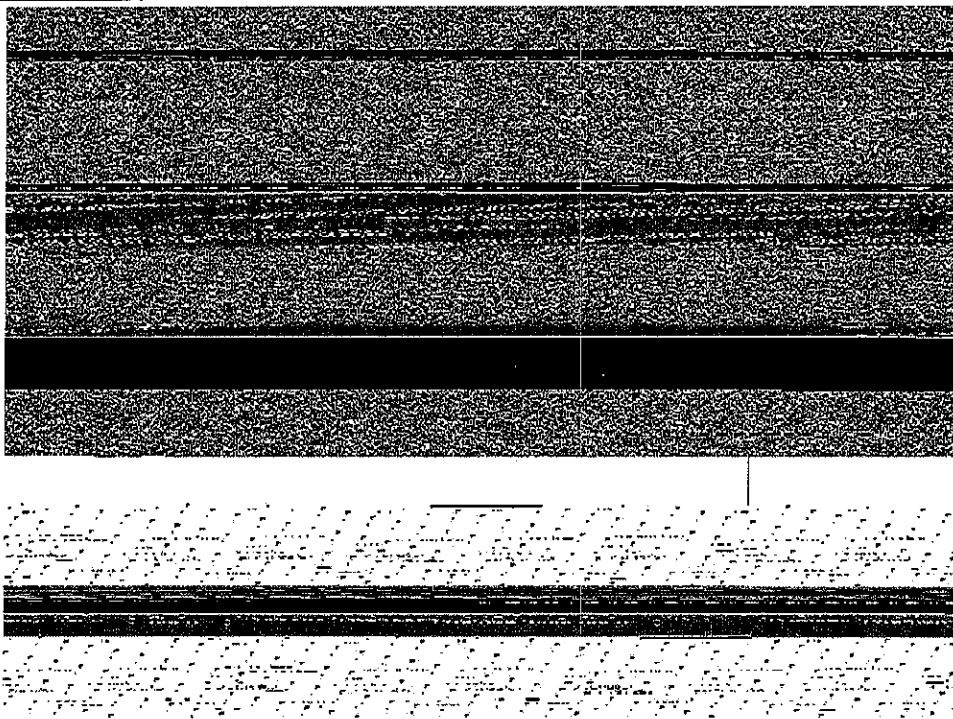
Review Information
11/19/2013 Entered AG
10/16/2013 Inspect SK

Income Approach

Date Added Notes
11/04/2002 CARD #: 17110 GLIDE: 65

WEBSTER COUNTY
Appraisal Sketch

Parcel ID 000610700 Owner WEST, SHEILA Situs 275 UNIVERSITY STREET GUIDE ROCK NE 68942 Neighborhood 105 - GUIDE ROCK COMMERC	(4461)	Legal LOTS 3-5 BLK 9 GUIDE ROCK VANCES ADDITION	Cadastral ID 00002-00091-00072 PAD Class Code 01-03-03-01-07-02 State GEO 4487-00-0-40010-009-0000
---	--------	---	---

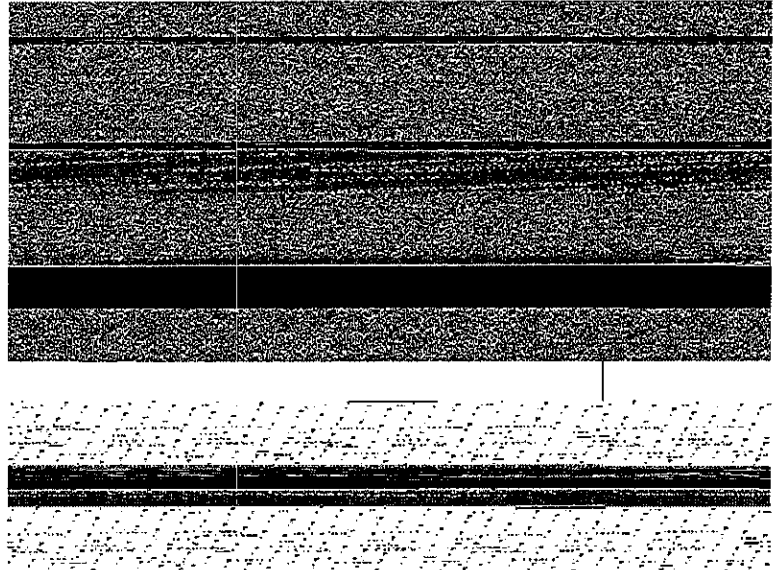


Sequence	Code	Description	Base Area	Multiplier	Total Area
1	COMM	1-1 1St 391	2,450	1.00	2,450
2	COMM	2-1 St 0	384	1.00	384
Total Building Area			2,834		2,834

<p>Parcel ID 000610700 (4461) Cadastral ID 00002-00091-00072 PAD Class Code 01-03-03-01-07-02 State GEO 4487-00-0-40010-009-0000 Owner WEST, SHEILA PO BOX 148 ORLEANS, NE 68966 Situs 275 UNIVERSITY STREET GUIDE ROCK NE 68942 Neighborhood 105 - GUIDE ROCK COMMERC District 25 - GR11VS - 65-0011 Legal LOTS 3-5 BLK 9 GUIDE ROCK VANCES ADDITION</p>	<p>Building Image Information Image ID 0 Image Date File Name Description</p>	<p>Marshall & Swift Cost Approach Appraisal Zone 1000 Zone Description DEFAULT Manual Date (07/2013)</p>
<p>Building Data Building ID 1 Sequence 1 Occupancy 1 468 - Material Storage Shed 100 % Occupancy 2 Occupancy 3 Total Floor Area 2,450 Average Perimeter 198 Number of Stories 1 Average Wall Height 12.00 Year Built 1908 Effective Age 91</p>	<p>Construction Class C - Masonry bearing walls Rank 2.00 - Average Condition 2.00 - Badly Worn Exterior Wall 100 % - Brick, Solid Heating/Cooling 100 % - No HVAC Roof Type Roof Cover</p>	<p>Basement Area 0 Basement Levels 0 Basement Finish Finish Code - 1 Finish Area - 1 0 Finish Code - 2 Finish Area - 2 0</p>

<p>Parcel ID 000610700 (4461) Cadastral ID 00002-00091-00072 PAD Class Code 01-03-03-01-07-02 State GEO 4487-00-0-40010-009-0000 Owner WEST, SHEILA PO BOX 148 ORLEANS, NE 68966 Situs 275 UNIVERSITY STREET GUIDE ROCK NE 68942 Neighborhood 105 - GUIDE ROCK COMMERC District 25 - GR11VS - 65-0011 Legal LOTS 3-5 BLK 9 GUIDE ROCK VANCES ADDITION</p>	<p>Building Image Information Image ID 0 Image Date File Name Description</p>	<p>Marshall & Swift Cost Approach Appraisal Zone 1000 Zone Description DEFAULT Manual Date (07/2013)</p>
<p>Building Data Building ID 2 Sequence 2 Occupancy 1 468 - Material Storage Shed 100 % Occupancy 2 Occupancy 3 Total Floor Area 384 Average Perimeter 80 Number of Stories 1 Average Wall Height 10.00 Year Built 1908 Effective Age 21</p>	<p>Construction Class S - Metal frame and walls Rank 2.00 - Average Condition 2.00 - Badly Worn Exterior Wall 100 % - Single -Metal on Wood Frame Heating/Cooling 100 % - No HVAC Roof Type Roof Cover</p>	<p>Basement Area 0 Basement Levels 0 Basement Finish Finish Code - 1 Finish Area - 1 0 Finish Code - 2 Finish Area - 2 0</p>

Parcel ID 000610700 (4461)
 Cadastral ID 00002-00091-00072
 PAD Class Code 01-03-03-01-07-02
 State GEO 4487-00-0-40010-009-0000
 Owner
 WEST, SHEILA
 PO BOX 148
 ORLEANS, NE 68966
 Situs
 275 UNIVERSITY STREET GUIDE ROCK NE 68942
 Neighborhood 105 - GUIDE ROCK COMMERC
 District 25 - GR11VS - 65-0011
 Legal
 LOTS 3-5 BLK 9 GUIDE ROCK VANCES
 ADDITION



Code	Description	Class	Qual	Cond	Year	Eff	Age	Dimensions	Floor	Roofing	Total Units
PAVC	PAVING, CONCRETE Building Components		3.00	0.00	0	0					980

RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2371 DOC STAMPS Exempt #56 DEED TYPE Trustees W/D SALES FILE # 3082

DATE OF SALE 11-26-2018 DATE OF DEED 11-26-2018 DATE RECORDED 11-26-2018

GRANTOR'S NAME (SELLER) Steiner, Verne (E) GRANTEE'S NAME (BUYER) Caleb Jacob & Ariel Steiner
 Cynthia A. Jacobitz, Todd Steiner

LEGAL DESCRIPTION Lots (13), (14), (15), (16) + (17) Block (5) original town Inavale

LOCATION ID PARCEL(S) 000704100 23280

NEIGHBORHOOD / PROPERTY CLASS 700 Inavale Home Site Res SITS 202 Lincoln Street

TAX DISTRICT / SCHOOL DISTRICT 45 / 91-0002 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 0 ADJ SALE PRICE 521 ADJ ASS'R ADJ

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016							
2017							
2018							

COMMENTS

Real Estate Transfer Statement

308

FORM 521

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 **WEBSTER - 91** 3 Date of Sale/Transfer Mo. 11 Day 26 Yr. 2018 4 Date of Deed Mo. 11 Day 26 Yr. 2018

5 Grantor's Name (Seller) **Cynthia A. Jacobitz, Teee - Verla Steiner Trust** 6 Grantee's Name (Buyer), Address, and Telephone (Please Print) **Caleb Jacob and Ariel Steiner**

Grantor's Name (Seller) **Cynthia A. Jacobitz, Teee - Verla Steiner Trust** Street or Other Mailing Address **PO Box 262** City **Kenesaw** State **NE** Zip Code **68956** Phone Number **(402) 752-3452** Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No Email Address **(402) 752-3452** Email Address **(402) 752-3452**

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 Mobile Home

(C) Other

8 Type of Deed Conservator Bill of Sale Corrective Death Certificate - Transfer on Death Executor Easement Lease Personal Rep. Trust/Trustee Sheriff Other

9 Was the property purchased as part of an IRS like-kind exchange? Yes No

10 Type of Transfer Auction Easement Gift Life Estate Sale Trust on Death Distribution Foreclosure Irrevocable Trust Revocable Trust Trustee on Death 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 trustee and beneficiary relatives? (If Yes, check the appropriate box.) Yes No

Spouse Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Parents and Child 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? Yes No \$ _____

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

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

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

18 Address of Property **202 Lincoln St** **Inavale, NE 68952**

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

20 Legal Description **Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Five (5), Original Town of Inavale, Webster County, Nebraska.**

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed. Yes No \$ 0.00

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) \$ 0.00

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

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

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

Print or Type Name of Grantee or Authorized Representative **DAVID S GAYWOOD**

Signature of Grantee or Authorized Representative *[Signature]*

Title **Attorney**

Phone Number **402-296-3615**

Date **11-26-18**

26 Date Recorded **Mo. 11 Day 26 Yr. 18** 27 Value of Stamp or Exempt Number **\$ Exempt # 5b** 28 Recording Data **Book 0018, Pg 2371**

Register of Deed's Use Only

For Dept. Use Only



Comm. expires 10-22-2022
 Notary Public

The foregoing instrument was acknowledged before me on November 26, 2018, by Cynthia A. Jacobitz, Trustee of the Verla Steiner Trust w/d August 24, 2000.

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

Cynthia A. Jacobitz, Trustee

Executed November 26, 2018.

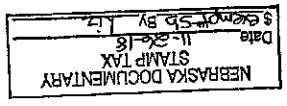
- persons.
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
 - except easements and restrictions of record;
 - (2) has legal power and lawful authority to convey the same;
 - (3) warrants and will defend title to the real estate against the lawful claims of all

GRANTOR covenants with the GRANTEEES that GRANTOR:

The South Ninety (90) acres of the Northwest Quarter (NW¼) of Section Twenty-eight (28), Township Seven (7) North, Range Thirteen (13) West of the 6th P.M., Kearney County, Nebraska, AND
 Louis Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Five (5), Original Town of Inavale, Webster County, Nebraska.

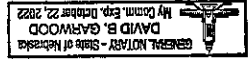
GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to Beneficiary of Trust, conveys to Caleb Jacob and Aital Steiner, GRANTEEES, an undivided one-sixth (1/6) interest each, in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

TRUSTEE'S WARRANTY DEED



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 26th day
 of November, 2018, at 11:45
 o'clock A.M. Recorded in Book 2018
 on Page 2371
 Deb Kinghorst County Clerk
 112 Deputy
 10.00
 Ind. Comp. Assessor Carred

Book 2018, Pg 2371



[Signature]
Notary Public
Comm. expires 10-22-2022

SUBSCRIBED in my presence and sworn to before me on November 26, 2018.

[Signature]
Cynthia Jacobitz

Dated: November 26, 2018

County in Book 156, page 639.
Warranty Deed recorded in Webster County in Book 00, page 1331, and in Kearney
Trustee of the Verla Steiner Trust u/d August 24, 2000, the remainder grantees in
property is now solely owned by Cynthia Jacobitz, Todd Steiner, and Cynthia A. Jacobitz,
was owned by Verla Steiner, and by reason of the termination of her life estate, the

Block Five (5), Original Town of Inavale, Webster County, Nebraska;
Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17),

Kearney County, Nebraska, AND
The South Ninety (90) acres of the Northwest Quarter (NW¹/₄) of Section Twenty-
eight (28), Township Seven (7) North, Range Thirteen (13) West of the 6th P.M.,

real estate, to wit:
Affiant further deposes and says that a LIFE ESTATE in the following described

Cynthia Jacobitz, being duly sworn, deposes and says that her mother, Verla
Steiner, died on October 5, 2018, being at said time a resident of Webster County,
Nebraska, as set forth in the certified copy of her death certificate hereto attached.

STATE OF NEBRASKA)
COUNTY OF WEBSTER)
) ss.
)

AFFIDAVIT OF SURVIVORSHIP

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 26th day
of November A.D. 2018, at 11:40
o'clock A.M. Recorded in Book 9018
on Page 3369-3370
Kurt Kumpsterg, Jr.
County Clerk
16:00
Dep. Assessor
Clerked

Book 9018, pg 3369

0521342

1. DECEASET'S NAME (First, Middle, Last, Suffix)
 Vera Veva Steiner

2. SEX
 Female

3. DATE OF BIRTH (Mo., Day, Yr.)
 October 5, 2018

4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH
 Lincoln, Nebraska

5A. AGE - Last Birthday (Yrs.)
 95

5B. UNDER 1 YEAR
 MO. DAYS HOURS MINS.

6. DATE OF BIRTH (Mo., Day, Yr.)
 June 16, 1933

7A. PLACE OF DEATH
 HOSPITAL Impaired Nursing Home, etc. Hospice Facility Other (specify):

7B. CITY OR TOWN
 Hastings

7C. COUNTY OF DEATH
 Adams

7D. CITY OR TOWN OF DEATH (include zip code)
 Hastings 68901

7E. RESIDENCE STATE
 Nebraska

7F. STREET AND NUMBER
 202 Lincoln Street

7G. INSIDE CITY LIMITS
 YES NO

8. MARRITAL STATUS AT TIME OF DEATH
 Never Married Married Widowed Divorced Unknown

9. MOTHER'S NAME (First, Middle, Last, Suffix)
 Marvin E Steiner

10. NAME OF SPOUSE (First, Middle, Last, Suffix) (if wife, give maiden name)
 Anna Torok

11. FATHER'S NAME (First, Middle, Last, Suffix)
 George W Johnson

12. INFORMATION
 Never Married Married Widowed Divorced Unknown

13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes.
 Yes, No, or Unknown

14. INFORMANT-NAME
 Cindy Jacobitz

15. RELATIONSHIP TO DECEASET
 Daughter

16. EMBALMER-SIGNATURE
 Makala Malyer

17. GENERAL HOME AND MAILING ADDRESS (Street, City or Town, State)
 Kansas Cemetary, Nebraska

18. FUNERAL HOME AND MAILING ADDRESS (Street, City or Town, State)
 Adair Funeral Home, 209 N. Smith Ave., PO Box G, Kansas, Nebraska

19. APPROXIMATE INTERVAL
 IMMEDIATE CAUSE: Respiratory Failure

20. IF FEMALE:
 Not pregnant within past year Not pregnant, but pregnant within 42 days of death Not pregnant, but pregnant 43 days to 1 year before death

21. MANNER OF DEATH
 Natural Suicide Accidental Homicide Hanging Poisoning Drowning Other (specify):

21A. TRANSFORMATION INJURY
 YES NO

21B. IF TRANSFORMATION INJURY
 YES NO

21C. WAS AN AUTOPSY PERFORMED?
 YES NO

21D. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH?
 YES NO

22. DATE OF INJURY (Mo., Day, Yr.)
 22A. PLACE OF INJURY: Home Office building, etc. (specify):

22B. DESCRIBE HOW INJURY OCCURRED

22C. LOCATION OF INJURY - STREET & NUMBER, APT. NO., CITY/TOWN, STATE, ZIP CODE

23A. DATE OF DEATH (Mo., Day, Yr.)
 October 5, 2018

23B. TIME OF DEATH
 11:45 AM

23C. DATE SIGNED (Mo., Day, Yr.)
 October 19, 2018

23D. TIME OF SIGNATURE
 11:45 AM

23E. SIGNATURE OF REGISTRAR
 Susan M Schuckert, MD

23F. SIGNATURE OF REGISTRAR (Type or Print)
 Susan M Schuckert, MD, 715 N St. Joseph Ave., Hastings, Nebraska, 68198

23G. DATE FILED BY REGISTRAR (Mo., Day, Yr.)
 October 22, 2018

24. TOBACCO USE CONTRIBUTIVE TO THE DEATH?
 YES NO

25. DID TOBACCO USE CONTRIBUTIVE TO THE DEATH?
 YES NO

26. DID ORGAN OR TISSUE DONATION BEEN CONSIDERED?
 YES NO

27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print)
 Susan M Schuckert, MD, 715 N St. Joseph Ave., Hastings, Nebraska, 68198

28. DATE OF CERTIFICATE
 October 22, 2018

Pursuant to section 26-2413, demands for notice which may affect the estate of the deceased are hereby waived by the undersigned at the time of death.

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: 10/25/2018
 LINCOLN, NEBRASKA

RUSSELL FOSTER
 ASSISTANT STATE REGISTRAR
 DEPARTMENT OF HEALTH AND HUMAN SERVICES
 STATE OF NEBRASKA

18 13348



Real Estate Transfer Statement

FORM 521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.
 • To be filed with the Register of Deeds. • Read instructions on reverse side.
 • If additional space is needed, add an attachment and identify the item.

1 County Name: _____ 2 County Number: _____
 3 Date of Sale/Transfer: Mo. 11 Day 21 Yr. 2015
 4 Date of Deed: Mo. 11 Day 26 Yr. 18

5 Grantor's Name, Address, and Telephone (Please Print):
 Thomas Dean Sutton
 526 N Franklin St
 City: _____ State: _____ Zip Code: _____
 6 Grantee's Name (Buyer):
 Thomas C. Sutton II
 526 N Franklin St
 City: _____ State: _____ Zip Code: _____
 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 IOL
 Single Family Multi-Family Commercial
 Industrial Agricultural Recreational
 (B) Property Type: Mineral Interests-Nonproducing Mineral Interests-Producing Exempt
 Land Contract/Memo Partition Sheriff Other
 Distribution Lease Personal Rep. Trust/Trustee Warranty
 Death Certificate - Transfer on Death Executor Mineral Quit Claim Sheriff Other
 Conservator Corrective Bill of Sale Cemetery
 Death Certificate - Transfer on Death Executor Mineral Quit Claim Sheriff Other

8 Type of Deed: Bill of Sale Corrective Death Certificate - Transfer on Death Executor Mineral Quit Claim Sheriff Other
 Conservator Distribution Lease Personal Rep. Trust/Trustee Warranty
 Death Certificate - Transfer on Death Executor Mineral Quit Claim Sheriff 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: Auction Easement Gift Life Estate Sale Transfer on Death Revocable Trust Irrevocable Trust Partition Sheriff Other
 Distribution Lease Personal Rep. Trust/Trustee Warranty
 Death Certificate - Transfer on Death Executor Mineral Quit Claim Sheriff Other

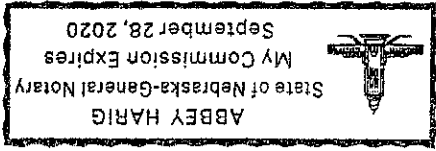
11 Was ownership transferred in full? (If No, explain the division.) Yes No
 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
 13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No
 Parents and Child Grandparents and Grandchild Spouse Step-parent and Step-child
 Ex-spouse Brothers and Sisters 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? \$ 1.00
 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? No Yes
 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) No Yes
 18 Address of Property: 521 N Cedar St NE 68970
 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Thomas C. Sutton II, 526 N Franklin St, NE 68970

20 Legal Description: Lots 7, 8 & 9 Block 13 original town of Red Cloud
 21 If agricultural, list total number of acres: _____
 22 Total purchase price, including any liabilities assumed: \$ 1.00
 23 Was non-real property included in the purchase? No Yes (If Yes, enter dollar amount and attach itemized list.)
 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number: 50
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
 Print or Type Name of Grantee or Authorized Representative: _____
 Signature of Grantee or Authorized Representative: _____
 Date: _____

26 Date Deed Recorded: Mo. 11 Day 18 Yr. 18
 27 Value of Stamp or Exempt Number: \$ exempt 50
 28 Recording Data: EX 0018, Pg 037A
 For Dept Use Only: _____
 Date: _____
 Phone Number: 402-705-1967



Notary Public

Comm. Expires: September 28, 2020 Abbey Harig

The foregoing instrument was acknowledged before me on the November 21st, 2018, by Thomas Dean Sutton & Thomas Dean Sutton, P.O.A. for Patsy E. Stokes.

STATE OF Nebraska, COUNTY OF WEBSTER) ss.

Patsy E Stokes

Thomas Dean Sutton P.O.A. For: 11-26-18

Thomas Dean Sutton 11-26-18

Thomas D. Sutton Patsy E. Stokes P.O.A.

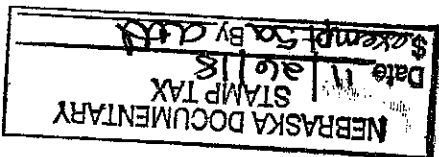
Executed November 21st, 2018

Lots 7, 8, & 9 Block 13 Original Town Of Red Cloud, Nebraska

Thomas Dean Sutton and Patsy E Stokes, GRANTORS, in consideration of ONE AND NO /100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quit claim and convey to Thomas C. Sutton 11, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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 21st day
of November, A.D., 2018, at 2:07
o'clock P.M. Recorded in Book 2018
on Page 2312
Debra J. Hennrich County Clerk
\$10.00 Deputy
Ind — Comp — Assessor — Carded —

QUITCLAIM DEED



PK 2018, 19 23 12

RESIDENTIAL SALES FILE

BOOK-PAGE 2018-2373

DOC STAMPS 48.75

DEED TYPE WJD

SALES FILE # 310

DATE OF SALE 11-26-2018

DATE OF DEED 11-26-2018

DATE RECORDED 11-26-2018

GRANTOR'S NAME (SELLER) Amy Springer (as)

GRANTEE'S NAME (BUYER) Amanda Wulf

LEGAL DESCRIPTION The South Half (S1/2) Lot(5) + all of Lot(6) Block(3) Le Duca's Addition to RC

LOCATION ID PARCEL(S) 000137200 - 37200

NEIGHBORHOOD / PROPERTY CLASS 1- Residential 200-RC SITS 505 N Chestnut St.

TAX DISTRICT / SCHOOL DISTRICT 65 / 91-0002

1 - USABILITY

2 - ADJUSTED

3 - SUBCHANGED

4 - DON'T USE

5 - AL / DON'T USE

MOBILE HOME

TOTAL SALE PRICE 19,000

521 ADJ

ASS'R ADJ

ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		940	940	19045	5725	24470	25410
2017		940	940	17140	2870	20010	20950
2018		940	940	22855	2870	25725	26625

COMMENTS Assessed Value is 26,625

Real Estate Transfer Statement

FORM 521

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

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

1 County Name: WEBSTER - 91
 2 County Number: [Blank]
 3 Date of Sale/Transfer: Mo. 11 Day 26 Yr. 2018
 4 Date of Deed: Mo. 11 Day 26 Yr. 2018

5 Grantor's Name (Seller): Amy Springer
 Grantor's Name (Buyer): Amanda Wulf
 6 Grantor's Name, Address, and Telephone (Please Print):
 116 West 4th Ave
 Red Cloud NE 68970
 City: Red Cloud State: NE Zip Code: 68970
 Phone Number: (402) 746-0141
 Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes No
 Email Address: [Blank]
 Email Address: [Blank]

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
 Single Family Multi-Family Commercial
 Industrial Agricultural Recreational
 Mineral Interests-Nonproducing Mineral Interests-Producing State Assessed Exempt
 Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No
 10 Type of Transfer: Auction Easement Gift Life Estate Sale Revocable Trust Transfer on Death
 Foreclosure Distribution Partition 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
 Ex-spouse Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child
 Aunt or Uncle or Niece or Nephew Family Corp., Partnership, or LLC Self Other
 14 What is the current market value of the real property? \$ _____
 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ _____ %
 16 Does this conveyance divide a current parcel of land? Yes No
 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
 19 Name and Address of Person to Whom the Tax Statement Should be Sent: same as Grantee

20 Legal Description: The South Half (S1/2) of Lot Five (5) and all of Lot Six (6), Block Three (3), Leduc'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: \$ 19,000.00
 23 Was non-real property included in the purchase? Yes 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): \$ 19,000.00
 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.
 Grantor's Name (Seller): David B. Garwood
 Grantor's Name (Buyer): Amanda Wulf
 Part or Type Name of Grantor or Authorized Representative: [Signature]
 Part or Type Name of Grantee or Authorized Representative: [Signature]
 Title: Attorney
 Date: 11-26-18
 Phone Number: (402) 746-3613

26 Date Deed Recorded: Mo. 11 Day 26 Yr. 18
 27 Value of Stamp or Exempt Number: \$ 49.75
 28 Recording Data: BK 2018, Pg 0373
 For Dept. Use Only: _____

BK 2018, Pg 2373

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 26th day
of November, 2018, at 2:50
o'clock P.M. Recorded in Book 2018
on Page 9373
Debra Lange, County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11/26/18 By OWA
\$ 43.75

WARRANTY DEED

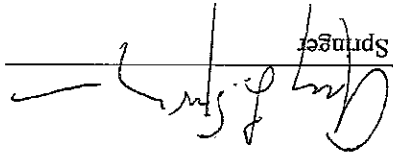
Amy L. Springer, a single person, GRANTOR, in consideration of NINETEEN THOUSAND AND NO/100 DOLLARS (\$19,000.00), receipt of which is hereby acknowledged, conveys to Amanda Wolf, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Five (5) and all of Lot Six (6), Block Three (3), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

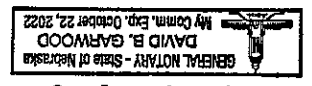
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

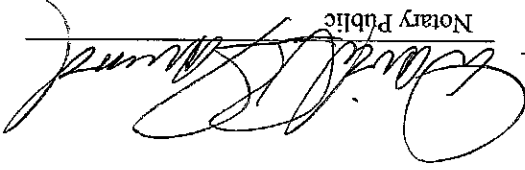
Executed November 26, 2018.


Amy L. Springer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 26, 2018, by Amy L. Springer, a single person.




Notary Public
Comm. expires 10-22-2022

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

WEBSTER COUNTY ASSESSOR
 621 N CEDAR
 RED CLOUD, NE 68970
 Phone: (402) 746-2717
 Website: www.co.webster.ne.us
 Seller: SPRINGER, AMY L.
 Buyer: WULF, AMANDA
 Parcel ID: 000137200
 Additional Parcels:
 Book: 2018 Page: 2373
 Sale Date: 11/26/2018
Legal Description: SOUTH 25' LOT 5 & ALL LOT 6 BLOCK 3 LEDUC'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 Broker/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

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

Seller: SPRINGER, AMY L.
Buyer: WULF, AMANDA
Parcel ID: 000137200
Additional Parcels:
Book: 2018 Page: 2373
Sale Date: 11/26/2018
Legal Description: SOUTH 25' LOT 5 & ALL LOT 6 BLOCK 3 LEDUC'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
If Yes
No If manufactured; what brand? _____
Manufactured; what type of home is this? _____
Mobile Home _____
Manufactured If manufactured is the home still siton on _____
(circle one) Metal Frame Foundation Basement

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

Residential & Commercial Sales Worksheet

City No.	91	Book	2018	Page	2373	Sale Date	11/26/2018	School District Code	
Location ID	000137200		Sale Number	310		Useability & Code #	1		
Date of Sale Assessed Value			4371						
Land	940	Improvements	25,725		Total	26,665			
Assessor Location: RRD CLOUD (RC)			Status	A) 1	B) 01	C) 1	D) 1	E) 6	F) 2
Date of Sale Property Classification Code			Commercial						

Multiple Improvements:		Multiple Improvements:	
Construction Date:	1908	Construction Date:	1908
Floor:	2,194	Floor Sq. Ft.:	2,194
Building Cost New:	250,600	Cost:	250,600
Single Family Style:	102	Residential Condition:	20
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	Other2:
(102) <input checked="" 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: 50	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	Condition:	
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good	(50) <input type="checkbox"/> Very Good
Assessor's Adjustment to Sale Price (+ or -):			
Assessor Comments and Reason for Adjustment:			
Comments from			
WARRANTY DEED			

(Continue on back)

WEBSTER COUNTY
Real Estate Breakdown Report

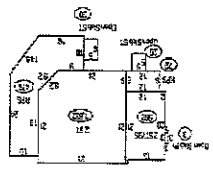
Parcel ID	000137200
Owner	WULF, AMANDA 505 N CHESTNUT STREET RED CLOUD, NE 68970
Legal	SOUTH 25' LOT 5 & ALL LOT 6 BLOCK 3 LEDUC'S ADDITON RED CLOUD
Card File	000137200
Site	505 NORTH CHESTNUT ST RED CLOUD, NE 68970
County Area	0
Neighborhood	200 RED CLOUD
Location / Group	60 RED CLOUD (RC)
District	65 ZCS - 91-0002
School	91-0002
Date Added Notes	11/04/2002 37200

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
8 RED CLOUD	02 SqFoot		10,650.000	75.000	N	25,000	130,680	0.007	940	278
Ownership History										
Book	Page	Extend								
2018	2373		WULF, AMANDA							
2018	1224	1228	SPRINGER, AMY L							
2018	1224		SPRINGER, AMY L							
06/04/2018			SMALL, VERNON L, BRADLEY A							
11/26/2018										
06/04/2018										
06/04/2018										
Amount										

Year	Statement District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	2333	25,725	0	940	26,665	0	26,665	636.00	0
2017	137200	20,010	0	940	20,950	0	20,950	415.00	0
2016	137200	24,470	0	940	25,410	0	25,410	521.20	0
2015	137200	28,910	0	940	29,850	0	29,850	671.44	0
2014	137200	28,910	0	940	29,850	0	29,850	671.44	0
2013	137200	28,800	0	940	29,740	0	29,740	636.00	0

WEBSTER COUNTY
Appraisal Property Record Card

<p>Property Valuation</p> <p>Parcel ID 000137200 Cadastral ID 00002-00100-00070 PAD Class Code 01-01-01-01-06-02 State GEO 4371-00-0-10025-003-0000 Owner WULF, AMANDA 505 N CHESTNUT STREET RED CLOUD, NE 68970</p> <p>Situs 505 NORTH CHESTNUT ST RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - ZCS - 91-0002 Legal SOUTH 25' LOT 5 & ALL LOT 6 BLOCK 3 LEDUCS ADDITION RED CLOUD</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 5.00 - Very Good Condition 2.00 - Badly Worn Base/Total 1,097 / 2,194 Style 100% - Two Story Exterior Wall 100% - Frame, Siding, Wood Heating/Cooling 100% - Forced Air Furnace Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixure/Roughin 8 / 0 Bed/Bathroom 6 / 2.0 Basement Area 281</p>	<p>Buildings Improvement</p> <p>Buildings 25,725 Improvement 0 Land/Lot 940 Total 26,665</p> <p>Lot Information</p> <p>Lot Size 1 Valuation Model RED CLOUD Valuation Method 02 Square Ft Lot Value 940</p> <p>Review Information</p> <p>10/05/2016 Entered CJ 09/28/2016 Inspect TS</p>
<p>Code Description</p> <p>706 Detached Garage(SF) 1.00 0 Approximate value after 88,000 % physical, 24,000 % functional and 0,000 % economic depreciation is 180</p> <p>706 Detached Garage(SF) 1.00 0 Approximate value after 88,000 % physical, 24,000 % functional and 0,000 % economic depreciation is 70</p>		
<p>Code Description</p> <p>FLV100 Flat Value 100 MS Residential 1 476 0 0 RPS Raised Slab Porch with Roof MS Residential 1 476 0 0 RPSW Enclosed Breezeway, Knee Walls w/ G MS Residential 72 72 0 0 RPO Raised Slab Porch MS Residential 25 25 0 0 RPO Raised Slab Porch MS Residential 30 30 0 0 OSP Open Slab Porch MS Residential 3 3 0 0</p>		
<p>Date Added Notes</p> <p>11/04/2002 37200</p>		



(278) Primary Image
Sketch Image

Year/Effective Age 1908/0
Marshall & Swift Cost Approach (06/2013)
PD, FD

DATE OF SALE 11-26-2018 DATE OF DEED 11-26-2018 DATE RECORDED 11-26-2018

GRANTOR'S NAME (SELLER) Paul D. + Shari A. Brei GRANTEE'S NAME (BUYER) Paul D. Brei + Shari A. Brei

LEGAL DESCRIPTION All of Government Lots 4+5 and all of that part of Government Lots 1, 2, 3 lying South of the Reafrican River. TRUSTEES
 LOCATION ID PARCEL(S) 002205500 - 709110

NEIGHBORHOOD / PROPERTY CLASS 1 Ag - Farm/Rural SITES 1-1-12 - Rural

TAX DISTRICT / SCHOOL DISTRICT 45 / 91-0002 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 0 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016							
2017							
2018							

COMMENTS

Real Estate Transfer Statement

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

FORM
521

311

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. 11 Day 26 Yr. 2018
4 Date of Deed Mo. 11 Day 26 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) Paul D. and Shari A. Brel
6 Grantee's Name, Address, and Telephone (Please Print) Paul D. Brel, Trustee, Paul D. Brel Revocable Trust and Shari A. Brel, Trustee, Paul D. Brel Revocable Trust
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
 Improved
 Unimproved
 IOLL
 Single Family
 Multi-Family
 Agricultural
 Industrial
 Mineral Interests-Nonproducing
 Mineral Interests-Producing
 State Assessed
 Mobile Home

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

10 Type of Transfer
 Conveyance
 Bill of Sale
 Corrective
 Death Certificate - Transfer on Death
 Easement
 Lease
 Personal Rep.
 Trust/Trustee
 Sheriff
 Other

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 to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes
 No

14 What is the current market value of the real property? \$241,460

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
 1785 North Adams Central Avenue
 Paul D. Brel, Trustee and Shari A. Brel, Trustee
 Junata, NE 68955

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

20 Legal Description
 All of Government Lots 4 and 5, and all of that part of Government Lots 1, 2 and 3 lying South of the Republican River, all in 1-1-12, Webster County, Nebraska
 175.22

21 If agricultural, list total number of acres
 22 Total purchase price, including any liabilities assumed
 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)
 24 Adjusted purchase price paid for real estate (line 22 minus line 23)
 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

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

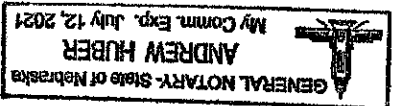
29 Signature of Grantor or Authorized Representative
 Print or Type Name of Grantor or Authorized Representative
 Title
 Date
 Phone Number
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

30 Signature of Grantee or Authorized Representative
 Print or Type Name of Grantee or Authorized Representative
 Title
 Date
 Phone Number

31 Signature of Notary Public
 Print or Type Name of Notary Public
 Title
 Date
 Phone Number

32 Signature of Registrar
 Print or Type Name of Registrar
 Title
 Date
 Phone Number

33 Signature of Recorder
 Print or Type Name of Recorder
 Title
 Date
 Phone Number



Notary Public

The foregoing instrument was acknowledged before me on November 26, 2018, by PAUL D. BREI and SHARI A. BREI, GRANTORS.

COUNTY OF ADAMS)
STATE OF NEBRASKA)
ss:)

SHARI A. BREI, Grantor
[Signature]

PAUL D. BREI, Grantor
[Signature]
EXECUTED: November 26, 2018.

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.

GRANTORS covenant with GRANTEEES that GRANTORS:

All of government Lots Four (4) and Five (5), and all of that part of Government Lots One (1), Two (2) and Three (3) lying South of the Republican River, all in Section One (1), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

PAUL D. BREI and SHARI A. BREI, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, convey to PAUL D. BREI, Trustee of the Paul D. Brei Revocable Trust and SHARI A. BREI, Trustee of the Shari A. Brei Revocable Trust GRANTEEES, to each an undivided one-half (1/2) interest, the following described real estate (as defined in *Neb. Rev. Stat. §76-201*):

WARRANTY DEED

After recording, return to: Andrew J. Huber, DUNMIRE, FISHER, HASTINGS, & PAULBY, P.O. Box 1044, Hastings NE 68902-1044

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of November A.D., 2018, at 04:06 o'clock PM. Recorded in Book 2018 on Page 2374

[Signature]
County Clerk

Fee: \$10.00 By: DK Deputy
Electronically Recorded

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/26/18
\$ EX004 BY DK

Index
Computer
Assessor
Carded

Real Estate Transfer Statement

• To be filled 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 31 Yr. 2016
4 Date of Deed Mo. 10 Day 31 Yr. 2016

5 Grantor's Name, Address, and Telephone (Please Print) Grace Holdings, Inc
6 Grantee's Name, Address, and Telephone (Please Print) VIE CO INC
Grantor's Name (Seller)
Street or Other Mailing Address 2404 W. 4th St Pl
City Kearney NE
State NE
Zip Code 68845
Phone Number 308-380-2133
Email Address dschmidt@eh-us.com
Phone Number 308-380-2133
Email Address dschmidt@eh-us.com
Is the grantee a 501(c)(3) organization? Yes No
If yes, is the grantee a 509(e) foundation? 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 Improved Unimproved IOL
(B) Property Type Single Family Multi-Family Agricultural Industrial Recreational
 State Assessed Exempt Mobile Home

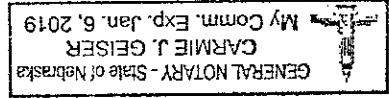
8 Type of Deed Conveyance Bill of Sale Corrective Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No
10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Trustee to Beneficiary Sale Life Estate Gift Easement 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.)
 Ex-spouse Parents and Child Step-parent and Step-child
 Brothers and Sisters Grandparents and Grandchild Spouse Self Aunt or Uncle to Niece or Nephew Family Corp, Partnership, or LLC Other
14 What is the current market value of the real property? \$
15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) Yes No \$
16 Does this conveyance divide a current parcel of land? Yes No
17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property VIE CO INC
2404 W. 4th St Place
Kearney, NE 68845
18a No address assigned
18b Vacant land

20 Legal Description S/4 SE/4 Sec 23, T2N, R10W of the 6th PM Webster Co NE
21 If agricultural, list total number of acres 160
22 Total purchase price, including any liabilities assumed. \$
23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 b

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Print or Type Name of Grantee or Authorized Representative Dennis Schmitt
Signature of Grantee or Authorized Representative [Signature]
Title Periodic
Date 10-31-18
Phone Number 308-380-2133
26 Date Deed Recorded Mo. 11 Day 18 Yr. 18
27 Value of Stamp or Exempt Number \$ Exempt # 56
28 Recording Data BK2016, 2375
Nebraska Department of Revenue
Form No. 96-269-2008 Rev. 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016
Grantee - Retain a copy of this document for your records.
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327)

sign here



My Commission Expires:

Notary's Printed Name: Carmie J. Geiser

Notary Public

Carmie J. Geiser

liability company.

The foregoing instrument was acknowledged before me this October 31st, 2018, by Dennis Schardt, as President of Grace Holdings, Inc., a Nebraska Corporation, for and on behalf of said limited

STATE OF Nebraska
COUNTY OF Buttles
) ss.)

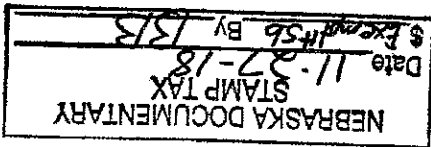
Grace Holdings, Inc.
A Nebraska Corporation
BY: Dennis Schardt
Dennis Schardt, President

Executed: October 31, 2018

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

The South Half of the Southeast Quarter (5 1/2 SE 1/4) of Section Twenty-Three (23), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Grace Holdings, Inc., a Nebraska Corporation, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, quit claim and conveys to VIE CO, Inc., a Nebraska corporation, GRANTEE, mailing address 2404 W 48th Street Place, Kearney, Nebraska 68845, the following described real estate (as defined in Neb.Rev. State. §76-201):



QUIT CLAIM DEED

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of November A.D., 2018, at 11:10 o'clock A.M. Recorded in Book 2379 on Page 110
Debb Klingenberg County Clerk
RB Deputy
Filed — Comp — Assessor — Carded —

BK2018, pg 2375

BK 2018 Pg 2375
is old - to correct?

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

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, and its only $\frac{1}{2}$ $\frac{1}{2}$ 23-2-10 by vic. to.

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 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;

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 68845, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

QUIT CLAIM DEED

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

COPY

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.
John R. [Signature]
County Clerk
Fee: \$16.00 By: BB Deputy
Electronically Recorded

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

DATE OF SALE 10-31-2018 DATE OF DEED 10-31-2018 DATE RECORDED 11-27-2018

GRANTOR'S NAME (SELLER) Superior Ag Services, LLC GRANTEE'S NAME (BUYER) Vie Co. Inc.

LEGAL DESCRIPTION SE 1/4 NE 1/4 23-3-1D + SE 1/4 23-3-1D

LOCATION ID PARCEL(S) 654720 6541001 0016086 + 001608401

NEIGHBORHOOD / PROPERTY CLASS 1-Ag FARM - Rural SITUS 23-3-1D

TAX DISTRICT / SCHOOL DISTRICT 190-91-0014 1 - USABILITY 2 - ADJUSTED 3 - SURCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL

COMMENTS

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.

313

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 31 Yr. 18	4 Date of Deed Mo. ___ Day ___ Yr. ___
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Superior Ag Services LLC Street or Other Mailing Address 2404 West 48th St Place City Kearney NE Zip Code 68845 Phone Number 308-380-2133 Email Address dschardt@eb-us.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) VIE CO, INC. Street or Other Mailing Address 2404 West 48th St Place City Kearney NE Zip Code 68845 Phone Number 308-380-2133 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"/> 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 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 checked="" type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

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
 VIE CO, INC.
 2404 West 48th St Place
 Kearney, NE 68845

20 Legal Description
 SE 1/4 of Sec 23, T3N, R10W of 6th P.M. Webster Co. NE
 SE 1/4 of Sec 23, T3N, R10W of 6th P.M. Webster Co. NE

21 If agricultural, list total number of acres 200

22 Total purchase price, including any liabilities assumed	22	\$	-0-
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 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 **Dennis Schardt**
 Print or Type Name of Grantee or Authorized Representative

Dennis Schardt
 Signature of Grantee or Authorized Representative

President
 Title

308-380-2133
 Phone Number

11-1-18
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 27 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK2018, Pg 2376	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of November A.D., 2018, at 11:15 o'clock A M. Recorded in Book 2018 on Page 2376
Deb. Kligenberger County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

BK 2018, Pg 2376

QUIT CLAIM DEED

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-27-18
\$ Exempt By BB

Superior Ag Services LLC, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar(\$1.00) and other good and valuable consideration, quit claim and conveys to VIE CO, Inc., a Nebraska corporation, GRANTEE, mailing address 2404 W 48th Street Place, Kearney, Nebraska 68845, the following described real estate (as defined in Neb.Rev. State. §76-201):

The Southeast Quarter of the Northeast Quarter (SE ¼ NE /14) of Section Twenty-Three (23), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

The Southeast Quarter (SE 1//4) of Section Twenty-Three (23), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

Executed: October 31, 2018

Superior Ag Services, LLC.
A Nebraska Corporation

BY: [Signature]
Dennis Schardt, Manager

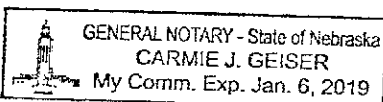
STATE OF Nebraska)
COUNTY OF Buffalo) ss.

The forgoing instrument was acknowledged before me this October 31st, 2018, by Dennis Schardt, as Manager of Superior Ag Services, LLC, a Nebraska limited liability company, for and on behalf of said limited liability company.

[Signature]
Notary Public

Notary's Printed Name: Carmie J. Geiser

My Commission Expires:



DATE OF SALE 11-30-2018 DATE OF DEED 11-29-2018 DATE RECORDED 11-30-2018

GRANTOR'S NAME (SELLER) Pawley Kids Corp. GRANTEE'S NAME (BUYER) Richard D. Heinrich, Trustee

LEGAL DESCRIPTION NW1/4 18-4-12 148.20 Acres

LOCATION ID PARCEL(S) 002501600 NW1/4 18-4-12

NEIGHBORHOOD / PROPERTY CLASS 1-Ag Rural-FARM SITES 18-4-12

TAX DISTRICT / SCHOOL DISTRICT 125/01-0123 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 711,237.50 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016	639,900	Rd @ 20	639,900	—	—	—	639,900
2017	621,085	Rd @ 20	621,085	—	—	—	621,085
2018	621,085	Rd @ 20	621,085	—	—	—	621,085

COMMENTS

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.

314

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. 11 Day 30 Yr. 2018		4 Date of Deed Mo. 11 Day 29 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Pauley Kids Corp. Street or Other Mailing Address 500 E 39th Street City Hastings State NE Zip Code 68901 Phone Number (402) 463-6891 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard D. Heinrich, Trustee Street or Other Mailing Address 402 South Shore Drive City Hastings State NE Zip Code 68901 Phone Number 402-462-5244 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input 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"/> 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?
\$711,238

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 **Agri Associates** No

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
The Northwest Quarter (NW¼ of Section Eighteen (18), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres **148.2**

22 Total purchase price, including any liabilities assumed	22	\$ 711,237.50
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 711,237.50

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

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

Richard D. Heinrich, Trustee 402-462-5244
 Print or Type Name of Grantee or Authorized Representative Phone Number

Richard D. Heinrich Trustee 11/30/2018
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 30 Yr. 18	27 Value of Stamp or Exempt Number \$ 1,602.00	28 Recording Data BK 2018, Pg 2396

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
Deb Klungenberg County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10/3/18
\$ Exempt By ALL

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

21097

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

21158 + 21159

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.

21162

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.

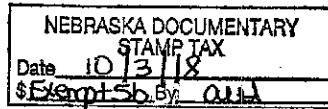
GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018

Comm. expires 10-22-2018

David B. Garwood
Notary Public

State of Nebraska } ss.
County of Webster }

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

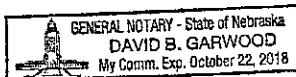
Executed October 2, 2018.

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

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 30th day of November A.D., 2018, at 1:55 o'clock P. M. Recorded in Book 508 on Page 2396
Debt King County Clerk
\$10.00 Alt Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11/30/18
\$1.62 By alt

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

CORPORATION WARRANTY DEED

Pauley Kids Corp., a Nebraska Corporation, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Richard D. Heinrich, Trustee of the Richard D. Heinrich Revocable Trust, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

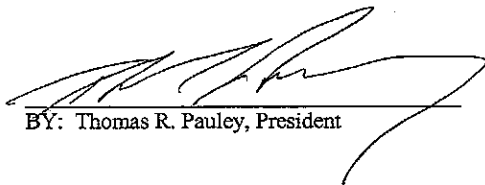
The Northwest Quarter (NW¼) of Section Eighteen (18), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (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 November 29, 2018.

Pauley Kids Corp., A Nebraska Corporation

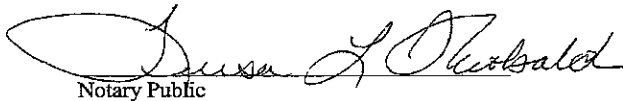


BY: Thomas R. Pauley, President

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on November 29, 2018 by Thomas R. Pauley, President of Pauley Kids Corp., A Nebraska Corporation, on behalf of the Corporation.

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


Notary Public

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

Seller: PAULEY KIDS CORP A NE CORP
Buyer: HEINRICH, RICHARD D., TRUSTEE
Parcel ID: 002501600
Additional Parcels:
Book: 2018 Page: 2396
Sale Date: 11/30/2018
Legal Description: NW1/4 18-4-12

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: PAULEY KIDS CORP A NE CORP
Buyer: HEINRICH, RICHARD D., TRUSTEE
Parcel ID: 002501600
Additional Parcels:
Book: 2018 Page: 2396
Sale Date: 11/30/2018
Legal Description: NW1/4 18-4-12

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: PAULEY KIDS CORP A NE CORP
Buyer: HEINRICH, RICHARD D., TRUSTEE
Parcel ID: 002501600
Additional Parcels:
Book: 2018 Page: 2396
Sale Date: 11/30/2018
Legal Description: NW1/4 18-4-12

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

Comments/other information:

Signature: _____ Buyer/Seller (circle one)

Phone # _____ Date: _____

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2396	11/30/2018	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002501600		314		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4129	4	12	18	2	00000	1	000	3525
Land		Improvements		Total		Date of Sale Property Classification Code								
621,085				621,085		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	16.400		80,855			1G	3.100			6,215			
	2A1	5.900		29,085			2G1	6.100			12,230			
	2A	7.900		37,880			2G	3.700			7,420			
	3A1						3G1							
	3A						3G							
	4A1	52.000		246,480			4G1	9.700			19,450			
	4A	36.000		170,640			4G	5.400			10,830			
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		146.200			621,085			
	3D					Roads		2.000						
	4D1					Farm Sites								
	4D					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:
CORPORATION WARRANTY DEED	

(Continue on back)

WEBSTER COUNTY
Real Estate Breakdown Report

Parcel ID 002501600	Legal NW1/4 18-4-12 S-T-R: 18-04-12 Acres: 148.200	Card File Situs 18-4-12	002501600
Owner HEINRICH, RICHARD D., TRUSTEE 402 SOUTH SHORE DRIVE HASTINGS, NE 68901			

County Area 1 AREA 1	Class Code 02-05-05-03-00-09	Value Buildings	Previous 0	Current 0
Neighborhood 1 AREA 1	State GEO 4129-18-2-00000-000-3525	Improvement	0	0
Location / Group 80 RURAL (RUR)	Cadastral 00001-00014-00001	Land / Lot	621,085	621,085
District 125 123F3N - 01-0123	Book / Page 2018 / 2396	Total	621,085	621,085
School 01-0123	Sale Date 11/30/2018			
	Sale Amount 711,238			

Owner HEINRICH, RICHARD D., TRUSTEE	% 100
--	----------

Permit No. 0001	Type 00 N/A	Description ~2009 CORRECT ACRES	Date Open 08/21/2008	Date Closed 12/11/2008	Amount 0
--------------------	----------------	------------------------------------	-------------------------	---------------------------	-------------

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2521	IRRG	4A	COLY-HOBBS SILT LOAMS, 0-	4A	N	35.200	4,740	166,850	0			
2667	IRRG	1A	HOLDREGE SILT LOAM, 0-1%	1A	N	7.100	4,930	35,005	0			
2668	IRRG	1A	HOLDREGE SILT LOAM, 1-3%	1A	N	9.300	4,930	45,850	0			
2670	IRRG	2A	HOLDREGE SILT LOAM, 3-7%	2A	N	7.900	4,795	37,880	0			
2830	IRRG	4A	ULY-COLY SILT LOAMS, 11-3	4A	N	0.800	4,740	3,790	0			
3561	IRRG	2A1	HOBBS SILT LOAM, OCCASION	2A1	N	5.900	4,930	29,085	0			
4123	IRRG	4A1	HOLDREGE & ULY SOILS, 3-7	4A1	N	52.000	4,740	246,480	0			
						118.200		564,940				
2521C	CRP	4C	CRP, COLY-HOBBS SILT LOAM	4C	N	1.600	2,005	3,210	0			
2667C	CRP	1C	CRP, HOLDREGE SILT LOAM, 1C	1C	N	2.200	2,005	4,410	0			
2668C	CRP	1C	CRP, HOLDREGE SILT LOAM, 1C	1C	N	0.900	2,005	1,805	0			
2670C	CRP	2C	CRP, HOLDREGE SILT LOAM, 2C	2C	N	3.700	2,005	7,420	0			
2830C	CRP	4C	CRP, ULY-COLY SILT LOAMS, 4C	4C	N	3.800	2,005	7,620	0			
3561C	CRP	2C1	CRP, HOBBS SILT LOAM, OCC	2C1	N	6.100	2,005	12,230	0			
4123C	CRP	4C1	CRP, HOLDREGE & ULY SOILS	4C1	N	9.700	2,005	19,450	0			
						28.000		56,145				
ROAD ROAD ROAD COUNTY ROAD ROAD						N						
						2.000	0	0	0	0		
						148.200		621,085				

Sale Date 11/30/2018	Book 2018	Page 2396	Extend	Ownership History HEINRICH, RICHARD D., TRUSTEE PAULEY KIDS CORP A NE CORP	Amount 711,238
-------------------------	--------------	--------------	--------	--	-------------------

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	3016	125	0	0	621,085	621,085	0	621,085	5,797.50	0
2017	501600	125	0	0	621,085	621,085	0	621,085	5,462.44	0
2016	501600	125	0	0	639,900	639,900	0	639,900	5,503.64	0
2015	501600	125	0	0	637,795	637,795	0	637,795	5,643.86	0
2014	501600	125	0	0	492,765	492,765	0	492,765	5,677.86	0
2013	501600	315	0	0	310,015	310,015	0	310,015	4,407.36	0



WEBSTER COUNTY
Appraisal Property Record Card

<p>Parcel ID 002501600 (4018)</p> <p>Cadastral ID 00001-00014-00001</p> <p>PAD Class Code 02-05-05-03-00-09</p> <p>State GEO 4129-18-2-00000-000-3525</p> <p>Owner HEINRICH, RICHARD D., TRUSTEE 402 SOUTH SHORE DRIVE HASTINGS, NE 68901</p> <p>Situs 18-4-12</p> <p>Neighborhood 1 - AREA 1</p> <p>District 125 - 123F3N - 01-0123</p> <p>Legal S-T-R: 18-04-12 NW1/4 18-4-12</p>	<p align="center">Primary Image</p>	<p align="center">Sketch Image</p>
<p>Property Valuation</p> <p>Buildings 0</p> <p>Improvement 0</p> <p>Land/Lot 621,085</p> <p>Total 621,085</p>	<p>Residential Information</p> <p>Type</p> <p>Quality .00 -</p> <p>Condition .00 -</p> <p>Base/Total 0 / 0</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 0/0</p>
<p>Review Information</p> <p>03/13/2006 Entered TS</p>	<p>Area of Slab 0</p> <p>Area of Crawl 0</p> <p>Fixture/Roughin 0 / 0</p> <p>Bed/Bathroom 0 / 0.0</p> <p>Basement Area 0</p>	

