

RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018 - 2377-2378 DOC STAMPS Exempt #13 DEED TYPE Notice of Real Estate Contract SALES FILE # 313A  
 DATE OF SALE 11-15-2018 DATE OF DEED 11-28-2018 DATE RECORDED 11-28-2018

GRANTOR'S NAME (SELLER) Karl T. & Vicki L. Gerstenschlager GRANTEE'S NAME (BUYER) Sandra & Patrick Nelson

LEGAL DESCRIPTION Lots 17+18 and the North 10 feet of Lot 19, Block 10 Smith + Moore's Addition to R.E.

LOCATION ID PARCEL(S) 000126500 - 35870

NEIGHBORHOOD / PROPERTY CLASS 200-RC 1000 Single family SITUS 818 N. Webster Street

TAX DISTRICT / SCHOOL DISTRICT 65 / 910002 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE \$5,000 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		620	620	6745	4960	11705	12325
2017		620	620	6670	4960	11630	12250
2018		620	620	7415	4960	12375	12995

COMMENTS Exempt 13 - Land Contract - Value is \$12,995 - purchase price \$5,000

Consolidated Life, Great Service, Inc. DEPARTMENT OF REVENUE

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. 11 Day 15 Yr. 2018 4 Date of Deed Mo. 11 Day 15 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) Karl T. & Vicky L. Gerstenschlager, H & W 456 L Road Palmira NE 68418 5 Grantee's Name, Address, and Telephone (Please Print) Saudra & Patrick Nelson, H & W 818 N. Webster Street Red Cloud NE 68970

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

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

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer 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.) 12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? \$5,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 818 N. Webster St. Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Saudra & Patrick Nelson 818 N. Webster St. Red Cloud, NE 68970

20 Legal Description Lots 17 and 18 and the N. 10 feet of Lot 19, Block 10, Smith and Moore's Addition, Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed \$ 5,000.00 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 5,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 13

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

Signature of Grantor or Authorized Representative: David A. Drevo, Attorney at Law. Title: Attorney at Law. Phone Number: (402) 994-4000. Date: 12/26/2018.

26 Date Deed Recorded Mo. 11 Day 28 Yr. 2018 27 Value of Stamp or Exempt Number \$ Exempt 13 28 Recording Data BW 2018, Pg 2377-2378

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

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of November A.D., 2018, at 01:26 o'clock PM. Recorded in Book 2018 on Pages 2377-2378 .

County Clerk

Fee: \$16.00 By: BB Deputy  
Electronically Recorded

Please Return to:  
David A. Drevo  
P.O. Box 267  
Elmwood, NE 68349

**NOTICE OF REAL ESTATE LAND CONTRACT**

This is to certify that Karl T. Gerstenschlager, Jr. and Vicky L. Gerstenschlager, husband wife, as Seller, has agreed to sell and Sandra Nelson and Patrick Nelson, wife and husband, as Buyer, have agreed to buy, the following real estate:

**Lots 17 and 18 and the North 10 feet of Lot 19, Block 10, Smith and Moore's Addition, Red Cloud, Webster County, Nebraska**

in accordance with the terms of a Real Estate Land Contract dated November 15, 2018, providing for monthly payments over a period of months, beginning December 1, 2018. A Warranty Deed, executed by the above named Seller, and dated November 15, 2018, has been executed and delivered to the escrow agent, American Exchange Bank, Elmwood, NE 68349, (402) 994-4000, to be placed in escrow. Real Estate taxes for 2018 and later shall be paid by the Buyer pursuant to the provisions of said Real Estate Land Contract.

  
\_\_\_\_\_  
(Karl T. Gerstenschlager, Jr., Seller  
\_\_\_\_\_  
Vicky L. Gerstenschlager

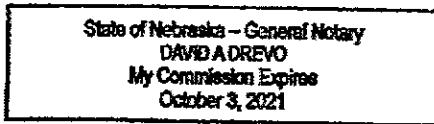
Snelson  
Saundra Nelson, Buyer

Patrick Nelson  
Patrick Nelson, Buyer

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

On this 15 day of November, 2018, before me the undersigned Notary Public, duly commissioned and qualified for said county, personally came Karl T. Gerstenschlager, Jr. and Vicky L. Gerstenschlager, husband and wife, Seller, to me known to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on Nov. 15, 2018.

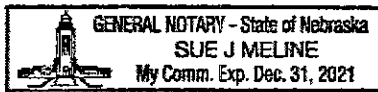


David a Drevo  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Webster )

On this 19 day of October, 2018, before me the undersigned Notary Public, duly commissioned and qualified for said county, personally came Saundra Nelson and Patrick Nelson, wife and husband, Buyer, to me known to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on 10/19, 2018.



Sue J Meline  
Notary Public





**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 000126500 Owner NELSON, SAUNDRA & PATRICK- REAL ESTATE LAND CONTRACT 818 N WEBSTER STREET RED CLOUD, NE 68970			Legal LOTS 17 & 18 & NORTH 10' LOT 19 BLOCK 10 SMITH & MOORE'S ADDITION RED CLOUD			Card File 000126500 Situs 818 N WEBSTER STREET RED CLOUD, NE 68970							
County Area 0 N/A	Neighborhood 200 RED CLOUD	Location / Group 60 RED CLOUD (RC)	District 65 2CS - 91-0002	School 91-0002	Class Code 01-01-01-01-06-01	State GEO 4371-00-0-10020-010-0000	Cadastral 00002-00099-00030	Book / Page 2018 / 2377 Ext: 2378	Sale Date 11/15/2018	Sale Amount 5,000	Value Buildings 12,375	Previous 12,375	Current 12,375
											Improvement 0	0	
											Land / Lot 620	620	
											Total 12,995	12,995	

**Date Added Notes**



11/04/2002 35870

Permit No.	Type	Description	Date Open	Date Closed	Amount
0002	00 N/A	-2007 DRIVE BY CHECK FOR REMODELING	03/05/2003	11/07/2006	0
0001	00 N/A	-2003 REMODELING CHECK	12/10/1999	03/05/2003	0

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD	02 SqFoot		7,038.000	60.000	N	25,000	0.088	0.000	620	182
							130,680	0.007		
							999,999	0.003		

Sale Date	Book	Page	Extend	Ownership History	Amount
08/21/2016	02016	02203		GERSTENSCHLAGER, KARL & VICKY	3,900
08/21/2016	02016	02203		GERSTENSCHLAGER, KARL & VICKY	3,900
12/26/1997	01998	01687		LUKAS, JIMMY L.	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	1950	65	12,375	0	620	12,995	0	12,995	261.22	0
2017	126500	65	11,630	0	620	12,250	0	12,250	242.66	0
2016	126500	65	11,705	0	620	12,325	0	12,325	252.80	0
2015	126500	65	7,955	0	620	8,575	0	8,575	192.90	0
2014	126500	65	7,955	0	620	8,575	0	8,575	203.70	0
2013	126500	65	4,470	0	620	5,090	0	5,090	126.26	0

<p>Parcel ID 000126500 (182)                  Cadastral ID 00002-00099-00030                  PAD Class Code 01-01-01-01-06-01                  State GEO 4371-00-0-10020-010-0000                  Owner                  NELSON, SAUNDRA &amp; PATRICK-                  REAL ESTATE LAND CONTRACT                  818 N WEBSTER STREET                  RED CLOUD, NE 68970                  Situs                  818 N WEBSTER STREET RED CLOUD NE 68970                  Neighborhood 200 - RED CLOUD                  District 65 - 2CS - 91-0002                  Legal                  LOTS 17 &amp; 18 &amp; NORTH 10' LOT 19 BLOCK 10                  SMITH &amp; MOORE'S ADDITION RED CLOUD</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p> 																																																		
<p><b>Property Valuation</b></p> <table border="1"> <tr><td>Buildings</td><td>12,375</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>620</td></tr> <tr><td><b>Total</b></td><td><b>12,995</b></td></tr> </table> <p><b>Lot Information</b></p> <table border="1"> <tr><td>Lot Size</td><td>  </td></tr> <tr><td>Valuation Model</td><td>RED CLOUD</td></tr> <tr><td>Valuation Method</td><td>02 Square Ft</td></tr> <tr><td>Lot Value</td><td>620</td></tr> </table> <p><b>Review Information</b></p> <table border="1"> <tr><td>09/29/2016</td><td>Entered</td><td>DL</td></tr> <tr><td>08/05/2016</td><td>Inspect</td><td>TS</td></tr> </table>	Buildings	12,375	Improvement	0	Land/Lot	620	<b>Total</b>	<b>12,995</b>	Lot Size		Valuation Model	RED CLOUD	Valuation Method	02 Square Ft	Lot Value	620	09/29/2016	Entered	DL	08/05/2016	Inspect	TS	<p><b>Residential Information</b></p> <table border="1"> <tr><td>Type</td><td>Single-family Residence</td></tr> <tr><td>Quality</td><td>3.00 - Average</td></tr> <tr><td>Condition</td><td>1.00 - Worn Out</td></tr> <tr><td>Base/Total</td><td>622 / 622</td></tr> <tr><td>Style</td><td>100 % - One Story</td></tr> <tr><td>Exterior Wall</td><td>100 % - Frame, Stucco</td></tr> <tr><td>Heating/Cooling</td><td>100 % - Warmed &amp; Cooled Air</td></tr> <tr><td>Roof Cover</td><td>Composition Shingle</td></tr> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>352</td></tr> <tr><td>Fixture/RoughIn</td><td>4 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>2 / 1.0</td></tr> <tr><td>Basement Area</td><td>270</td></tr> </table>	Type	Single-family Residence	Quality	3.00 - Average	Condition	1.00 - Worn Out	Base/Total	622 / 622	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	352	Fixture/RoughIn	4 / 0	Bed/Bathroom	2 / 1.0	Basement Area	270	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <table border="1"> <tr><td>Year/Effective Age</td><td>1900/0</td></tr> </table>	Year/Effective Age	1900/0
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RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2414 DOC STAMPS 119.25 DEED TYPE JTWD SALES FILE # 315

DATE OF SALE 11-30-2018 DATE OF DEED 11-30-2018 DATE RECORDED 12-3-2018

GRANTOR'S NAME (SELLER) David E. Rust GRANTEE'S NAME (BUYER) Kris J. + Maryln J. Koch

LEGAL DESCRIPTION Lot 12 Block B GR. Subdivision by ordinance + Pt Lot 1

LOCATION ID PARCEL(S) 19030 19500  
000620100 + 000622400

NEIGHBORHOOD / PROPERTY CLASS 100-GR/Single-family SITES University st 600 BIK - Pt Lot 1 3-1-9

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 53,000 521 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	12485	19520	32005	32945
2017		940	940	13620	19520	33140	34080
2018		940	940	17625	19520	36545	37485

COMMENTS 2- Parcels 6201 - Empty lot + 6224 Home



# Real Estate Transfer Statement 315

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 11 Day 30 Yr. 2018		Mo. 11 Day 30 Yr. 18	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) David E. Rust				Grantee's Name (Buyer) Kris J. Koch & Marylyn J. Koch			
Street or Other Mailing Address 652 Road 2100				Street or Other Mailing Address 1866 Road 4700			
City Guide Rock		State NE		Zip Code 68942		City Davenport	
						State NE	
						Zip Code 68335	
Phone Number (402) 257-7100		Email Address NA		Phone Number (402) 705-8152		Email Address marylyn.koch@gmail.com	
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution	<input type="checkbox"/> Easement	<input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Lease	<input type="checkbox"/> Mineral	<input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Trust/Trustee	<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Other (Explain) _____
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11 Was ownership transferred in full? (If No, explain the division.)

Yes  No

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

Yes  No

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self	<input type="checkbox"/> Spouse	<input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
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14 What is the current market value of the real property?

\$53,000

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 Kristin DeKav  No

18 Address of Property

650 University Street  
Guide Rock, NE 68942

18a  No address assigned 18b  Vacant land

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

Kris J. & Marylyn J. Koch  
650 University Street  
Guide Rock, NE 68942

20 Legal Description

See Attached EXHIBIT "A" for Legal Descriptions.

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

22 Total purchase price, including any liabilities assumed	22	\$ 53,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 53,000.00

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.

Kris J. Koch &/or Marylyn J. Koch

Print or Type Name of Grantee or Authorized Representative

*Marylyn J. Koch*

Signature of Grantee or Authorized Representative

(402) 705-8152

Phone Number

11/30/2018

Date

Title \_\_\_\_\_

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 12 Day 03 Yr. 2018	\$ 119.25	BW 2018, Pg 2414

20. Legal Description

Lot 1 in the Southwest Quarter of Section Three (3), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, also described as Lot 1, New Territory by Annexation to the Village of Guide Rock, Webster County, Nebraska, except a tract commencing at a point 2 ½ feet North of the Southeast Corner of said Lot 1, above described, thence North on the East line of said Lot 1, 600 feet to the North line of said Lot 1, thence West along the North line of said Lot 1, 122 feet, thence in a Southeasterly direction to the point of beginning; -AND-

Lot 12, Block B, Annexation by Ordinance to the Village of Guide Rock, Webster County, Nebraska, EXCEPT that part of Block B described as: Commencing at a point five hundred seventy three feet six inches (573 feet 6 inches) north of the Southwest corner of said Section Three (3), thence East, perpendicular to the west line of said Section Three (3), 183 feet; thence south, parallel to said west line 166.5 feet, to the South line of said Block B, thence West, along said South line, 183 feet to a point on the West line of said Section Three (3); thence north along the West line of said Section Three (3), 166.5 feet to the point of beginning, AND EXCEPT a tract of land described as: Commencing at a point 573 feet 6 inches North of the Southwest Corner of said Section 3, thence East 183 feet, thence North 9 feet 6 inches, thence West 183 feet, thence South 9 feet 6 inches to the point of beginning

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 3<sup>rd</sup> day  
of Dec A.D., 2018, at 2:05  
o'clock P.M. Recorded in Book 2014  
on Page 2414  
Debra Klungenberg County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12/3/18  
\$ 119.25 By [Signature]

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

## JOINT TENANCY WARRANTY DEED

DAVID E. RUST, a single person, GRANTOR, in consideration of FIFTY-THREE THOUSAND DOLLARS (\$53,000.00) received from GRANTEES, KRIS J. KOCH and MARYLYN J. KOCH, husband and wife, convey to GRANTEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lot 1 in the Southwest Quarter of Section Three (3), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, also described as Lot 1, New Territory by Annexation to the Village of Guide Rock, Webster County, Nebraska, except a tract commencing at a point 2 1/2 feet North of the Southeast Corner of said Lot 1, above described, thence North on the East line of said Lot 1, 600 feet to the North line of said Lot 1, thence West along the North line of said Lot 1, 122 feet, thence in a Southeasterly direction to the point of beginning; -AND-

Lot 12, Block B, Annexation by Ordinance to the Village of Guide Rock, Webster County, Nebraska, EXCEPT that part of Block B described as: Commencing at a point five hundred seventy three feet six inches (573 feet 6 inches) north of the Southwest corner of said Section Three (3), thence East, perpendicular to the west line of said Section Three (3), 183 feet; thence south, parallel to said west line 166.5 feet, to the South line of said Block B, thence West, along said South line, 183 feet to a point on the West line of said Section Three (3); thence north along the West line of said Section Three (3), 166.5 feet to the point of beginning, AND EXCEPT a tract of land described as: Commencing at a point 573 feet 6 inches North of the Southwest Corner of said Section 3, thence East 183 feet, thence North 9 feet 6 inches, thence West 183 feet, thence South 9 feet 6 inches to the point of beginning.

GRANTOR covenants with GRANTEES that GRANTORS:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants 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 the 30<sup>th</sup> day of November, 2018

[Signature]  
David E. Rust

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF NUCKOLLS )

The foregoing instrument was acknowledged before me by David E. Rust on the 30<sup>th</sup> day of November 2018.

GENERAL NOTARY - State of Nebraska  
JENNIFER M. JENSEN  
My Comm. Exp. June 19, 2022

[Signature]  
Public Notary Signature  
Jennife m Jensen  
Print Name  
My Commission Expires: 6-19-2022

(SEAL)

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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

**Seller: RUST, DAVID E**

**Buyer: KOCH, KRIS J. & MARYLYN J.**

**Parcel ID: 000620100**

**Additional Parcels: 000622400**

**Book: 2018 Page: 2414**

**Sale Date: 11/30/2018**

**Legal Description: 153.5' X 380' (LESS 9.5' X 150') LOT 12 BLOCK B GUIDE ROCK SUBDIVISI ON BY ORDINANCE PT LO**

**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: RUST, DAVID E**  
**Buyer: KOCH, KRIS J. & MARYLYN J.**  
**Parcel ID: 000620100**  
**Additional Parcels: 000622400**  
**Book: 2018 Page: 2414**  
**Sale Date: 11/30/2018**  
**Legal Description: 153.5' X 380' (LESS 9.5' X 150') LOT 12 BLOCK B GUIDE ROCK SUBDIVISION BY ORDINANCE PT LO**

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):

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

Seller: RUST, DAVID E  
Buyer: KOCH, KRIS J. & MARYLYN J.  
Parcel ID: 000620100  
Additional Parcels: 000622400  
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Sale Date: 11/30/2018  
Legal Description: 153.5' X 380' (LESS 9.5' X 150') LOT 12 BLOCK B GUIDE ROCK SUBDIVISION BY ORDINANCE PT LO

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	2414	11/30/2018	Base: 65-0011	Affiliated:	Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number								
000620100		315		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40030		00B	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
940		36,545		37,485		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 2	B) 01	C) 1	D) 1	E) 7	F) 1			

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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>Comments from</b>	<b>Comments:</b>
JOINT TENANCY WARRANTY DEED	
6201 + 6224	
(Continue on back)	



**WEBSTER COUNTY**  
Real Estate Breakdown Report

<b>Parcel ID</b> 000622400 <b>Owner</b> KOCH, KRIS J. & MARYLYN J. 1866 ROAD 4700 DAVENPORT, NE 68335	<b>Legal</b> PT LOT 1 IN 3-1-9 GUIDE ROCK NEW TERRITORY S-T-R: 03-01-09	<b>Card File</b> 000622400 <b>Situs</b> 650 UNIVERSITY STREET GUIDE ROCK, NE 68942
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<b>County Area</b> 0 N/A <b>Neighborhood</b> 100 GUIDE ROCK <b>Location / Group</b> 40 GUIDE ROCK (GR) <b>District</b> 25 GR11VS - 65-0011 <b>School</b> 65-0011	<b>Class Code</b> 01-01-01-01-07-06 <b>State GEO</b> 4487-03-1-40035-000-0000 <b>Cadastral</b> 00002-00088-00002 <b>Book / Page</b> 2018 / 2414 <b>Sale Date</b> 11/30/2018 <b>Sale Amount</b> 53,000	<b>Value</b> <b>Buildings</b> 36,545 <b>Improvement</b> 0 <b>Land / Lot</b> 690 <b>Total</b> 37,235	<b>Previous</b> 36,545 0 690 37,235	<b>Current</b> 36,545 0 690 37,235
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**Date Added Notes**  
09/25/2007 CARD #: 19500 GLIDE; 64

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4	GUIDE ROCK	02 SqFoot LEVEL   BLACKTOP   ALL	392,040.000	1.000	N	15,000	0.010	0.000	690	1249
						40,000	0.002			
						999,999	0.001			

Sale Date	Book	Page	Extend	Ownership History	Amount
12/31/2014	02015	00778		RUST, DAVID E	26,180
12/31/2014	02015	00778		RUST, DAVID E	26,180
01/20/2006	02006	00315		SHOTLZ, BRADLEY & PAULA	25,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	635	25	36,545	0	690	37,235	0	37,235	741.22	0
2017	622400	25	33,140	0	690	33,830	0	33,830	626.80	0
2016	622400	25	32,005	0	690	32,695	0	32,695	595.96	0
2015	622400	25	29,385	0	690	30,075	0	30,075	555.52	0
2014	622400	25	29,820	0	690	30,510	0	30,510	632.52	0
2013	622400	25	18,530	0	1,315	19,845	0	19,845	447.18	0



Parcel ID 000622400 (1249) Cadastral ID 00002-00088-00002 PAD Class Code 01-01-01-01-07-06 State GEO 4487-03-1-40035-000-0000 Owner KOCH, KRIS J. & MARYLYN J. 1866 ROAD 4700 DAVENPORT, NE 68335 Situs 650 UNIVERSITY STREET GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal S-T-R: 03-01-09 PT LOT 1 IN 3-1-9 GUIDE ROCK NEW TERRITORY	<b>Primary Image</b> 	<b>Sketch Image</b> 
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<b>Property Valuation</b> Buildings 36,545 Improvement 0 Land/Lot 690 Total 37,235 <b>Lot Information</b> Lot Size LEVEL   BLACKTOP   ALL Valuation Model GUIDE ROCK Valuation Method 02 Square Ft Lot Value 690 <b>Review Information</b> 09/24/2007 Inspect TS Entered	<b>Residential Information</b> Type Single-family Residence Quality 3.00 - Average Condition 3.00 - Average Base/Total 1,296 / 1,296 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 3 / 1.0 Basement Area 0	<b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1888/0
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Code	Description	Cost Source	Size	Year In	Units	Depreciation
SH1	SHED DIRT	MS Residential	600	0	600	42.000 %
KNL	KENNEL	MS Residential	600	0	600	42.000 %
KNL	KENNEL	MS Residential	840	0	840	42.000 %
SH1	SHED DIRT	MS Residential	272	0	272	42.000 %
YDS	Yard Shed	MS Residential	120	0	120	32.000 %
KWP	Enclosed Porch, Knee Walls w/Glass	MS Residential	204	0	204	0.000 %
OSP	Open Slab Porch	MS Residential	48	0	48	0.000 %
OSP	Open Slab Porch	MS Residential	42	0	42	0.000 %
SH1	SHED DIRT	MS Residential	840	0	840	42.000 %
SH1	SHED DIRT	MS Residential	640	0	640	42.000 %

**Date Added Notes**  
 09/25/2007 CARD #: 19500 GLIDE: 64



**WEBSTER COUNTY**  
Appraisal Property Record Card

Parcel ID 000622400 (1249)  
 Cadastral ID 00002-00088-00002  
 PAD Class Code 01-01-01-01-07-06  
 State GEO 4487-03-1-40035-000-0000  
 Owner  
 KOCH, KRIS J. & MARYLYN J.  
 1866 ROAD 4700  
 DAVENPORT, NE 68335  
 Situs  
 650 UNIVERSITY STREET GUIDE ROCK NE 68942  
 Neighborhood 100 - GUIDE ROCK  
 District 25 - GR11VS - 65-0011  
 Legal  
 S-T-R: 03-01-09  
 PT LOT 1 IN S-1-9 GUIDE ROCK NEW  
 TERRITORY

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
MSTR	Material Storage Shed Building Components	D	3.00	0.00	0	0				480
LNT0	Lean-to, Farm Utility Building Components	D	3.00	0.00	0	0				187



**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 000620100 Owner KOCH, KRIS J. & MARYLYN J. 1866 ROAD 4700 DAVENPORT, NE 68336	Legal 153.5' X 380' (LESS 9.5' X 150') LOT 12 BLOCK B GUIDE ROCK SUBDIVISION BY ORDINANCE	Card File 000620100 Situs UNIVERSITY ST 600 BL
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County Area 0 N/A	Class Code 02-01-01-01-07-01	Value Buildings	Previous 0	Current 0
Neighborhood 100 GUIDE ROCK	State GEO 4487-00-0-40030-00B-0000	Improvement	0	0
Location / Group 40 GUIDE ROCK (GR)	Cadastral 00002-00088-00010	Land / Lot	250	250
District 25 GR11VS - 65-0011	Book / Page 2018 / 2414	Total	250	250
School 65-0011	Sale Date 11/30/2018			
	Sale Amount 53,000			

**Date Added Notes**  
09/25/2007 CARD # 19030 / GLIDE # 64  
11/04/2002 19030


Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK	02 SqFoot	LEVEL   BLACKTOP   NONE	56,591.500	56,591.500	N	15,000	0.010	0.000	250	1231
						40,000	0.002			
						999,999	0.001			

Sale Date	Book	Page	Extend	Ownership History	Amount
12/31/2014	02015	00778		RUST, DAVID E	26,180
01/20/2006	02006	00315		SHOTLZ, BRADLEY & PAULA RUST, DAVID E	25,000
					0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	634	25	0	0	250	250	0	250	4.98	0
2017	620100	25	0	0	250	250	0	250	4.64	0
2016	620100	25	0	0	250	250	0	250	4.56	0
2015	620100	25	0	0	250	250	0	250	4.62	0
2014	620100	25	0	0	250	250	0	250	5.18	0
2013	620100	25	0	0	880	880	0	880	19.84	0

**WEBSTER COUNTY**  
Appraisal Property Record Card



<p>Parcel ID 000620100 (1231)                  Cadastral ID 00002-00088-00010                  PAD Class Code 02-01-01-01-07-01                  State GEO 4487-00-0-40030-00B-0000                  Owner                  KOCH, KRIS J. &amp; MARYLYN J.                  1866 ROAD 4700                  DAVENPORT, NE 68335                  Situs                  UNIVERSITY ST 600 BL                  Neighborhood 100 - GUIDE ROCK                  District 25 - GR11VS - 65-0011                  Legal                  153.5' X 380' (LESS 9.5' X 150') LOT 12                  BLOCK B GUIDE ROCK SUBDIVISION BY                  ORDINANCE</p>	<p align="center"><b>Primary Image</b></p> 	<p align="center"><b>Sketch image</b></p>																										
<p><b>Property Valuation</b></p> <table border="0"> <tr><td>Buildings</td><td align="right">0</td></tr> <tr><td>Improvement</td><td align="right">0</td></tr> <tr><td>Land/Lot</td><td align="right">250</td></tr> <tr><td><b>Total</b></td><td align="right"><b>250</b></td></tr> </table>	Buildings	0	Improvement	0	Land/Lot	250	<b>Total</b>	<b>250</b>	<p><b>Residential Information</b></p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td align="right">.00 -</td></tr> <tr><td>Condition</td><td align="right">.00 -</td></tr> <tr><td>Base/Total</td><td align="right">0 / 0</td></tr> <tr><td>Area of Slab</td><td align="right">0</td></tr> <tr><td>Area of Crawl</td><td align="right">0</td></tr> <tr><td>Fixture/Roughin</td><td align="right">0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td align="right">0 / 0.0</td></tr> <tr><td>Basement Area</td><td align="right">0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0	<p><b>Marshall &amp; Swift Cost Approach</b> (06/2013)</p> <p>Year/Effective Age 0/0</p>
Buildings	0																											
Improvement	0																											
Land/Lot	250																											
<b>Total</b>	<b>250</b>																											
Type																												
Quality	.00 -																											
Condition	.00 -																											
Base/Total	0 / 0																											
Area of Slab	0																											
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Basement Area	0																											
<p><b>Lot Information</b></p> <table border="0"> <tr><td>Lot Size</td><td>LEVEL   BLACKTOP   NONE</td></tr> <tr><td>Valuation Model</td><td>GUIDE ROCK</td></tr> <tr><td>Valuation Method</td><td>02 Square Ft</td></tr> <tr><td>Lot Value</td><td>250</td></tr> </table>	Lot Size	LEVEL   BLACKTOP   NONE	Valuation Model	GUIDE ROCK	Valuation Method	02 Square Ft	Lot Value	250																				
Lot Size	LEVEL   BLACKTOP   NONE																											
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<p><b>Review Information</b></p> <table border="0"> <tr><td>10/25/2013</td><td>Entered</td><td>AG</td></tr> <tr><td>10/02/2013</td><td>Inspect</td><td>TA</td></tr> </table>	10/25/2013	Entered	AG	10/02/2013	Inspect	TA																						
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10/02/2013	Inspect	TA																										
<p><b>Date Added Notes</b></p> <p>09/25/2007 CARD # 19030 / GLIDE # 64                  11/04/2002 19030</p>																												

BOOK-PAGE 2018-2422-2423

DOC STAMPS Exempt #13

DEED TYPE Notice of Real Estate Sale agreement SALES FILE # 316

DATE OF SALE 11-14-2018

DATE OF DEED 11-14-2018

DATE RECORDED 12-3-18

GRANTOR'S NAME (SELLER) melba L. Dell

GRANTEE'S NAME (BUYER) Matthew E. Coellenbeck

LEGAL DESCRIPTION SW 1/4 SE 1/4 NE 1/4 5-3-10 10 Acre Tract Contract

LOCATION ID PARCEL(S) 116015-65315

NEIGHBORHOOD / PROPERTY CLASS 01-Ag / Single family - Rural Farm-Res

SITUS Rural - 5-3-10

TAX DISTRICT / SCHOOL DISTRICT 196 / 91-6074

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		19 450	19 450	—	410	410	19 860
2017		21 465	21 465	—	410	410	21 815
2018		18 345	18,345	—	410	410	18,755

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.

3110

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>14</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>11</u> Day <u>14</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Melba L. Dell</b> Street or Other Mailing Address <b>PO Box 303</b> City <b>Hildreth</b> State <b>NE</b> Zip Code <b>68947</b> Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Matthew E. Gellenbeck</b> Street or Other Mailing Address <b>401 Third St</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property  
**1873 Rd 1500**  
**Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**see attached**

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 13.

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

**sign here**

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

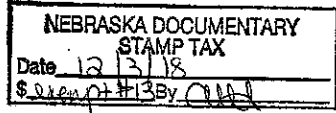
Signature of Grantee or Authorized Representative Title **Attorney**

(402) 746-3613 Phone Number  
 Date **12/3/18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>3</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt #13</b>	28 Recording Data <b>BK 2018 Pg 2422-2423</b>

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 3 day of December A.D., 2018, at 2:30 o'clock P. M. Recorded in Book 2018 on Page 2422-2423  
Deb Klingenberg County Clerk  
\$16.00 218 Deputy  
Ind.      Comp.      Assessor      Carded     



NOTICE OF REAL ESTATE SALE AGREEMENT

Notice is hereby given that Hugh A. Dell and Melba L. Dell, husband and wife, hereinafter referred to as the Seller, whether one or more, and Matthew E. Gellenbeck, a single person, hereinafter referred to as the Buyer, whether one or more, have entered into an agreement for sale of the following real estate:

A Tract in the Northeast Quarter (NE¼) of Section Five (5), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of said NE¼; thence West on the half-section line a distance of 465 feet, more or less, to the intersection with a fence running North from the half section line, which is the Point of Beginning; thence continuing Westerly on the half-section line 646 feet, more or less, to the intersection with a fence running North from the half-section line; thence North along said fenceline a distance of 660 feet, more or less, to a fence running East; thence Easterly along said fenceline approximately 600 feet to a fence running South; thence meandering Southerly in said fenceline to the Point of Beginning.

Buyer will pay 2016 and subsequent taxes. Real estate tax statements should be sent to Buyer at 401 Third St, Blue Hill, NE 68930. The terms, conditions and covenants of the transaction are specifically stated in the agreement dated November 16, 2015, and in case of any conflict between the terms of this notice and that agreement, said agreement shall control. This document is intended only to provide record notice of the respective interests of the parties in said lands, and recording of the Deed to Matthew E. Gellenbeck shall be conclusive proof of the satisfaction of all terms of said contract. **Melba L. Dell is a single person and the surviving joint tenant of Hugh A. Dell, who died on March 20, 2016, as shown on the certified copy of his death certificate attached hereto.**

SELLER:

BUYER:

Melba L. Dell  
Melba L. Dell

Matthew E. Gellenbeck  
Matthew E. Gellenbeck

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

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

Comm. Expires:

Kory McCracken  
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 27, 2018, by Matthew E. Gellenbeck, a single person.

Comm. Expires:

Kory McCracken  
Notary Public



WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS



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

DATE OF ISSUANCE  
 06/14/2018  
 LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES  
 CERTIFICATE OF DEATH 16 21941

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Hugh Arthur Dell		2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) March 20, 2016	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Niagara Falls, New York		6a. AGE-Last Birthday (Yrs.) 86		6. DATE OF BIRTH (Mo., Day, Yr.) December 15, 1929	
7. SOCIAL SECURITY NUMBER		8. PLACE OF DEATH 8a. HOSPITAL: <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA OTHER: <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)			
8b. FACILITY NAME (if not institution, give street and number) VA Medical Center		8c. CITY OR TOWN OF DEATH (include Zip Code) Omaha 68105		8d. COUNTY OF DEATH Douglas	
8a. RESIDENCE-STATE Nebraska		9a. COUNTY Franklin		8c. CITY OR TOWN Hidreth	
8b. STREET AND NUMBER 305 Block Ave		9b. APT. NO.		9c. ZIP CODE 68947	
9d. INSIDE CITY LIMITS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			
10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name. Melba L Worrell		11. FATHER'S NAME (First, Middle, Last, Suffix) James Dell			
12. MOTHER'S NAME (First, Middle, Maiden Surname) Lily McGregor		13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. Yes 04/09/1957-09/15/1961			
14a. INFORMANT-NAME Melba L Dell		14b. RELATIONSHIP TO DECEDENT Wife			
15. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE Not Embalmed		16b. LICENSE NO.	
16c. CEMETERY, CREMATORY OR OTHER LOCATION Cutler-O'Neill-Mayer-Woodring Crematory		CITY/TOWN Council Bluffs		STATE Iowa	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Heafey-Heafey-Hoffmann-Dworak & Cutler, 7805 W. Center Rd., Omaha, Nebraska for All Faiths Funeral Chapel, 113 South Madison, Smith Center, Kansas		17b. Zip Code 68124 68967			
<b>CAUSE OF DEATH (See instructions and examples)</b>					
18. PART I. SHOW THE CHAIN OF CAUSES - Observed, inferred, or conjectured - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without allowing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.					APPROXIMATE INTERVAL onset to death
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) cerebral teloma with heavy brain metastases					1 day
DUE TO, OR AS A CONSEQUENCE OF: b) cerebral metastases					1 month
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) c) Neuroendocrine carcinoma of the lung					10/2014
DUE TO, OR AS A CONSEQUENCE OF: d)					onset to death
19. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I. gastric adenocarcinoma, iron deficiency anemia, malnutrition					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
20. FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input checked="" type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY m		22c. PLACE OF INJURY (at home, farm, street, factory, office building, construction site, etc. (Specify))	
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED			
22f. LOCATION OF INJURY - STREET AND NUMBER, APT. NO.		CITY/TOWN		STATE	
22g. ZIP CODE					
23a. DATE OF DEATH (Mo., Day, Yr.) 03/20/2016		23b. DATE SIGNED (Mo., Day, Yr.) 04/01/2016		23c. TIME OF DEATH 0750 pm	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <i>Victor Paul Berman, MD</i>		24. DATE SIGNED (Mo., Day, Yr.)			
24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH m		24c. TIME PRONOUNCED DEAD m	
25. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)					
25. DID TOMATO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Victor Paul Berman, MD, VA Hospital, 4101 Westmore Ave, Omaha, NE 68195					
28. REGISTRAR'S SIGNATURE <i>Kid &amp; Our</i>		28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) APR 04 2016			

To Be Completed by FUNERAL DIRECTOR

To Be Completed by CERTIFIER

To Be Completed by MEDICAL CERTIFIER ONLY

To Be Completed by CORONER'S PHYSICIAN OR COUNTY ATTORNEY ONLY

0281771

P

**WEBSTER COUNTY**  
Real Estate Breakdown Report

<b>Parcel ID</b> 001601500		<b>Legal</b> A 10 AC TRACT IN SE1/4NE1/4 5-3-10 S-T-R: 05-03-10 Acres: 9.830		<b>Card File</b> 001601500	
<b>Owner</b> GELLENBECK, MATTHEW E-CONTRACT DELL, MELBA L. (DN) 401 THIRD STREET BLUE HILL, NE 68930				<b>Situs</b> 1873 WRD 1500	
<b>County Area</b> 1 AREA 1	<b>Class Code</b> 01-01-05-03-00-09	<b>Value</b>	<b>Previous</b>	<b>Current</b>	
<b>Neighborhood</b> 1 AREA 1	<b>State GEO</b> 4243-05-1-00000-000-5315	<b>Buildings</b>	410	410	
<b>Location / Group</b> 80 RURAL (RUR)	<b>Cadastral</b> 00001-00047-00002	<b>Improvement</b>	0	0	
<b>District</b> 190 74F6S - 91-0074	<b>Book / Page</b> 2018 / 2422 Ext: 2423	<b>Land / Lot</b>	18,345	18,345	
<b>School</b> 91-0074	<b>Sale Date</b> 11/14/2018	<b>Total</b>	18,755	18,755	
	<b>Sale Amount</b> 0				

**Date Added Notes**  
06/06/2013 FARM SITE

Permit No.	Type	Description	Date Open	Date Closed	Amount
0003	00 N/A	~2009 HOUSE NOT LIVEABLE	07/24/2008	02/06/2009	0
0002	00 N/A	~2007 CHECK FOR CONDITION OF HOME - NUMB	12/23/2005	10/31/2006	0
0001	00 N/A	~2006 CHECK FOR CONDITION OF HOME IS BEI	05/31/2005	12/23/2005	0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2668	GRAS	1G	HOLDREGE SILT LOAM, 1-3%	1G	N	5.470	1,425	7,795	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	0.240	1,425	340	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	3.120	1,425	4,445	0			
						<b>8.830</b>		<b>12,580</b>				
<b>BLD1</b>	<b>FARM</b>	<b>BLD1</b>	<b>BUILDING SITE 1ST ACRE</b>	<b>BLD1</b>	<b>N</b>	<b>1.000</b>	<b>5,765</b>	<b>5,765</b>	<b>0</b>			
						<b>Land Total</b>	<b>9.830</b>	<b>18,345</b>				

Sale Date	Book	Page	Extend	Ownership History	Amount
12/08/2008	02009	00018		KLEINSASSER, SCOTT & DENISE	17,000
07/05/2005	02005	01609		MCCRADY, SHAWN T & KIMBERLY K	17,500
09/18/1997	01998	00281		DELL, HUGH & MELBA	0
06/11/1997	01997	00990		WATTS, FRANK & SHARON	0
				GELLENBECK, MATTHEW E -CONTR	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	3939	190	410	0	18,345	18,755	0	18,755	269.54	0
2017	601500	190	410	0	21,405	21,815	0	21,815	307.38	0
2016	601500	190	410	0	19,450	19,860	0	19,860	278.72	0
2015	601500	190	410	0	19,450	19,860	0	19,860	273.66	0
2014	601500	190	410	0	12,280	12,690	0	12,690	197.12	0
2013	601500	190	430	0	12,280	12,710	0	12,710	219.42	0

**WEBSTER COUNTY**  
Appraisal Property Record Card

Parcel ID 001601500 Cadastral ID 00001-00047-00002 PAD Class Code 01-01-05-03-00-09 State GEO 4243-05-1-00000-000-6315 <b>Owner</b> GELLENBECK, MATTHEW E-CONTRACT DELL, MELBA L. (DN) 401 THIRD STREET BLUE HILL, NE 68930 <b>Situs</b> 1873 VRD 1500 <b>Neighborhood</b> 1 - AREA 1 <b>District</b> 190 - 74F6S - 91-0074 <b>Legal</b> S-T-R: 05-03-10 A 10 AC TRACT IN SE1/4NE1/4 5-3-10	(2488) <b>Primary Image</b>	<b>Sketch Image</b>

<b>Property Valuation</b> Buildings 410 Improvement 0 Land/Lot 18,345 Total 18,755 <b>Review Information</b> 12/01/2014 Entered CJ 10/29/2014 Inspect SK	<b>Residential Information</b> Type Single-family Residence Quality 3.00 - Average Condition 1.00 - Worn Out Base/Total 884 / 1,668 Style 94 % - Two Story 6 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0	<b>Marshall &amp; Swift Cost Approach</b> (06/2013) Year/Effective Age 1900/0
---	---	--

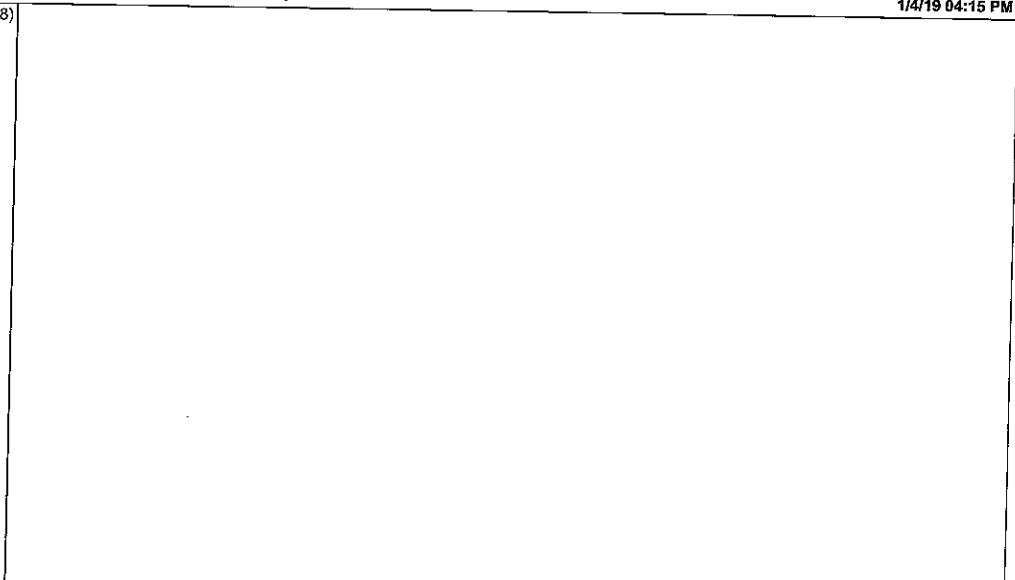
Code	Description	Cost Source	Size	Year In	Units	Depreciation
RHO	RURAL SALV HOUSE	MS Residential	884	0	884	0.000 %
VAMH	MOBILE HOME SALV	MS Residential	840	0	840	0.000 %
OSP	Open Slab Porch	MS Residential	190	0	190	100.000 %
OSP	Open Slab Porch	MS Residential	80	0	80	100.000 %

Date Added Notes 06/06/2013 FARM SITE



**WEBSTER COUNTY**  
Appraisal Property Record Card

Parcel ID 001601500 (2488)  
 Cadastral ID 00001-00047-00002  
 PAD Class Code 01-01-05-03-00-09  
 State GEO 4243-05-1-00000-000-5315  
**Owner**  
 GELLENBECK, MATTHEW E-CONTRACT  
 DELL, MELBA L. (DN)  
 401 THIRD STREET  
 BLUE HILL, NE 68930  
**Situs**  
 1873 WRD 1500  
**Neighborhood** 1 - AREA 1  
**District** 190 - 74F6S - 91-0074  
**Legal**  
 S-T-R: 05-03-10  
 A 10 AC TRACT IN SE1/4NE1/4 5-3-10



Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
NV	NO VALUE BUILDING Building Components	D	3.00	0.00	0	0				1
NV	NO VALUE BUILDING Building Components	D	3.00	0.00	0	0				1

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2018	2422	11/14/2018	Base: 91-0074			Affiliated:		Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number											
001601500		316		4 01		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value						4243	3	10	5	1	00000		000	5315			
Land		Improvements		Total		Date of Sale Property Classification Code											
18,345		410		18,755		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Irrigation Type:						A) 1	B) 01	C) 5	D) 3	E) 0	F) 9						
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED 1A1									GRASSLAND 1G1								
1A									1G			5.470			7,795		
2A1									2G1								
2A									2G								
3A1									3G1								
3A									3G			3.120			4,445		
4A1									4G1								
4A									4G			0.240			340		
DRYLAND 1D1									Shelterbelt/Timber								
1D									Accretion								
2D1									Waste								
2D									Other								
3D1									AG LAND TOTAL			8.830			12,580		
3D									Roads								
4D1									Farm Sites			1.000			5,765		
4D									Home Sites								
									Recreation								
Dwellings						410			Other								
Outbuildings									Non-AG TOTAL			1.000			5,765		

**Assessor's Adjustment to Sale Price (+ or -):** \_\_\_\_\_ **Total Recapture Value:** \_\_\_\_\_

**Assessor Comments and Reason for Adjustment:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Comments from** \_\_\_\_\_ **Comments:** \_\_\_\_\_

NOTICE OF REAL ESTATE SALE AGREEMENT. THERE WAS A CONTRACT ALREADY, BUT IT NEEDED TO BE CLEANED UP WITH DEATH CERTIFICATE

(Continue on back)

RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2424 DOC STAMPS 2.25 DEED TYPE JTWD SALES FILE # 317

DATE OF SALE 11-28-2018 DATE OF DEED 11-28-2018 DATE RECORDED 12-3-2018

GRANTOR'S NAME (SELLER) Eric + Sandee Keller GRANTEE'S NAME (BUYER) Dusty + Jesse Wulf

LEGAL DESCRIPTION Lots 1, 2, 3, Block 4 Original Town Guide Rock

LOCATION ID PARCEL(S) 000601000-116090

NEIGHBORHOOD / PROPERTY CLASS 100-Guide Rock - Single family <sup>Empty lot</sup> SITUS Republican st. 400 Block

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 \$400.00 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		170	170				170
2017		170	170				170
2018		170	170				170

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.

317

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>28</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>11</u> Day <u>28</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Eric &amp; Sandee Heller</b> Street or Other Mailing Address <b>320 E State St</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 257-7185</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Dusty Wulf &amp; Jesse Wulf</b> Street or Other Mailing Address <b>520 N Jefferson St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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 checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input 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  
**Republican St, 400 Block**  
**Guide Rock, NE 68942**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**Lots One (1), Two (2) and Three (3), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed .....	\$ 400.00
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) .....	\$ 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.

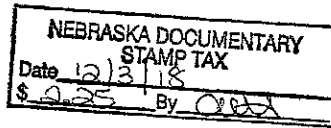
**Kory J. McCracken** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**[Signature]** Attorney  
 Signature of Grantee or Authorized Representative Title Date **12/3/18**

<b>Register of Deed's Use Only</b>		<b>For Dept. Use Only</b>
26 Date Deed Recorded Mo. <u>12</u> Day <u>3</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <b>BK 2018 Pg 2124</b>

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 3 day of ~~December~~ A.D., 20 18, at 2:38 o'clock P.M. Recorded in Book 508 on Page 2424  
~~Dorothy~~ County Clerk  
Stacy Deputy  
Ind      Comp      Assessor      Carded     



**JOINT TENANCY WARRANTY DEED**

Eric C. Heller and Sandee M. Heller, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Dusty Wulf, a married person, and Jesse Wulf, a married person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska.

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

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

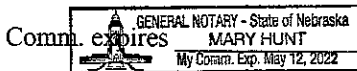
Executed ~~October~~ <sup>November</sup> 28, 2018.

Eric C. Heller  
Eric C. Heller

Sandee M. Heller  
Sandee M. Heller

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on ~~October~~ <sup>November</sup> 28, 2018, by Eric C. Heller and Sandee M. Heller, husband and wife.



Mary Hunt  
Notary Public



**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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

**Seller: HELLER, ERIC C & SANDEE M**

**Buyer: WULF, DUSTY & JESSE WULF**

**Parcel ID: 000601000**

**Additional Parcels:**

**Book: 2018 Page: 2424**

**Sale Date: 11/28/2018**

**Legal Description: LOTS 1 THRU 3 BLK 4 GUIDE ROCK ORIGINAL TOWN**

**Residential**

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

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

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

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

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

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

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

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

Did this sale involve a trade or exchange of property? \_\_\_Yes \_\_\_No If yes, Explain \_\_\_\_\_

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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

**Seller: HELLER, ERIC C & SANDEE M**

**Buyer: WULF, DUSTY & JESSE WULF**

**Parcel ID: 000601000**

**Additional Parcels:**

**Book: 2018 Page: 2424**

**Sale Date: 11/28/2018**

**Legal Description: LOTS 1 THRU 3 BLK 4 GUIDE ROCK ORIGINAL TOWN**

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

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

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

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

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

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

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

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

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

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

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

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

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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

**Seller: HELLER, ERIC C & SANDEE M**

**Buyer: WULF, DUSTY & JESSE WULF**

**Parcel ID: 000601000**

**Additional Parcels:**

**Book: 2018 Page: 2424**

**Sale Date: 11/28/2018**

**Legal Description: LOTS 1 THRU 3 BLK 4 GUIDE ROCK ORIGINAL TOWN**

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

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

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

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

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

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

(circle one) Metal Frame Foundation Basement

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

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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2424	11/28/2018	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000601000		317		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40005		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
170				170		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 2					

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

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**Comments from**      **Comments:**

JOINT TENANCY WARRANTY DEED

(Continue on back)

**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 000601000			Legal LOTS 1 THRU 3 BLK 4 GUIDE ROCK ORIGINAL TOWN			Card File 000601000		
Owner WULF, DUSTY & JESSE WULF 520 N JEFFERSON ST RED CLOUD, NE 68970						Situs REPUBLICAN ST 400 BL		
County Area	0	N/A	Class Code	02-01-01-01-07-02		Value	Previous	Current
Neighborhood	100	GUIDE ROCK	State GEO	4487-00-0-40005-004-0000		Buildings	0	0
Location / Group	40	GUIDE ROCK (GR)	Cadastral	00002-00091-00022		Improvement	0	0
District	25	GR11VS - 65-0011	Book / Page	2018 / 2424		Land / Lot	170	170
School	65-0011		Sale Date	11/28/2018		Total	170	170
			Sale Amount	400				


Date Added 11/04/2002 Notes CARD #: 16090 GLIDE: 65

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK	02 SqFoot	LEVEL   BLACKTOP   NONE	18,460.000	130.000	N	15,000	0.010	0.000	170	1091
						40,000	0.002			
						999,999	0.001			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/21/2016	02016	02607		HELLER, ERIC C & SANDEE M	100
10/21/2016	02016	02607		HELLER, ERIC C & SANDEE M	100
05/18/2006	02006	01198		VOGLER, CLIFFORD E & DIANA L	1,000
07/08/2003	02003	01465		SMITH, JONATHAN W & FALLON	2,000
05/16/2003	02003	01133		SMITH, JONATHAN W & MARK A SIMPSON	1,800

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	565	25	0	0	170	170	0	170	3.38	0
2017	601000	25	0	0	170	170	0	170	3.16	0
2016	601000	25	0	0	170	170	0	170	3.10	0
2015	601000	25	0	0	170	170	0	170	3.14	0
2014	601000	25	0	0	170	170	0	170	3.52	0
2013	601000	25	0	0	615	615	0	615	13.86	0

**WEBSTER COUNTY**  
Appraisal Property Record Card

<p>Parcel ID 000601000 (1091) Cadastral ID 00002-00091-00022 PAD Class Code 02-01-01-01-07-02 State GEO 4487-00-0-40005-004-0000 Owner WULF, DUSTY &amp; JESSE WULF 520 N JEFFERSON ST RED CLOUD, NE 68970 Situs REPUBLICAN ST 400 BL Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal LOTS 1 THRU 3 BLK 4 GUIDE ROCK ORIGINAL TOWN</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p>
<p><b>Property Valuation</b></p> <p>Buildings 0 Improvement 0 Land/Lot 170 Total 170</p> <p><b>Lot Information</b></p> <p>Lot Size LEVEL   BLACKTOP   NONE Valuation Model GUIDE ROCK Valuation Method 02 Square Ft Lot Value 170</p> <p><b>Review Information</b></p> <p>10/25/2013 Entered SK 10/01/2013 Inspect TA</p>	<p><b>Residential Information</b></p> <p>Type Quality .00 - Condition .00 - Base/Total 0 / 0</p> <p>Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <p>Year/Effective Age 0/0</p>

**Date Added Notes**  
11/04/2002 CARD #: 16090 GLIDE: 65

RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2425 DOC STAMPS Exempt SA DEED TYPE JTWD SALES FILE # 318

DATE OF SALE 11-27-2018 DATE OF DEED 11-27-2018 DATE RECORDED 12-3-2018

GRANTOR'S NAME (SELLER) Amanda + Dusty Wolf GRANTEE'S NAME (BUYER) Amanda + Dusty Wolf

LEGAL DESCRIPTION The 1/2 of Lot(s) and all of Lot 6, Block 3, LeDuc's Addition to the City of Red Cloud

LOCATION ID PARCEL(S) 000137200-37200

NEIGHBORHOOD / PROPERTY CLASS 200 / Single-family SITUS 505 N Chestnut St.

TAX DISTRICT / SCHOOL DISTRICT 65 / 91-002 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	—	940	940	19045	5425	24470	25410
2017	—	940	940	17140	2870	20010	20,950
2018	—	940	940	22855	2870	25725	26665

COMMENTS Self to Self - Creating Joint Tenancy

# 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.

318

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 11 Day 27 Yr. 2018		Mo. 11 Day 27 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Amanda & Dusty Wulf				Grantee's Name (Buyer) Amanda & Dusty Wulf			
Street or Other Mailing Address 505 N Chestnut St				Street or Other Mailing Address 505 N Chestnut St			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
						<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
						<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

**sign here** David B. Garwood  
 Print or Type Name of Grantee or Authorized Representative

*David B. Garwood*  
 Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613  
 Phone Number

11-26-18  
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 12 Day 3 Yr. 18	\$ exempt 5a	BK 2018, Pg 2425	



BK 2018, Pg 2425

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 3 day of ~~December~~ December A.D., 2018, at 2:25 o'clock P. M. Recorded in Book 2018 on Page 2425  
Debra Ingberger County Clerk  
Ind 10 Comp 0000 Assessor 0000 Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12/3/18  
\$ 2.00 Exempt 50 By Catt

**JOINT TENANCY WARRANTY DEED**

Amanda Wulf and Dusty Wulf, wife and husband, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), and creation of joint tenancy, receipt of which is hereby acknowledged, conveys to Amanda Wulf and Dusty Wulf, wife and husband as joint tenants, GRANTEES, 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.

GRANTORS covenant with the GRANTEES that GRANTORS:

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

Executed November 27<sup>th</sup>, 2018.

Dusty Wulf  
Dusty Wulf

Amanda Wulf  
Amanda Wulf

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 27<sup>th</sup>, 2018, by Amanda Wulf and Dusty Wulf, wife and husband.

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

Mary Hunt  
Notary Public

DATE OF SALE 8-31-2018 DATE OF DEED 8-31-2018 DATE RECORDED 12-4-2018

GRANTOR'S NAME (SELLER) Monte D. + Dixie J. Garvin GRANTEE'S NAME (BUYER) Nebraska Dept. Transportation

LEGAL DESCRIPTION A Tract of Land in NE 1/4 5-1-11

LOCATION ID PARCEL(S) 18038-67540

NEIGHBORHOOD / PROPERTY CLASS 01-Ag - Unimproved Ag Rural SITUS 659 RD900 - Rural

TAX DISTRICT / SCHOOL DISTRICT 45191-0002 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 130 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016	43810	—	43810	5430	25300	30730	44540
2017	46390	—	46390	5430	25300	30730	77120
2018	43475	—	43475	5430	25500	30930	74405

COMMENTS purchased land for Highway ROW



136-4(115)

319

FORM T. 23  
521 82361

NEBRASKA  
Good Life. Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

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

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

1 County Name		2 County Number <u>WEBSTER - 91</u>		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>31</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>8</u> Day <u>31</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>See Attached Copy</u> Street or Other Mailing Address <u>659 Road 900</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970-7012</u> Phone Number <u>(402) 746-3671</u> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Nebraska Department of Transportation</u> Street or Other Mailing Address <u>PO Box 94759</u> City <u>Lincoln</u> State <u>NE</u> Zip Code <u>68509-4759</u> Phone Number <u>(402) 471-4567</u> 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 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"/> Exchange	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<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?  
\$130

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  
A tract of land in the NE1/4 S5-T1N-R11W 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

18a  No address assigned 18b  Vacant land

20 Legal Description  
See Attached Copy

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

22 Total purchase price, including any liabilities assumed	22	\$	130.00
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	\$	130.00

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

<u>Tina Yates</u> Print or Type Name of Grantee or Authorized Representative	<u>Highway Right of Way Accountant</u> Title
<u>Tina Yates</u> Signature of Grantee or Authorized Representative	<u>11/27/2018</u> Date

(402) 479-4491  
Phone Number

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>4</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>BK2018, Pg 2426-2429</u>

**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: 23**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**THAT Monte D. Garvin and Dixie J. Garvin as joint tenants** 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 THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE SOUTHERLY A DISTANCE OF 136.80 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 055 DEGREES, 16 MINUTES, 49 SECONDS RIGHT, A DISTANCE OF 74.80 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 054 DEGREES, 43 MINUTES, 03 SECONDS LEFT, A DISTANCE OF 261.74 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 031 DEGREES, 24 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 96.44 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE NORTHERLY DEFLECTING 120 DEGREES, 23 MINUTES, 15

**WARRANTY DEED**

**PROJECT: 136-4(115)**

**C.N.: 42617**

**TRACT: 23**

SECONDS RIGHT, A DISTANCE OF 120.41 FEET ALONG SAID LINE AND ITS EXTENSION TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5; THENCE EASTERLY DEFLECTING 090 DEGREES, 13 MINUTES, 13 SECONDS RIGHT, A DISTANCE OF 421.10 FEET ALONG SAID LINE TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING CONTAINING 0.83 ACRES, MORE OR LESS, WHICH INCLUDES 0.78 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.

BK2018, Pg 2426

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of December A.D., 20 18 at 8:45 o'clock A M. Recorded in Book 2018 on Page 2426-2429  
Deb Klingsberger County Clerk  
\$28.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-4-18  
\$ 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

**WARRANTY DEED**  
C.N.: 42617

PROJECT: 136-4(115)

TRACT: 23

**KNOW ALL PERSONS BY THESE PRESENTS:**

THAT **Monte D. Garvin and Dixie J. Garvin as joint tenants** 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 THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE SOUTHERLY A DISTANCE OF 136.80 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 055 DEGREES, 16 MINUTES, 49 SECONDS RIGHT, A DISTANCE OF 74.80 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 054 DEGREES, 43 MINUTES, 03 SECONDS LEFT, A DISTANCE OF 261.74 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 031 DEGREES, 24 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 96.44 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE NORTHERLY DEFLECTING 120 DEGREES, 23 MINUTES, 15

BK2018, Pg 2427

**WARRANTY DEED**

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 23

SECONDS RIGHT, A DISTANCE OF 120.41 FEET ALONG SAID LINE AND ITS EXTENSION TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5; THENCE EASTERLY DEFLECTING 090 DEGREES, 13 MINUTES, 13 SECONDS RIGHT, A DISTANCE OF 421.10 FEET ALONG SAID LINE TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING CONTAINING 0.83 ACRES, MORE OR LESS, WHICH INCLUDES 0.78 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: 23

Duly executed this 31 day of August, A.D. 20 18.

Monte D. Garvin

Monte D. Garvin

STATE OF Nebraska )  
COUNTY OF Webster )ss.

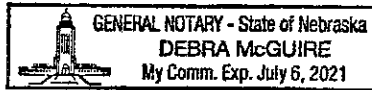
On this 31 day of August, A.D., 20 18, before me, a General Notary Public, duly commissioned and qualified, personally came Monte D. Garvin

\_\_\_\_\_ 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

Debra McGuire

Notary Public



WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 23

Duly executed this 31 day of August, A.D. 2018.

Dixie J. Garvin  
Dixie J. Garvin

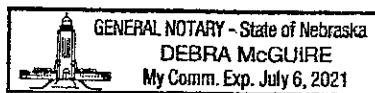
STATE OF Nebraska )  
COUNTY OF Webster ) ss.

On this 31 day of August, A.D., 20 18, before me, a General Notary Public, duly commissioned and qualified, personally came Dixie J. Garvin

\_\_\_\_\_ 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

Debra McGuire  
Notary Public



RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2430-2433 DOC STAMPS Exempt #2 DEED TYPE WD SALES FILE # 320

DATE OF SALE 8-21-2018 DATE OF DEED 8-21-2018 DATE RECORDED 12-4-2018

GRANTOR'S NAME (SELLER) Webster County GRANTEE'S NAME (BUYER) Nebraska Dept Roads

LEGAL DESCRIPTION Lot A. of Annex Lot 12 by ordinance to the City of Red Cloud

LOCATION ID PARCEL(S) 000168600-42110

NEIGHBORHOOD / PROPERTY CLASS 01 - Single family 200-RC SITUS 530 N Jefferson

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 100 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		1565	1565	9575		9575	11,140
2017		1565	1565	9045	4850	13895	15,460
2018		1565	1565	12060	4850	16910	18,475

COMMENTS Purchased ROW land

# 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.

320

FORM *11.25*  
5218 *2362*

136-4 (115)

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>21</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>8</u> Day <u>21</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Attached Copy</b> Street or Other Mailing Address <b>621 North Cedar, PO Box 404</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970-0404</b> Phone Number <b>(402) 746-2716</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Nebraska Department of Transportation</b> Street or Other Mailing Address <b>PO Box 94759</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68509-4759</b> Phone Number <b>(402) 471-4567</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

(A) Status	(B) Property Type		(C)
<input 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 type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input checked="" 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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

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

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No **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?  
**\$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  
**Lot A of Annex Lot 12, by Ordinance to the City of Red Cloud, 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**

18a  No address assigned 18b  Vacant land

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

*Tina Yates* Highway Right of Way Accountant 11/27/2018  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>4</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>BK 2018, Pg 2430-2433</u>	

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

**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**                      **TRACT: 25**  
**C.N.: 42617**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**THAT The County of Webster, State of Nebraska**

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 A OF ANNEX LOT 12 BY ORDINANCE TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT A; THENCE NORTHERLY A DISTANCE OF 19.49 FEET ALONG THE WESTERLY FRANKLIN STREET RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 2.34 FEET; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 19.48 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 089 DEGREES, 54 MINUTES, 16 SECONDS LEFT, A DISTANCE OF 2.34 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF SAID BLOCK A TO THE POINT OF BEGINNING CONTAINING 45.61 SQUARE FEET, MORE OR LESS.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO

**WARRANTY DEED**

**PROJECT: 136-4(115)**

**C.N.: 42617**

**TRACT: 25**

ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

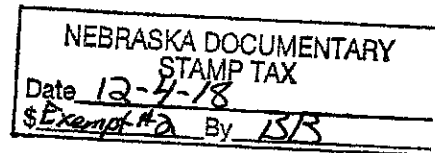
TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

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 2430

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 4 day  
of December A.D., 2018, at 9:05  
o'clock A M. Recorded in Book 2018  
on Page 2430-2433  
Deb Klingsberger County Clerk  
\$28.00 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: 25

**KNOW ALL PERSONS BY THESE PRESENTS:**

**THAT The County of Webster, State of Nebraska**

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 A OF ANNEX LOT 12 BY ORDINANCE TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT A; THENCE NORTHERLY A DISTANCE OF 19.49 FEET ALONG THE WESTERLY FRANKLIN STREET RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 2.34 FEET; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 19.48 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 089 DEGREES, 54 MINUTES, 16 SECONDS LEFT, A DISTANCE OF 2.34 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF SAID BLOCK A TO THE POINT OF BEGINNING CONTAINING 45.61 SQUARE FEET, MORE OR LESS.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO

BK2018, Pg 2431

PROJECT: 136-4(115)

**WARRANTY DEED**  
C.N.: 42617

TRACT: 25

ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS 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.



PROJECT: 136-4(115)                      WARRANTY DEED                      TRACT: 25  
C.N.: 42617

Duly executed this 21<sup>st</sup> day of August, A.D. 2018.

The County of Webster, State of Nebraska

Keith J Buschow  
Acknowledging Member, Agent or Manager

Keith J. Buschow  
Print or type name of Acknowledging Member, Agent or Manager

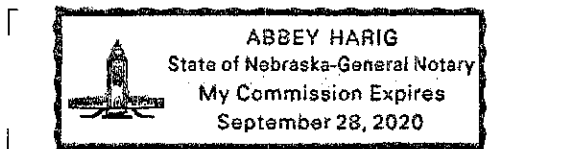
STATE OF Nebraska )  
COUNTY OF Webster )ss.

On this 21<sup>st</sup> day of August, A.D., 2018, before me, a General Notary Public, duly commissioned and qualified, personally came Keith Buschow

\_\_\_\_\_ 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

Abbey Harig  
Notary Public



# NEBRASKA

Good Life. Great Journey.  
DEPARTMENT OF TRANSPORTATION

## STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

### Affidavit

I, Keith Buschow, the undersigned, swear or affirm that the following is true and accurate to the best of my knowledge:

- I am the Chairman for Webster Co Board of Commissioners  
(title) (name of organization)  
organized in accordance with the laws of the State of Nebraska and/ or  
lawfully operating in the State of Nebraska; and
- In that capacity or by resolution of the Webster Co Board of Commissioners  
(governing body)  
dated January 16, 2018 I am authorized to sign any and all documentation on behalf  
of the above named entity regarding the sale or use of property rights in general or specifically  
with the State of Nebraska - Department of Transportation project as noted at the close of this page.

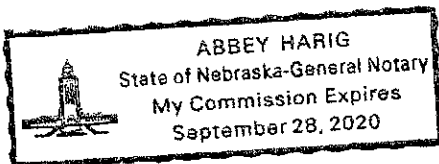
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Keith Buschow  
Signature  
Keith J. Buschow  
Print Name

State of Nebraska )  
County of Webster ) ss

Subscribed and sworn before me this 21<sup>st</sup> day of August, 2018.

Abbey Harig  
Notary Public



Project No.: 136-4(115)  
Project Name: Red Cloud West  
Control Number: 42617  
Tract No.: 25

RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2437 DOC STAMPS 87.75 DEED TYPE WD SALES FILE # 321

DATE OF SALE 12-5-2018 DATE OF DEED 12-5-2018 DATE RECORDED 12-6-2018

GRANTOR'S NAME (SELLER) Craig + Carnation Beck GRANTEE'S NAME (BUYER) Carolyn Crawford

LEGAL DESCRIPTION Lots 4, 5, Block 1 original Town of Red Cloud

LOCATION ID PARCEL(S) 000101300 30010

NEIGHBORHOOD / PROPERTY CLASS 200 Red Cloud Single family SITUS 734 N Webster 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 38,600 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		520	520	8755	1010	9765	10285
2017		520	520	8995	1010	10005	10525
2018		520	520	11695	1010	12705	13225

COMMENTS Paid 38600 Value 13,220

# 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.

321

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 12 Day 05 Yr. 2018		Mo. 12 Day 05 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) <b>Craig &amp; Carnation Beck</b>				Grantee's Name (Buyer) <b>Carolyn Crawford</b>			
Street or Other Mailing Address 734 N Webster St				Street or Other Mailing Address 734 N Webster St			
City <b>Red Cloud</b>		State <b>NE</b>		Zip Code <b>68970</b>		City <b>Red Cloud</b>	
						State <b>NE</b>	
						Zip Code <b>68970</b>	
Phone Number <b>(402) 705-6179</b>				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
 734 N Webster 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 Four (4) and Five (5), Block One (1), Original Town of Red Cloud, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed .....	\$ 38,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$ 38,600.00

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

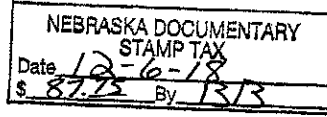
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** **David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney  
 Signature of Grantee or Authorized Representative Title Date **12-6-18**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 6 Yr. 18	27 Value of Stamp or Exempt Number \$ 87.75	28 Recording Data <b>BK2018, Pg 2437</b>	

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 December A.D., 2018, at 11:15 o'clock A. M. Recorded in Book 2018 on Page 2437  
Deb Klingsinger County Clerk  
\$10.00 BB Deputy  
Ind.      Comp.      Assessor      Carded     



WARRANTY DEED

Craig Beck & Carnation Beck, husband and wife, GRANTOR, in consideration of THIRTY-EIGHT THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$38,600.00) receipt of which is hereby acknowledged, convey to Carolyn Crawford, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4) and Five (5), Block One (1), Original Town of 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 December 5, 2018.

Craig Beck  
Craig Beck

Carnation Beck  
Carnation Beck

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 5, 2018, by Craig Beck & Carnation Beck, husband and wife.



Comm. expires 10-22-2022

David B. Garwood  
Notary Public

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

**Seller: BECK, CRAIG & CARNATION**  
**Buyer: CRAWFORD, CAROLYN**  
**Parcel ID: 000101300**  
**Additional Parcels:**  
**Book: 2018 Page: 2437**  
**Sale Date: 12/05/2018**  
**Legal Description: LOTS 4 & 5 BLOCK 1 ORIGINAL TOWN RED CLOUD**

**Residential**

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

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

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

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

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

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

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

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

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

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

**Seller: BECK, CRAIG & CARNATION**  
**Buyer: CRAWFORD, CAROLYN**  
Parcel ID: 000101300  
Additional Parcels:  
Book: 2018 Page: 2437  
Sale Date: 12/05/2018  
Legal Description: LOTS 4 & 5 BLOCK 1 ORIGINAL TOWN RED CLOUD

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

---

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

---

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

---

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

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

---

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

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

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

---

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

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

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

**Seller: BECK, CRAIG & CARNATION**  
**Buyer: CRAWFORD, CAROLYN**  
Parcel ID: 000101300  
Additional Parcels:  
Book: 2018 Page: 2437  
Sale Date: 12/05/2018  
**Legal Description: LOTS 4 & 5 BLOCK 1 ORIGINAL TOWN RED CLOUD**

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

---

---

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

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



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2437	12/5/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000101300		321		1		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10005		001	0010
Land		Improvements		Total		Date of Sale Property Classification Code								
520		12,705		13,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1918				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 816				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 89,975				Cost :						
<b>Single Family Style:</b> 101				<b>Residential Condition:</b> 20				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b> 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>						<b>Comments:</b>								
WD														

(Continue on back)



**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID Owner CRAWFORD, CAROLYN	000101300	Legal LOTS 4 & 5 BLOCK 1 ORIGINAL TOWN RED CLOUD	Card File Situs 734 N WEBSTER ST RED CLOUD, NE 68870	000101300			
County Area Neighborhood Location / Group District School	0 200 60 65 91-0002	N/A RED CLOUD RED CLOUD (RC) 2CS - 91-0002	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	01-01-01-01-06-01 4371-00-0-10005-001-0010 00002-00102-00002 2018 / 2437 12/05/2018 38,600	Value Buildings Improvement Land / Lot Total	Previous 12,705 0 520 13,225	Current 12,705 0 515 13,220

**Date Added Notes**


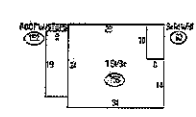
11/04/2002 30010

Permit No.	Type	Description	Date Open	Date Closed	Amount
0003	00 N/A	-2014 TOOL SHED 6 X 9 AND SHOP 11 X 18	01/09/2014	02/13/2014	0
0002	00 N/A	-2012 ADDED DECK TO BACK OF HOUSE	09/15/2011	05/03/2012	0
0001	00 N/A	-2011 check for remodeling	02/15/2011	02/15/2011	0

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD	02 SqFoot	LEVEL   P,A,C&G   ALL	5,865.000	50.000	N	25,000	0.088	0.000	515	7
						130,680	0.007			
						999,999	0.003			

Sale Date	Book	Page	Extend	Ownership History	Amount
04/20/2018	2018	818		BECK, CRAIG & CARNATION	28,000
04/20/2018	2018	818		BECK, CRAIG & CARNATION	28,000
05/05/2010	02010	00741		GOEBEL, DICK & JENNIE	5,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	1790	65	12,705	0	520	13,225	0	13,225	265.84	0
2017	101300	65	10,005	0	520	10,525	10,525	0	0.00	0
2016	101300	65	9,765	0	520	10,285	10,285	0	0.00	0
2015	101300	65	4,505	0	520	5,025	0	5,025	113.04	0
2014	101300	65	4,505	0	520	5,025	0	5,025	119.36	0
2013	101300	65	7,990	0	520	8,510	8,510	0	0.00	0

<p>Parcel ID 000101300 Cadastral ID 00002-00102-00002 PAD Class Code 01-01-01-01-06-01 State GEO 4371-00-0-10005-001-0010 Owner CRAWFORD, CAROLYN Situs 734 N WEBSTER ST RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 4 &amp; 5 BLOCK 1 ORIGINAL TOWN RED CLOUD</p>	<p>(7) Primary Image</p> 	<p>Sketch Image</p> 
---	---	---

<p><b>Property Valuation</b></p> <p>Buildings 12,705 Improvement 0 Land/Lot 515 Total 13,220</p> <p><b>Lot Information</b></p> <p>Lot Size LEVEL   P,A,C&amp;G   ALL Valuation Model RED CLOUD Valuation Method 02 Square Ft Lot Value 515</p> <p><b>Review Information</b></p> <p>10/05/2016 Entered CJ 08/01/2016 Inspect CJ</p>	<p><b>Residential Information</b></p> <p>Type Single-family Residence Quality 3.00 - Average Condition 2.00 - Badly Worn Base/Total 816 / 816 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Wamed &amp; Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/RoughIn 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 816</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <p>Year/Effective Age 1918/0</p>
--	---	---

Code	Description	Cost Source	Size	Year In	Units	Depreciation
RPS	Raised Slab Porch with Roof	MS Residential	152	0	152	0.000 %
WOD	Wood Deck	MS Residential	144	0	144	0.000 %
SH2	SHED CONC	MS Residential	176	2013	176	32.000 %

Date Added	Notes
11/04/2002	30010

RESIDENTIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2440 DOC STAMPS 18.75 DEED TYPE JTWD SALES FILE # 322

DATE OF SALE 12-5-2018 DATE OF DEED 12-5-2018 DATE RECORDED 12-6-2018

GRANTOR'S NAME (SELLER) Paul + Monica Kennedy GRANTEE'S NAME (BUYER) David J. + Nicole Ellis

LEGAL DESCRIPTION Lots 13, 14, 15, 16, 17 + 18 Block 18 Cowles including South 1/2 Alley

LOCATION ID PARCEL(S) 000804600 + 15360

NEIGHBORHOOD / PROPERTY CLASS 500-Cowles 01-Single family SITUS 301 4th 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 35,000 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016	—	695	695	65405	5070	70475	71170
2017	—	695	695	27740	1555	29295	29990
2018	—	695	695	66150	1555	67705	68400

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.

322

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. 12 Day 5 Yr. 18	4 Date of Deed Mo. 12 Day 5 Yr. 18
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paul + Monica Kennedy Street or Other Mailing Address 301 Fourth St City Blue Hill (Cowles) State NE Zip Code 68930 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David I. + Nicole Ellis Street or Other Mailing Address 301 Fourth St City Blue Hill (Cowles) State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address	

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

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

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
Yes  No

10 Type of Transfer

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

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

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

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> 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 _____
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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  
301 Fourth St

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  
L13, 14, 15, 16, 17 + 18, B18, OT of Cowles W. C., NE, including South half of alley.

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

22 Total purchase price, including any liabilities assumed	22	\$	35000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	35000.00

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: \_\_\_\_\_

Phone Number: 402-746-3613

Date: 12/6/18

Register of Deed's Use Only

26 Date Deed Recorded Mo. 12 Day 6 Yr. 18	27 Value of Stamp or Exempt Number \$ 78.75	28 Recording Data BK2018, Pg 2440	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of December A.D., 2018, at 3:35 o'clock P. M. Recorded in Book 2018 on Page 2440

Debi Klungenberger County Clerk  
\$10.00 BB Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-6-18  
\$ 78.75 By BB

**JOINT TENANCY WARRANTY DEED**

Paul Kennedy and Monica Kennedy, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to David I. Ellis and Nicole Ellis, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block Eighteen (18), Original Town of Cowles, Webster County, Nebraska, including the South Half of the alley in Block Eighteen (18) vacated by Resolution filed in Book 2006, page 691.

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

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

Executed December 5, 2018.

Paul Kennedy  
Paul Kennedy

Monica Kennedy  
Monica Kennedy

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 5, 2018, by Paul Kennedy and Monica Kennedy, husband and wife.

Comm. expires 

Kory McCracken  
Notary Public

**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: ELLIS, DAVID I & NICOLE  
Parcel ID: 000804600  
Additional Parcels:  
Book: 2018 Page: 2440  
Sale Date: 12/05/2018  
Legal Description: LOTS 13 - 18 BLOCK 18 ORIGINAL VILLAGE COWLES

**Residential**

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

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

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

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

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

Did this sale involve a trade or exchange of property? \_\_\_Yes \_\_\_No If yes, Explain \_\_\_\_\_

\_\_\_\_\_

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

**Seller: KENNEDY, PAUL & MONICA**  
**Buyer: ELLIS, DAVID I & NICOLE**  
**Parcel ID: 000804600**  
**Additional Parcels:**  
**Book: 2018 Page: 2440**  
**Sale Date: 12/05/2018**  
**Legal Description: LOTS 13 - 18 BLOCK 18 ORIGINAL VILLAGE COWLES**

Was the sale between family members? \_\_\_Yes \_\_\_No If yes, explain  
\_\_\_\_\_

Was there any association between the buyer and the seller or with the property? \_\_\_Yes  
\_\_\_No If yes explain  
\_\_\_\_\_

Do you own other property nearby? \_\_\_Yes \_\_\_No If yes, please  
explain  
\_\_\_\_\_

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

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

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

Do you think this property sold for its full market value? \_\_\_Yes \_\_\_No

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

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

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



**WEBSTER COUNTY ASSESSOR**

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

**Seller: KENNEDY, PAUL & MONICA**

**Buyer: ELLIS, DAVID I & NICOLE**

**Parcel ID: 000804600**

**Additional Parcels:**

**Book: 2018 Page: 2440**

**Sale Date: 12/05/2018**

**Legal Description: LOTS 13 - 18 BLOCK 18 ORIGINAL VILLAGE COWLES**

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

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

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

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

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

(circle one) Metal Frame Foundation Basement

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

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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2018	2440	12/5/2018	Base: 91-0074				Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number									
000804600		322		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4373			00	0	50005		018	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
695		22,640		23,335		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: COWLES (COW)						A) 1	B) 01	C) 1	D) 1	E) 8	F) 3				
						Residential				Commercial					
<b>Multiple Improvements:</b>						Multiple Improvements :				Multiple Improvements :					
<b>Construction Date:</b>						Construction Date : 1923				Construction Date :					
<b>Floor:</b>						Floor Sq. Ft. : 2,187				Floor Sq. Ft. :					
<b>Building Cost New:</b>						Cost : 201,620				Cost :					
<b>Single Family Style:</b> 104						<b>Residential Condition:</b> 25				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary:          Other1:          Other2:					
(101) <input type="checkbox"/> One Story						(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input checked="" type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>						<b>Residential Quality:</b> 40				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>			<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex													(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>															
<b>Assessor Comments and Reason for Adjustment:</b>															
<b>Comments from</b>						<b>Comments:</b>									
JTWD															

(Continue on back)

**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 000804600		Legal LOTS 13 - 18 BLOCK 18 ORIGINAL VILLAGE COWLES		Card File 000804600						
Owner ELLIS, DAVID I & NICOLE 301 FOURTH STREET BLUE HILL, NE 68930				Situs 301 FORTH STREET COWLES, NE						
County Area 0 N/A	Neighborhood 500 COWLES/HOME SITE	Class Code 01-01-01-01-08-03	State GEO 4373-00-0-50005-018-0000	Value Buildings 22,640	Previous 22,640					
Location / Group 30 COWLES (COW)	District 200 74WS - 91-0074	Cadastral 62-83-12-+	Book / Page 2018 / 2440	Improvement 0	0					
School 91-0074		Sale Date 12/05/2018	Sale Amount 35,000	Land / Lot 695	695					
				Total 23,335	23,335					
		Permit No.	Type	Description	Date Open	Date Closed	Amount			
		0007	00 N/A	~2012 LOOK AT 1/2 STORY FINISH-IS IT COM	02/15/2011	05/03/2012	0			
		0006	00 N/A	~2011 12 X 16 SHED MOVED ON; CHK TERMITE	06/07/2010	02/11/2011	0			
		0005	00 N/A	~2010 CHECK FOR COMPLETION/IS ANYONE LIV	02/24/2009	03/12/2010	0			
		0004	00 N/A	~2009 HOUSE STRIPPED INSIDE, SEE IF FIXE	01/30/2008	02/24/2009	0			
		0003	00 N/A	~2008 CHECK FOR COMPLETION/NEED TO UPDAT	10/24/2006	10/30/2007	0			
		0002	00 N/A	~2007 CHECK FOR MORE REMODELING	01/05/2006	10/24/2006	0			
		0001	00 N/A	~2006 HOME BEING REMODELED	06/21/2005	01/05/2006	0			
Model 12 COWLES/HOME SITE	Method 02 SqFoot	Description LEVEL   GRAVEL   WELL,SEP,ELEC,PRO	Lot Size 42,000.000	Frontage 300.000	Spot Code N	Cutoff 10,500	Value 0.033	Add (+/-) 0.000	Lot Value 695	Appr ID 1360
							999,999	0.011		
Sale Date	Book	Page	Extend	Ownership History			Amount			
12/22/2008	02008	02033		KENNEDY, PAUL & MONICA			20,000			
12/22/2008	02008	02033		KENNEDY, PAUL & MONICA			20,000			
01/30/2008	02008	00249		DELL, HUGH A & MELBA L			12,000			
09/21/2004	02004	01910		KENNEDY, TRAVIS			18,800			
05/15/2002	02002	01835		LATTA, G ELWOOD			14,000			
10/10/2001	02001	01980		HOMEQ SERVICING CORP			37,554			
08/01/1996	01996	01273		CANNADY,CHRISTINA			0			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	4471	200	22,640	0	695	23,335	0	23,335	389.34	0
2017	804600	200	29,295	0	695	29,990	0	29,990	490.64	0
2016	804600	200	29,295	0	695	29,990	0	29,990	490.70	0
2015	804600	200	34,480	0	695	35,175	0	35,175	574.76	0
2014	804600	200	26,930	0	695	27,625	0	27,625	504.82	0
2013	804600	200	30,140	0	695	30,835	0	30,835	616.50	0

**WEBSTER COUNTY**  
Appraisal Property Record Card

<p>Parcel ID 000804800 (1360) Cadastral ID 62-83-12-+ PAD Class Code 01-01-01-01-08-03 State GEO 4373-00-0-50005-018-0000 Owner ELLIS, DAVID I &amp; NICOLE 301 FOURTH STREET BLUE HILL, NE 68930 Situs 301 FORTH STREET COWLES NE Neighborhood 500 - COWLES/HOME SITE District 200 - 74WS - 91-0074 Legal LOTS 13 - 18 BLOCK 18 ORIGINAL VILLAGE COWLES</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p> 
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<p><b>Property Valuation</b> Buildings 22,640 Improvement 0 Land/Lot 695 Total 23,335</p> <p><b>Lot Information</b> Lot Size LEVEL   GRAVEL   WELL,SEP,ELEC,PRO Valuation Model COWLES/HOME SITE Valuation Method 02 Square Ft Lot Value 695</p> <p><b>Review Information</b> 06/27/2016 Inspect TS Entered</p>	<p><b>Residential Information</b> Type Single-family Residence Quality 4.00 - Good Condition 2.50 - Badly Worn Plus 0.5 Base/Total 1,458 / 2,187 Style 100 % - 1 1/2 Story Finished Exterior Wall 80 % - Masonry, Common Brick 20 % - Frame, Stucco Heating/Cooling 75 % - Warmed &amp; Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 1,458 Fixture/Roughin 7 / 0 Bed/Bathroom 2 / 1.5 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1923/0</p>
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Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	1.00		0	324 sqft	0.000 % / 0.000 %

Approximate value after 69.000 % physical, 24.000 % functional and 0.000 % economic depreciation is 1,905

Code	Description	Cost Source	Size	Year In	Units	Depreciation
SH1	SHED DIRT	MS Residential	264	0	264	42.000 %
KWL	Knee-Wall Porch	MS Residential	272	0	272	0.000 %
WOD	Wood Deck	MS Residential	336	0	336	0.000 %
SH1	SHED DIRT	MS Residential	156	0	156	82.000 %
SH1	SHED DIRT	MS Residential	80	0	80	82.000 %



# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **323**  
• If additional space is needed, add an attachment and identify the item.

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 01 Day 01 Yr. 2016	Mo. 03 Day 02 Yr. 2016

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Oregon Trail Equip., LLC		Grantee's Name (Buyer) LandMark Holdings, LLC	
Street or Other Mailing Address 702 Road 1100		Street or Other Mailing Address PO Box 675	
City Red Cloud	State NE	City Holdrege	State NE
Zip Code 68970		Zip Code 68949	
Phone Number (402) 746-2239		Phone Number (308) 995-6511	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address n/a		Email Address n/a	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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 checked="" type="checkbox"/> Other (Explain) <b>TRANSFER TO AFFILIATE</b>
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Trustee to Beneficiary	

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

Yes  No

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

Yes  No

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other <b>AFFILIATED RELATED ENTITIES</b>
		<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?

\$675,110

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

702 Road 1100  
Red Cloud, NE 68970

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

LandMark Holdings, LLC  
PO Box 675  
Holdrege, NE 68949

18a  No address assigned 18b  Vacant land

20 Legal Description

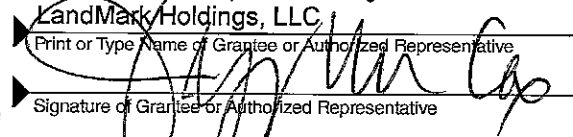
See Exhibit "A" attached hereto and incorporated herein by this reference

21 If agricultural, list total number of acres n/a

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

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

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

**sign here**  \_\_\_\_\_  
Print or Type Name of Grantee or Authorized Representative  
LandMark Holdings, LLC  
Phone Number (308) 995-6511  
Signature of Grantee or Authorized Representative \_\_\_\_\_  
Title Attorney  
Date 12/04/2018

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 12 Day 7 Yr. 18	\$ 1,521.00	BK2018, Pg 2444-2445	

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

LEGAL DESCRIPTION: County Surveyor's Lot 19 in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of December A.D., 20 18, at 12:40 o'clock A M. Recorded in Book 2018 on Page 2444-2445.  
Deb Klingenberg County Clerk  
11630 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-7-18  
\$ 1,521.00 By BB

Do not write above this line, for filing purposes only  
Dier, Osborn, Cox & Nelsen, P.C., L.L.O., 815 Fourth Avenue, P.O. Box 586, Holdrege, Nebraska 68949

**CORPORATION WARRANTY DEED**

**GRANTOR: Landmark Implement, Inc.,** A Nebraska Corporation, being the surviving entity pursuant to Articles of Merger of **Oregon Trail Equip., L.L.C.**, A Nebraska Limited Liability Company, with and into Landmark Implement, Inc., A Nebraska Corporation.

**GRANTEE: LandMark Holdings, LLC,** A Nebraska Limited Liability Company.

The above-named GRANTOR, In consideration of one dollar (\$1.00) and other good and valuable consideration received from the above-named GRANTEE, hereby conveys to GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. 76-201):

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

GRANTOR covenants with GRANTEE that GRANTOR:

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

EXECUTED on this 2nd day of MARCH, 20 16.

**Landmark Implement, Inc.,**  
**A Nebraska Corporation, GRANTOR.**

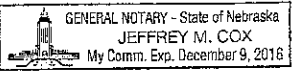
By [Signature]  
President

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DHELPS )

The foregoing instrument was acknowledged before me on the 2nd day of MARCH, 2016, by Andrew P. Grollmes, President of Landmark Implement, Inc., A Nebraska Corporation, on behalf of said Corporation.

[Signature]  
Notary Public

(SEAL)





BK 2018, Pg 2445

LEGAL DESCRIPTION: County Surveyor's Lot 19 in the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

**Exhibit "A"**





**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 001915500		Legal LOT 19 IN SW1/4 35-2-11 S-T-R: 35-02-11		Card File 001915500	
Owner LANDMARK HOLDINGS, LLC PO BOX 675 HOLDREGE, NE 68949				Situs 702 WRD 1100	
County Area 0	N/A	Class Code 01-03-05-03-00-06		Value Buildings 309,740	Previous 309,740
Neighborhood 1000	RURAL COMMERCIAL	State GEO 4371-35-3-00000-000-9055		Improvement 0	Current 309,740
Location / Group 60	RED CLOUD (RC)	Cadastral 00001-00098-00041		Land / Lot 12,170	0
District 45	2F2S - 91-0002	Book / Page 2018 / 2444 Ext: 2445		Total 321,910	12,170
School 91-0002		Sale Date 01/01/2016			321,910
		Sale Amount 0			


Date Added Notes  
03/06/2018 69055 ZONING RED CLOUD JURISDICTION SUBURBAN

Permit No.	Type	Description	Date Open	Date Closed	Amount
0004	00 N/A	-2016 IS OLD BUILDINGS TORN DOWN	03/12/2015	03/15/2016	0
0003	00 N/A	-2015 NEW BLDG 100% COMPL, CHK FOR QUONS	03/04/2014	03/12/2015	0
0002	00 N/A	-2014 CHECK FOR NEW BUILDING	12/05/2013	03/04/2014	0
0001	00 N/A	-2010 ADDED AWNING TO BLDG.	05/04/2009	02/02/2010	0

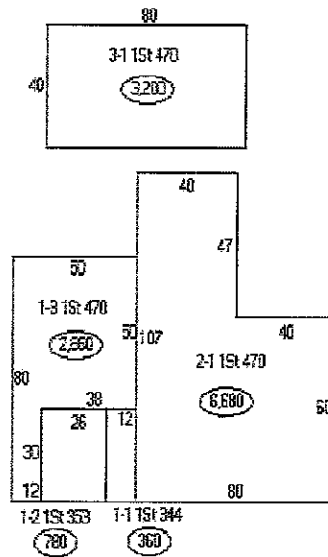
Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
25 RURAL COMMERCIAL	05 Build		9.000	0.000	N	1	8,170,000	0.000	12,170	4581
							999,999	500,000		

Sale Date	Book	Page	Extend	Ownership History	Amount
01/01/2016	2018	2444	2445	LANDMARK HOLDINGS, LLC	0
04/29/2013	02013	01245		OREGON TRAIL EQUIP, LLC	85,000
04/29/2013	02013	01245		OREGON TRAIL EQUIP, LLC	85,000
05/01/2008	02008	00859		KINNAMAN, TIMOTHY & MARCIELLA	67,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	1328	45	309,740	0	12,170	321,910	0	321,910	4,146.44	0
2017	915500	45	309,740	0	12,170	321,910	0	321,910	4,330.92	0
2016	915500	45	309,740	0	12,170	321,910	0	321,910	4,452.70	0
2015	915500	45	662,940	0	12,170	675,110	0	675,110	9,294.14	0
2014	915500	45	454,520	0	12,170	466,690	0	466,690	7,136.90	0
2013	915500	45	52,520	0	12,170	64,690	0	64,690	1,055.24	0

<p>Parcel ID 001915500 (4581)          Cadastral ID 00001-00098-00041          PAD Class Code 01-03-05-03-00-06          State GEO 4371-35-3-00000-000-9055  <b>Owner</b>          LANDMARK HOLDINGS, LLC          PO BOX 675          HOLDREGE, NE 68949  <b>Situs</b>          702 1RD 1100  <b>Neighborhood</b> 1000 - RURAL COMMERCIAL  <b>District</b> 45 - 2F2S - 91-0002  <b>Legal</b>          S-T-R: 35-02-11          LOT 19 IN SW1/4 35-2-11</p>	 <p><b>Primary Image Information</b>  <b>Image ID</b> 2  <b>Image Date</b> 04/13/2018  <b>File Name</b> ConvertedPic.jpg  <b>Description</b> Converted Image</p>	<p><b>Marshall &amp; Swift Cost Approach</b> (07/2013)</p>
<p><b>Property Valuation</b>  <b>Valuation Method</b> Cost Approach  <b>Improvement</b> 309,740  <b>Land/Lot</b> 12,170  <b>Total</b> 321,910 10.98/SqFt</p> <p><b>Lot Information</b>  <b>Buildable</b> 11  <b>Valuation Model</b> RURAL COMMERCIAL  <b>Valuation Method</b> 05 Buildable  <b>Lot Value</b> 12,170</p> <p><b>Review Information</b>          03/13/2017 Entered CJ          08/17/2016 Inspect CJ</p>		<p><b>Income Approach</b></p>
<p><b>Date Added Notes</b>          03/06/2018 69055 ZONING RED CLOUD JURISDICTION SUBURBAN</p>		

Parcel ID	001915500	(4581)	Legal	S-T-R: 35-02-11 LOT 19 IN SW1/4 35-2-11	Cadastral ID	00001-00098-00041
Owner	LANDMARK HOLDINGS, LLC			PAD Class Code	01-03-05-03-00-06	
Situs	702 1/2 RD 1100			State GEO	4371-35-3-00000-000-9055	
Neighborhood	1000 - RURAL COMMERCIAL			Parcel #: 001915500		



-- Denotes common wall.

Sequence	Code	Description	Base Area	Multiplier	Total Area
1	COMM	1-1 1St 344	4,500	1.00	4,500
2	COMM	1-2 1St 528	11,200	1.00	11,200
3	COMM	1-3 1St 297	1,800	1.00	1,800
4	COMM	1-4 1St 456	450	1.00	450
5	COMM	3-1 1St 468	1,880	1.00	1,880
6	COMM	3-2 1St 468	4,800	1.00	4,800
7	COMM	3-3 1St 468	4,000	1.00	4,000
8	COMM	4-1 1St 468	689	1.00	689
9	COMM	Farm Sun Shd	0	1.00	0
<b>Total Building Area</b>			<b>29,319</b>		<b>29,319</b>



**WEBSTER COUNTY**  
Appraisal Building

<p>Parcel ID 001915500 (4581)          Cadastral ID 00001-00098-00041          PAD Class Code 01-03-05-03-00-06          State GEO 4371-35-3-00000-000-9055  <b>Owner</b>          LANDMARK HOLDINGS, LLC          PO BOX 875          HOLDREGE, NE 68949  <b>Situs</b>          702 1RD 1100  <b>Neighborhood</b> 1000 - RURAL COMMERCIAL  <b>District</b> 45 - 2F2S - 91-0002  <b>Legal</b>          S-T-R: 35-02-11          LOT 19 IN SW1/4 35-2-11</p>	<p><b>Building Image Information</b>          Image ID 0          Image Date          File Name          Description</p>	<p><b>Marshall &amp; Swift Cost Approach</b>  <b>Appraisal Zone</b> 1000  <b>Zone Description</b> DEFAULT  <b>Manual Date</b> (07/2013)</p>
<p><b>Building Data</b>  <b>Building ID</b> 1  <b>Sequence</b> 1  <b>Occupancy 1</b> 468 - Material Storage Shed 100 %  <b>Occupancy 2</b>  <b>Occupancy 3</b>  <b>Total Floor Area</b> 450  <b>Average Perimeter</b> 90  <b>Number of Stories</b> 1  <b>Average Wall Height</b> 18.00  <b>Year Built</b> 2013  <b>Effective Age</b> 1</p>	<p><b>Construction Class</b> S - Metal frame and walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 3.00 - Average  <b>Exterior Wall</b> 100 % - Single -Metal on Steel Frame  <b>Heating/Cooling</b> 100 % - Package Unit  <b>Roof Type</b>  <b>Roof Cover</b></p>	<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>

<p>Parcel ID 001915500 (4581)  Cadastral ID 00001-00098-00041  PAD Class Code 01-03-05-03-00-06  State GEO 4371-35-3-00000-000-9055  <b>Owner</b>  LANDMARK HOLDINGS, LLC  PO BOX 675  HOLDREGE, NE 68949  <b>Situs</b>  702 1RD 1100  <b>Neighborhood</b> 1000 - RURAL COMMERCIAL  <b>District</b> 45 - 2F2S - 91-0002  <b>Legal</b>  S-T-R: 35-02-11  LOT 19 IN SW1/4 35-2-11</p>	<p><b>Building Image Information</b>  Image ID 0  Image Date  File Name  Description</p>	<p><b>Marshall &amp; Swift Cost Approach</b>  Appraisal Zone 1000  Zone Description DEFAULT  Manual Date (07/2013)</p>
<p><b>Building Data</b>  Building ID 2  Sequence 2  Occupancy 1 297 - 100 %  Occupancy 2  Occupancy 3  Total Floor Area 1,800  Average Perimeter 180  Number of Stories 1  Average Wall Height 24.00  Year Built 2013  Effective Age 1</p>	<p><b>Construction Class</b> S - Metal frame and walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 4.00 - Good  <b>Exterior Wall</b> 100 % - Single -Metal on Steel Frame  <b>Heating/Cooling</b> 100 % - Package Unit  <b>Roof Type</b>  <b>Roof Cover</b></p>	<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>
<p> </p>		

<p>Parcel ID 001915500 (4581)                  Cadastral ID 00001-00098-00041                  PAD Class Code 01-03-05-03-00-06                  State GEO 4371-35-3-00000-000-9055  <b>Owner</b>                  LANDMARK HOLDINGS, LLC                  PO BOX 675                  HOLDREGE, NE 68949  <b>Situs</b>                  702 W RD 1100  <b>Neighborhood</b> 1000 - RURAL COMMERCIAL  <b>District</b> 45 - 2F2S - 91-0002  <b>Legal</b>                  S-T-R: 35-02-11                  LOT 19 IN SW1/4 35-2-11</p>	<p><b>Building Image Information</b>                  Image ID 0                  Image Date                  File Name                  Description</p>	<p><b>Marshall &amp; Swift Cost Approach</b>                  Appraisal Zone 1000                  Zone Description DEFAULT                  Manual Date (07/2013)</p>
<p><b>Building Data</b>                  Building ID 3                  Sequence 3                  Occupancy 1 353 - Retail Store 100 %                  Occupancy 2                  Occupancy 3                  Total Floor Area 4,500                  Average Perimeter 280                  Number of Stories 1                  Average Wall Height 18.00                  Year Built 2013                  Effective Age 49</p>	<p><b>Construction Class</b> S - Metal frame and walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 4.00 - Good  <b>Exterior Wall</b> 100 % - Single -Metal on Steel Frame  <b>Heating/Cooling</b> 100 % - Warmed and Cooled Air  <b>Roof Type</b>  <b>Roof Cover</b></p>	<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>



<p>Parcel ID 001915500 (4581)  Cadastral ID 00001-00098-00041  PAD Class Code 01-03-05-03-00-06  State GEO 4371-35-3-00000-000-9055  <b>Owner</b>  LANDMARK HOLDINGS, LLC  PO BOX 875  HOLDREGE, NE 68949  <b>Situs</b>  702 WRD 1100  <b>Neighborhood</b> 1000 - RURAL COMMERCIAL  <b>District</b> 45 - 2F2S - 91-0002  <b>Legal</b>  S-T-R: 35-02-11  LOT 19 IN SW1/4 35-2-11</p>	<p><b>Building Image Information</b>  Image ID 0  Image Date  File Name  Description</p>	<p><b>Marshall &amp; Swift Cost Approach</b>  Appraisal Zone 1000  Zone Description DEFAULT  Manual Date (07/2013)</p>
<p><b>Building Data</b>  Building ID 4  Sequence 4  Occupancy 1 528 - Service Repair Garage 100 %  Occupancy 2  Occupancy 3  Total Floor Area 11,200  Average Perimeter 440  Number of Stories 1  Average Wall Height 24.00  Year Built 2013  Effective Age 1</p>	<p><b>Construction Class</b> S - Metal frame and walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 4.00 - Good  <b>Exterior Wall</b> 100 % - Single -Metal on Steel Frame  <b>Heating/Cooling</b> 100 % - Package Unit  <b>Roof Type</b>  <b>Roof Cover</b></p>	<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>

<p>Parcel ID 001915500 (4581)                  Cadastral ID 00001-00098-00041                  PAD Class Code 01-03-05-03-00-06                  State GEO 4371-35-3-00000-000-9055  <b>Owner</b>                  LANDMARK HOLDINGS, LLC                  PO BOX 675                  HOLDREGE, NE 68949  <b>Situs</b>                  702 WRD 1100                  Neighborhood 1000 - RURAL COMMERCIAL                  District 45 - 2F2S - 91-0002  <b>Legal</b>                  S-T-R: 35-02-11                  LOT 19 IN SW1/4 35-2-11</p>	<p><b>Building Image Information</b>                  Image ID 0                  Image Date                  File Name                  Description</p>	<p><b>Marshall &amp; Swift Cost Approach</b>                  Appraisal Zone 1000                  Zone Description DEFAULT                  Manual Date (07/2013)</p>
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<p><b>Building Data</b>                  Building ID 5                  Sequence 5                  Occupancy 1 468 - Material Storage Shed 100 %                  Occupancy 2                  Occupancy 3                  Total Floor Area 4,000                  Average Perimeter 280                  Number of Stories 1                  Average Wall Height 24.00                  Year Built 1950                  Effective Age 3</p>	<p><b>Construction Class</b> S - Metal frame and walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 2.00 - Badly Worn  <b>Exterior Wall</b> 100 % - Single -Metal on Steel Frame  <b>Heating/Cooling</b> 100 % - No HVAC  <b>Roof Type</b>  <b>Roof Cover</b></p>	<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>
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<p>Parcel ID 001915500 (4581)                  Cadastral ID 00001-00098-00041                  PAD Class Code 01-03-05-03-00-06                  State GEO 4371-35-3-00000-000-9055  <b>Owner</b>                  LANDMARK HOLDINGS, LLC                  PO BOX 875                  HOLDREGE, NE 68949  <b>Situs</b>                  702 WRD 1100  <b>Neighborhood</b> 1000 - RURAL COMMERCIAL  <b>District</b> 45 - 2F2S - 91-0002  <b>Legal</b>                  S-T-R: 35-02-11                  LOT 19 IN SW1/4 35-2-11</p>	<p><b>Building Image Information</b>                  Image ID 0                  Image Date                  File Name                  Description</p>	<p><b>Marshall &amp; Swift Cost Approach</b>                  Appraisal Zone 1000                  Zone Description DEFAULT                  Manual Date (07/2013)</p>
<p><b>Building Data</b>                  Building ID 6                  Sequence 6                  Occupancy 1 468 - Material Storage Shed 100 %                  Occupancy 2                  Occupancy 3                  Total Floor Area 1,880                  Average Perimeter 174                  Number of Stories 1                  Average Wall Height 24.00                  Year Built 1950                  Effective Age 49</p>	<p><b>Construction Class</b> S - Metal frame and walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 2.00 - Badly Worn  <b>Exterior Wall</b> 100 % - Single -Metal on Steel Frame  <b>Heating/Cooling</b> 100 % - No HVAC  <b>Roof Type</b>  <b>Roof Cover</b></p>	<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>

<p>Parcel ID 001915500 (4681)  Cadastral ID 00001-00098-00041  PAD Class Code 01-03-05-03-00-06  State GEO 4371-35-3-00000-000-9055  <b>Owner</b>  LANDMARK HOLDINGS, LLC  PO BOX 675  HOLDREGE, NE 68949  <b>Situs</b>  702 WRD 1100  <b>Neighborhood</b> 1000 - RURAL COMMERCIAL  <b>District</b> 45 - 2F2S - 91-0002  <b>Legal</b>  S-T-R: 35-02-11  LOT 19 IN SW1/4 35-2-11</p>	<p><b>Marshall &amp; Swift Cost Approach</b>  <b>Appraisal Zone</b> 1000  <b>Zone Description</b> DEFAULT  <b>Manual Date</b> (07/2013)</p>
<p><b>Building Data</b>  <b>Building ID</b> 7  <b>Sequence</b> 7  <b>Occupancy 1</b> 468 - Material Storage Shed 100 %  <b>Occupancy 2</b>  <b>Occupancy 3</b>  <b>Total Floor Area</b> 4,800  <b>Average Perimeter</b> 280  <b>Number of Stories</b> 1  <b>Average Wall Height</b> 18.00  <b>Year Built</b> 1950  <b>Effective Age</b> 49</p>	<p><b>Building Image Information</b>  <b>Image ID</b> 0  <b>Image Date</b>  <b>File Name</b>  <b>Description</b></p> <p><b>Construction Class</b> S - Metal frame and walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 2.00 - Badly Worn  <b>Exterior Wall</b> 100 % - Single -Metal on Steel Frame  <b>Heating/Cooling</b> 100 % - No HVAC  <b>Roof Type</b>  <b>Roof Cover</b></p>
<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>	



**WEBSTER COUNTY**  
Appraisal Building

<p>Parcel ID 001915500 (4581)          Cadastral ID 00001-00098-00041          PAD Class Code 01-03-05-03-00-06          State GEO 4371-35-3-00000-000-9055  <b>Owner</b>          LANDMARK HOLDINGS, LLC          PO BOX 675          HOLDREGE, NE 68949  <b>Situs</b>          702 WRD 1100  <b>Neighborhood</b> 1000 - RURAL COMMERCIAL  <b>District</b> 45 - 2F2S - 91-0002  <b>Legal</b>          S-T-R: 35-02-11          LOT 19 IN SW1/4 35-2-11</p>	<p><b>Marshall &amp; Swift Cost Approach</b>  <b>Appraisal Zone</b> 1000  <b>Zone Description</b> DEFAULT  <b>Manual Date</b> (07/2013)</p> <hr/> <p><b>Building Image Information</b>  <b>Image ID</b> 0  <b>Image Date</b>  <b>File Name</b>  <b>Description</b></p>
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<p><b>Building Data</b>  <b>Building ID</b> 8  <b>Sequence</b> 8  <b>Occupancy 1</b> 468 - Material Storage Shed 100 %  <b>Occupancy 2</b>  <b>Occupancy 3</b>  <b>Total Floor Area</b> 689  <b>Average Perimeter</b> 132  <b>Number of Stories</b> 1  <b>Average Wall Height</b> 12.00  <b>Year Built</b> 1950  <b>Effective Age</b> 1</p>	<p><b>Construction Class</b> S - Metal frame and walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 2.00 - Badly Worn  <b>Exterior Wall</b> 100 % - Single -Metal on Steel Frame  <b>Heating/Cooling</b> 100 % - No HVAC  <b>Roof Type</b>  <b>Roof Cover</b></p>	<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>
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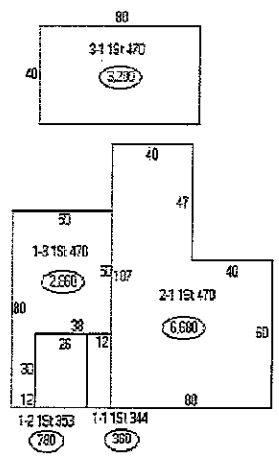




**WEBSTER COUNTY**  
Appraisal Outbuilding

Parcel ID 001915500 (4581)  
 Cadastral ID 00001-00098-00041  
 PAD Class Code 01-03-05-03-00-06  
 State GEO 4371-35-3-00000-000-9055  
 Owner  
 LANDMARK HOLDINGS, LLC  
 PO BOX 675  
 HOLDREGE, NE 68949  
 Situs  
 702 WRD 1100  
 Neighborhood 1000 - RURAL COMMERCIAL  
 District 45 - 2F2S - 91-0002  
 Legal  
 S-T-R: 35-02-11  
 LOT 19 IN SW1/4 35-2-11

Parcel #: 001515500



--- Denotes common wall.

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
PAVC	CONCRETE DRIVE Building Components		3.00	0.00	2013	0				380
PAVC	CONCRETE DRIVE Building Components		3.00	0.00	2013	0				3,300
PAVC	CONCRETE DRIVE Building Components		3.00	0.00	2013	0				1,500
PAVC	CONCRETE DRIVE Building Components		3.00	0.00	1950	0				4,000

**WEBSTER COUNTY**  
**Appraisal Outbuilding**

Parcel ID	001915500	(4581)	Owner	LANDMARK HOLDINGS, LLC	Legal	LOT 19 IN SW1/4 35-2-11				
Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
PAVC	CONCRETE DRIVE Building Components		3.00	0.00	1950	0				760
PAVC	CONCRETE DRIVE Building Components		3.00	0.00	1950	0				504
PAVC	CONCRETE DRIVE Building Components		3.00	0.00	1950	0				300
PAVC	CONCRETE DRIVE Building Components		3.00	0.00	2013	0				1,260
FSHD	FARM SUN SHADE SHLTR Building Components	D	3.00	0.00	1	0				560

RESIDENTIAL SALES FILE

PAGE 1

BOOK-PAGE 2018-2468

DOC STAMPS 2.25

DEED TYPE JTWD

SALES FILE # 324

DATE OF SALE 12-11-2018

DATE OF DEED 12-11-2018

DATE RECORDED 12-11-2018

GRANTOR'S NAME (SELLER) Ronald + Stephanie J. Olson

GRANTEE'S NAME (BUYER) Dusty + Amanda Wulf

LEGAL DESCRIPTION Lot 4 + 1 1/2 Lot 5 Block 3 LeDuc's Addition to RC.

LOCATION ID PARCEL(S) 000137100 - 37190

NEIGHBORHOOD / PROPERTY CLASS 200 RC / Single family

SITUS Vacant Lot

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 1,000

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				940
2017		940	940				940
2018		940	940				940

COMMENTS Empty Lot



# Real Estate Transfer Statement 324

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

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

1 County Name		2 County Number		3 Date of Sale/transfer		4 Date of Deed	
WEBSTER - 91				Mo. 12 Day 11 Yr. 2018		Mo. 12 Day 8 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Ronald & Stephani J. Olson				Grantee's Name (Buyer) Dusty & Amanda Wulf			
Street or Other Mailing Address 146 N Locust				Street or Other Mailing Address 505 N Chestnut St			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
Phone Number (402) 746-0094				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
Vacant Lot  
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  
Lot Four (4) and the North Half of Lot Five (5), Block Three (3), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$ 1,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1,000.00

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** → Hary J. McGracken  
Print or Type Name of Grantee or Authorized Representative

[Signature] \_\_\_\_\_  
Signature of Grantee or Authorized Representative

Attorney  
Title

402-746-3613  
Phone Number

12/11/18  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 11 Yr. 18	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK 2018, Pg 2468	

State of Nebraska } ss.  
County of Webster }

Book 2018, Pg 2468

Entered on the numerical index and filed for record in the Clerk's office of said county this 11<sup>th</sup> day of December A.D., 2018, at 1:30 o'clock P. M. Recorded in Book 2018 on Page 2468  
Deb Klugeberger County Clerk  
\$10.00 Liz Deputy  
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-11-18  
\$ 2.25 By Liz

**JOINT TENANCY WARRANTY DEED**

Ronald Olson and Stephani J. Olson, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Dusty Wulf and Amanda Wulf, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):


Lot Four (4) and the North Half of Lot Five (5), Block Three (3), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:  
(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;  
(2) has legal power and lawful authority to convey the same;  
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Ronald Olson  
Ronald Olson  
Stephani J. Olson  
Stephani J. Olson

STATE OF NEBRASKA, COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on December 6<sup>th</sup>, 2018, by Ronald Olson, a married person.

Comm.  Mary Hunt  
Notary Public

STATE OF NEBRASKA, COUNTY OF Lancaster ) ss.

The foregoing instrument was acknowledged before me on December 8<sup>th</sup>, 2018, by Stephani J. Olson, a married person.

Comm. expires 11/3/19  
Tasha Gunn  
Notary Public

  
GENERAL NOTARY - State of Nebraska  
DAKHAZ YOUSIF  
My Comm. Exp. Nov. 3, 2019

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

**Seller: OLSON, RONALD & STEPHANI J**  
**Buyer: WULF, DUSTY & AMANDA**  
**Parcel ID: 000137100**  
**Additional Parcels:**  
**Book: 2018 Page: 2468**  
**Sale Date: 12/11/2018**  
**Legal Description: LOT 4 & NORTH 25' LOT 5 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 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: OLSON, RONALD & STEPHANI J**

**Buyer: WULF, DUSTY & AMANDA**

**Parcel ID: 000137100**

**Additional Parcels:**

**Book: 2018 Page: 2468**

**Sale Date: 12/11/2018**

**Legal Description: LOT 4 & NORTH 25' LOT 5 BLOCK 3 LEDUC'S ADDITION RED CLOUD**

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

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

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

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

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

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

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

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

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

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

**WEBSTER COUNTY ASSESSOR**

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

**Seller: OLSON, RONALD & STEPHANI J**

**Buyer: WULF, DUSTY & AMANDA**

**Parcel ID: 000137100**

**Additional Parcels:**

**Book: 2018 Page: 2468**

**Sale Date: 12/11/2018**

**Legal Description: LOT 4 & NORTH 25' LOT 5 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  
  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	2468	12/11/2018	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000137100	324	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
940		940		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 3			

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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>Comments from</b>	<b>Comments:</b>
JTWD - EMPTY LOT	
(Continue on back)	



**WEBSTER COUNTY**  
Real Estate Breakdown Report

<b>Parcel ID</b> 000137100		<b>Legal</b> LOT 4 & NORTH 25' LOT 5 BLOCK 3 LEDUC'S ADDITION RED CLOUD		<b>Card File</b> 000137100	
<b>Owner</b> WULF, DUSTY & AMANDA 505 N CHESTNUT ST RED CLOUD, NE 68970				<b>Situs</b> 521 N CHESTNUT ST RED CLOUD, NE 68970	
<b>County Area</b>	0 N/A	<b>Class Code</b>	02-01-01-01-06-03	<b>Value</b>	<b>Previous</b> <b>Current</b>
<b>Neighborhood</b>	200 RED CLOUD	<b>State GEO</b>	4371-00-0-10025-003-0000	<b>Buildings</b>	0                  0
<b>Location / Group</b>	60 RED CLOUD (RC)	<b>Cadastral</b>	00002-00100-00069	<b>Improvement</b>	0                  0
<b>District</b>	65 2CS - 91-0002	<b>Book / Page</b>	2018 / 2468	<b>Land / Lot</b>	940                935
<b>School</b>	91-0002	<b>Sale Date</b>	12/11/2018	<b>Total</b>	940                935
		<b>Sale Amount</b>	1,000		

**Date Added Notes**

11/04/2002 37190

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	935	277
						130,680	0.007			
						999,999	0.003			

Sale Date	Book	Page	Extend	Ownership History	Amount
11/04/2014	02014	02617		OLSON, RONALD & STEPHANI J	200
11/04/2014	02014	02617		OLSON, RONALD & STEPHANI J	200
05/23/2005	02005	01455		CITY OF RED CLOUD	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	2212	65	0	0	940	940	0	940	18.90	0
2017	137100	65	0	0	940	940	0	940	18.62	0
2016	137100	65	0	0	940	940	0	940	19.28	0
2015	137100	65	0	0	940	940	0	940	21.14	0
2014	137100	65	0	0	940	940	0	940	22.32	0
2013	137100	65	0	0	940	940	0	940	23.32	0

<p>Parcel ID 000137100 Cadastral ID 00002-00100-00069 PAD Class Code 02-01-01-01-06-03 State GEO 4371-00-0-10025-003-0000 Owner WULF, DUSTY &amp; AMANDA 505 N CHESTNUT ST RED CLOUD, NE 68970 Situs 521 N CHESTNUT ST RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOT 4 &amp; NORTH 25' LOT 5 BLOCK 3 LEDUC'S ADDITION RED CLOUD</p>	<p>(277) Primary Image</p> 	<p>Sketch Image</p> 
---	---	---

<p><b>Property Valuation</b></p> <p>Buildings 0 Improvement 0 Land/Lot 935 Total 935</p> <p><b>Lot Information</b></p> <p>Lot Size     Valuation Model RED CLOUD Valuation Method 02 Square Ft Lot Value 935</p> <p><b>Review Information</b></p> <p>10/24/2016 Entered CJ 09/28/2016 Inspect TS</p>	<p><b>Residential Information</b></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><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <p>Year/Effective Age 0/0</p>
--	--	--

**Date Added Notes**

11/04/2002 37190



DATE OF SALE 10-3-2018 DATE OF DEED 10-3-2018 DATE RECORDED 12-14-2018

GRANTOR'S NAME (SELLER) Susan K. Alexander GRANTEE'S NAME (BUYER) Emily Ann Wulf  
Successor Trustee

LEGAL DESCRIPTION NE1/4 36-2-9 1/2 int.

LOCATION ID PARCEL(S) 001115400 - 61755

NEIGHBORHOOD / PROPERTY CLASS 01-Ag / Rural Ag SITUS 36-2-9

TAX DISTRICT / SCHOOL DISTRICT 05 / 765-0011 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	221500		221500	—	—	—	221500
2017	238180		238180	—	—	—	238180
2018	238180		238180	—	—	—	238180

COMMENTS Parents to child



Real Estate Transfer Statement

325

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

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

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

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

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

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

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

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

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

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

20 Legal Description: An undivided one-half (1/2) interest in and to the Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres, 22 Total purchase price, 23 Was non-real property included, 24 Adjusted purchase price

25 If this transfer is exempt from the documentary stamp tax, list the exemption number, Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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 14 day of December A.D., 20 18, at 9:45 o'clock A M. Recorded in Book 2018 on Page 2480  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-14-18  
\$ Exempt #15 By BB

TRUSTEE'S DEED

Susan K. Alexander, Successor Trustee of the Richard E. Wulf Family Trust dated November 30, 1998 as Amended December 30, 1998 pursuant to appointment by the Nuckolls County Court on April 15, 2010, GRANTOR, in consideration of Distribution of Assets in accordance with the terms of said Trust, conveys, and releases to Emily Ann Wulf, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

An undivided one-half (1/2) interest in and to the Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Two (2) North, Range Nine (9), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

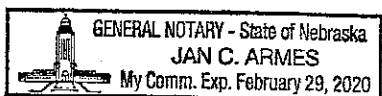
GRANTOR covenants with GRANTEE that the real estate is free from encumbrances, subject to existing easements and restrictions of record, if any and GRANTOR has legal power and lawful authority to convey the same.


RICHARD E. WULF FAMILY TRUST

  
Susan K. Alexander, Successor Trustee

STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF ADAMS        )

The foregoing instrument was acknowledged before me on this 3<sup>rd</sup> day of October, 2018, by Susan K. Alexander, Successor Trustee of the Richard E. Wulf Family Trust dated November 30, 1998, as Amended December 30, 1998 on behalf of said Trust.



  
Notary Public

DATE OF SALE 10-3-2018 DATE OF DEED 10-3-2018 DATE RECORDED 12-14-18

GRANTOR'S NAME (SELLER) Susan K. Alexander, Trustee <sup>Successor</sup> GRANTEE'S NAME (BUYER) Zachary Allen Ault

LEGAL DESCRIPTION NE 1/4 36-2-9 1/2 int.

LOCATION ID PARCEL(S) 00115400-61755

NEIGHBORHOOD / PROPERTY CLASS 01-Ag / Rural Ag SITUS Rural 36-2-9

TAX DISTRICT / SCHOOL DISTRICT 05 / 65-0011 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	221500		221500				221500
2017	238180		238180				238180
2018	238180		238180				238180

COMMENTS Parents to child.



Real Estate Transfer Statement

326

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

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

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

5 Grantor's Name, Address, and Telephone (Please Print) (Susan K. Alexander, Successor Trustee), 6 Grantee's Name, Address, and Telephone (Please Print) (Zachery Allen Ault), 7 Property Classification Number, 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...

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) Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No, 10 Type of Transfer: Distribution, Auction, Court Decree, Foreclosure, Easement, Exchange, Grantor Trust, Irrevocable Trust, Gift, Partition, Life Estate, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain)

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

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

14 What is the current market value of the real property?, 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 (Zachery A. Ault, 1122 West Division, Grand Island, NE 68801), 18a No address assigned, 18b Vacant land

20 Legal Description: An undivided one-half (1/2) interest in and to the Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Two (2) North, Range Nine (9), 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, 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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signatures: Susan K. Alexander (Grantor), Susan K. Alexander Attorney (Attorney), Date: 11/13/18, Phone Number: 402 463 7088

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 12 Day 14 Yr. 18), 27 Value of Stamp or Exempt Number (\$ Exempt # 15), 28 Recording Data (BK2018, Pg 2481), For Dept. Use Only

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of December A.D., 2018, at 9:50 o'clock A M. Recorded in Book 2018 on Page 2481  
Debi Klingenberg County Clerk  
310.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-14-18  
\$ Exempt #15 By BB

TRUSTEE'S DEED

Susan K. Alexander, Successor Trustee of the Richard E. Wulf Family Trust dated November 30, 1998 as Amended December 30, 1998 pursuant to appointment by the Nuckolls County Court on April 15, 2010, GRANTOR, in consideration of Distribution of Assets in accordance with the terms of said Trust, conveys, and releases to Zachery Allen Ault, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

An undivided one-half (1/2) interest in and to the Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Two (2) North, Range Nine (9), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that the real estate is free from encumbrances, subject to existing easements and restrictions of record, if any and GRANTOR has legal power and lawful authority to convey the same.

RICHARD E. WULF FAMILY TRUST

Susan K. Alexander  
Susan K. Alexander, Successor Trustee

STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF ADAMS        )

The foregoing instrument was acknowledged before me on this 3<sup>rd</sup> day of October, 2018, by Susan K. Alexander, Successor Trustee of the Richard E. Wulf Family Trust dated November 30, 1998, as Amended December 30, 1998 on behalf of said Trust.

GENERAL NOTARY - State of Nebraska  
JAN C. ARMES  
My Comm. Exp. February 29, 2020

Jan C. Armes  
Notary Public





# Real Estate Transfer Statement

327

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>27</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>11</u> Day <u>29</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Thomas Locher</b> Street or Other Mailing Address <b>2002 Douglas St</b> City <b>Omaha</b> State <b>NE</b> Zip Code <b>68102</b> Phone Number <b>(402) 898-7000</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>US Bank National Association</b> Street or Other Mailing Address <b>4801 Frederica St</b> City <b>Owensboro</b> State <b>KY</b> Zip Code <b>42301</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input type="checkbox"/> No		10 Type of Transfer					
		<input type="checkbox"/> Distribution	<input checked="" type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Trustee to Beneficiary	
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	
		<input type="checkbox"/> Other (Explain) _____					

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
---	--	--	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Other _____	
<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? <b>\$56,000</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
--	--	--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
---	--	---	--

18 Address of Property <b>605 W. Saline Street Blue Hill, NE 68930</b>		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>See Line 6</b>	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description  
**THE NORTH HALF (N 1/2) OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK SIXTEEN (16), ORIGINAL TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$ 56,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 56,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **24**

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	Gregory L. Galles	(402) 898-7000
	<i>[Signature]</i>	Phone Number <b>11/29/18</b>
	Attorney at Law	Date

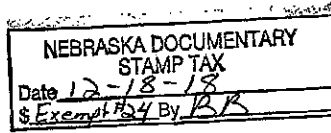
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>18</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 24</u>	28 Recording Data <u>BK2018, Pg 2487-2488</u>	

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

BK2018, Pg 2487

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of December A.D., 2018, at 9:00 o'clock A. M. Recorded in Book 2018 on Page 2487-2488  
DeLo Klingenberg County Clerk  
3/16/18 B.B. Deputy  
Ind.      Comp.      Assessor      Carded     



Prepared by and return to: LOCHER PAVELKA DOSTAL BRADY & HAMMES, LLC, Gregory L. Gallie, #21748, 200 The Omaha Club, 2002 Douglas Street, Omaha, Nebraska 68102 Phone (402) 898-7000 Fax (402) 898-7130

**TRUSTEE'S DEED**

**KNOW ALL MEN BY THESE PRESENTS** that **THOMAS LOCHER** is the Trustee under a Deed of Trust made and entered into on or about December 1, 2015 by and between **STEPHAN L JOHNSTON**, a single man, as Trustor, **MR. THOMAS LOCHER**, Trustee, and **U.S. BANK N.A.**, Beneficiary. Said Deed of Trust was recorded on December 8, 2015 in Book 2015 at Page 2316 in the office of the Register of Deeds for Webster County, Nebraska. **THOMAS LOCHER**, Trustee and Grantor, in consideration of the sum of Fifty-Six Thousand and 0/100 Dollars (\$56,000.00) and other good and valuable consideration received from **U.S. BANK NATIONAL ASSOCIATION**, does hereby grant, bargain, sell, convey and confirm unto **U.S. BANK NATIONAL ASSOCIATION** (hereinafter "Grantee" where appropriate), the following-described real property in Webster County, Nebraska, to wit:

THE NORTH HALF (N ½) OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK SIXTEEN (16), ORIGINAL TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

to have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereunto belonging unto the Grantee and to Grantee's successors and assigns forever. Grantor does hereby covenant with Grantee and Grantee's successors and assigns:

1. That Stephan L. Johnston, as Trustor, failed to pay to Beneficiary payments which were contractually due, and the Grantor, at the request of the Beneficiary, elected to declare the entire unpaid principal balance, together with interest thereon at once immediately due and payable.
2. That a Notice of Default as required by §76-1006 was filed by Grantor on August 24, 2018 in Book 2018 Page 1724 in the office of the Register of Deeds of Webster County, Nebraska. A copy of said Notice of Default was thereafter mailed to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with §76-1008, R.R.S. Nebraska.
3. That the Trustor failed to cure the default referenced in the Notice of Default within 30 days after filing of the Notice of Default.
4. That a Notice of Trustee's Sale was filed by Grantor on October 2, 2018 in Book 2018 Page 2001 in the office of the Register of Deeds of Webster County, Nebraska. A copy of said Notice of the time and place of the sale was thereafter mailed to all parties entitled to notice pursuant to said Deed of Trust and in compliance with §76-1008, R.R.S. Nebraska.
5. That Grantor as required by §76-1007 published a Notice of Trustee's Sale to be held on November 27, 2018 at 1:00 p.m. on the front steps of the Webster County Courthouse, 621 North Cedar Street, Red Cloud, Nebraska. Said Notice was published in The Red Cloud Chief, a legal newspaper of Webster County, Nebraska, once a week for five consecutive weeks commencing on October 3, 2018, and ending October 31, 2018. The last publication notice was at least ten days prior to the Trustee's Sale scheduled for

November 27, 2018 and said sale was not later than 30 days after the last publication of notice.

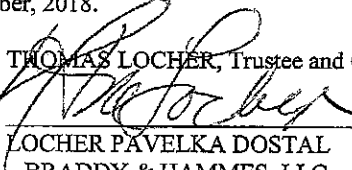
- 6. Attorney for Grantor conducted a sale of the real property at public auction on November 27, 2018 at 1:00 p.m. on the front steps of the Webster County Courthouse, 621 North Cedar Street, Red Cloud, Nebraska. Grantor accepted the bid of U.S. BANK NATIONAL ASSOCIATION, in the sum of Fifty-Six Thousand and 0/100 Dollars (\$56,000.00) as the highest bid upon said real property. Grantor complied with the requirements of the above-referenced Deed of Trust and the requirements of Nebraska Statute §76-1001 through §76-1018 in the exercise of the sale of the real property described herein at the Trustee's Sale held on November 27, 2018.

This Deed shall operate to convey to the Grantee, without right of redemption, Grantor's title and all right, title, interest and claim of the Trustor and their successors in interest and of all persons claiming by, through or under them, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustor or their successors in interest subsequent to the execution of the Deed of Trust.

This Deed is subject to all easements, restrictions or covenants of record which Grantor is not entitled to convey pursuant to Nebraska Statute §76-1010.

DATED this 29 day of November, 2018.

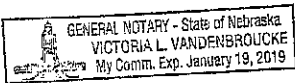
THOMAS LOCHER, Trustee and Grantor

By:   
 For: LOCHER PAVELKA DOSTAL  
 BRADDY & HAMMES, LLC  
 200 The Omaha Club  
 2002 Douglas Street  
 Omaha, Nebraska 68102  
 Phone: (402) 898-7000  
 Fax: (402) 898-7130  
 Thomas M. Locher, #15797

STATE OF NEBRASKA    )  
   ) ss  
 COUNTY OF DOUGLAS    )

On this 29 day of November, 2018, before me, a Notary Public in and for said County and State, personally came Thomas Locher, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be a voluntary act and deed.

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



  
 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.

328

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>13</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>12</u> Day <u>20</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Bladen Sand &amp; Gravel, Inc.</b> Street or Other Mailing Address <b>PO Box 296</b> City <b>Edgar</b> State <b>NE</b> Zip Code <b>68935</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>John Gerten</b> Street or Other Mailing Address <b>5138 West 134th Place</b> City <b>Hawthorne</b> State <b>CA</b> Zip Code <b>90250</b>			
Phone Number				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address				Email Address			

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

**14** What is the current market value of the real property?  
**\$1,075**

**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  
**208 N Thorne St  
 Bladen, NE 68928**

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

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

**20** Legal Description  
**The West Forty-two feet (W42') of Lots Nine (9) and Ten (10), Block Eleven (11), Original Town of Bladen, Webster County, Nebraska, EXCEPT one-half interest in party wall on the East side thereof.**

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

<b>22</b> Total purchase price, including any liabilities assumed	\$	3,000.00
<b>23</b> Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	3,000.00

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

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

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

*[Signature]* Attorney  
 Signature of Grantee or Authorized Representative Title Date **12-20-18**

Register of Deed's Use Only			For Dept. Use Only
<b>25</b> Date Deed Recorded Mo. <u>12</u> Day <u>20</u> Yr. <u>18</u>	<b>27</b> Value of Stamp or Exempt Number \$ <u>6.75</u>	<b>28</b> Recording Data <u>BK 2018, Pg 2492</u>	

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of December A.D., 2018, at 10:45 o'clock A.M. Recorded in Book 2018 on Page 2492  
Deb Klingsenberg County Clerk  
\$10.00 BB Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-20-18  
\$ 6.75 By BB

**CORPORATION WARRANTY DEED**

Bladen Sand and Gravel, Inc., a corporation organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00) received from GRANTEE, John Gerten, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The West Forty-two feet (W42') of Lots Nine (9) and Ten (10), Block Eleven (11), Original Town of Bladen, Webster County, Nebraska, EXCEPT one-half interest in party wall on the East side thereof.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except roads and highways, easements and restrictions of record;
- (2) 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 December 20<sup>th</sup>, 2018.

BLADEN SAND AND GRAVEL, INC.

By: Philip D. Boyd  
Philip D. Boyd, President

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 20, 2018, by Philip D. Boyd, President of Bladen Sand and Gravel, Inc., a Nebraska Corporation, on behalf of the Corporation.

GENERAL NOTARY - State of Nebraska  
DAVID B. GARWOOD  
My Comm. Exp. October 22, 2022

Comm. expires 10-22-2022

David B. Garwood  
Notary Public

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

**Seller: BLADEN SAND & GRAVEL INC. (DN)**  
**Buyer: GERTEN, JOHN**  
**Parcel ID: 000505300**  
**Additional Parcels:**  
**Book: 2018 Page: 2492**  
**Sale Date: 12/13/2018**  
**Legal Description: W 42' OF LOTS 9-10 ALL 11-14 BLK 11 BLADEN ORIGINAL TOWN EXCEPT 1/2 INTEREST IN PARTY**

**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: BLADEN SAND & GRAVEL INC. (DN)**  
**Buyer: GERTEN, JOHN**  
**Parcel ID: 000505300**  
**Additional Parcels:**  
**Book: 2018 Page: 2492**  
**Sale Date: 12/13/2018**  
**Legal Description: W 42' OF LOTS 9-10 ALL 11-14 BLK 11 BLADEN ORIGINAL TOWN EXCEPT 1/2 INTEREEST IN PARTY**

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

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

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

Was this a sale of a partial interest in the property? \_\_\_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?  
\_\_\_\_\_

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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	2492	12/13/2018	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000505300		328		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30005		011	0500		
Land		Improvements		Total		Date of Sale Property Classification Code								
870		205		1,075		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 03	C) 3	D) 1	E) 7	F) 3					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date :				Construction Date : 1900						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 2,946						
<b>Building Cost New:</b>				Cost :				Cost : 58,802						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(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				<b>Commercial Construction Class: 3</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input 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						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 20</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input 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				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>						<b>Comments:</b>								
CORPORATION WD														
(Continue on back)														



**WEBSTER COUNTY**  
Real Estate Breakdown Report

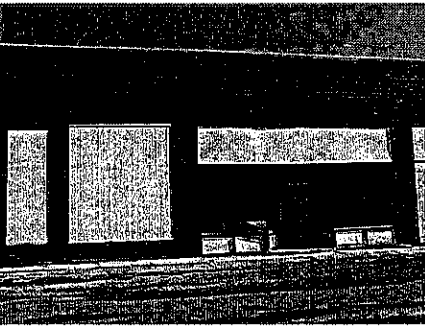
<b>Parcel ID</b> 000505300			<b>Legal</b> W 42' OF LOTS 9-10 ALL 11-14 BLK 11 BLADEN ORIGINAL TOWN			<b>Card File</b> 000505300		
<b>Owner</b> GERTEN, JOHN 5138 WEST 134TH ST HAWTHORNE, CA 90250						<b>Situs</b> 208 N THORNE ST BLADEN, NE 68928		
<b>County Area</b>	0	N/A	<b>Class Code</b>	01-03-03-01-07-03		<b>Value</b>		
<b>Neighborhood</b>	405	BLADEN COMMERCIAL	<b>State GEO</b>	4131-00-0-30005-011-0500		<b>Buildings</b>	205	<b>Current</b> 205
<b>Location / Group</b>	10	BLADEN (BLA)	<b>Cadastral</b>	00002-00062-002+0		<b>Improvement</b>	0	0
<b>District</b>	140	B123FN - 01-0123	<b>Book / Page</b>	2018 / 2492		<b>Land / Lot</b>	870	860
<b>School</b>	01-0123		<b>Sale Date</b>	12/13/2018		<b>Total</b>	1,075	1,065
			<b>Sale Amount</b>	3,000				

**Date Added Notes**  
10/05/2007 CARD #: 500 GLIDE: 55

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
11 BLADEN COMMERCIAL	02 SqFoot	LEVEL   BLACKTOP   ALL	30,897.700	30,897.700	N	21,000	0.034	0.000	860	4432
						999,999	0.015			

Sale Date	Book	Page	Extend	Ownership History	Amount
12/13/2018	2018	2492		GERTEN, JOHN J BLADEN SAND & GRAVEL INC. (DN)	3,000 0

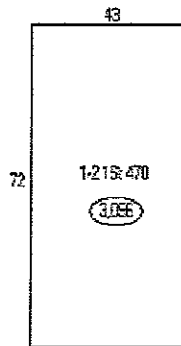
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	3061	140	205	0	870	1,075	0	1,075	15.28	0
2017	505300	140	205	0	870	1,075	0	1,075	14.72	0
2016	505300	140	205	0	870	1,075	0	1,075	14.32	0
2015	505300	140	205	0	870	1,075	0	1,075	14.56	0
2014	505300	140	205	0	870	1,075	0	1,075	21.98	0
2013	505300	140	185	0	870	1,055	0	1,055	24.60	0

<p>Parcel ID 000505300 (4432)          Cadastral ID 00002-00062-002+0          PAD Class Code 01-03-03-01-07-03          State GEO 4131-00-0-30005-011-0500  <b>Owner</b>          GERTEN, JOHN          5138 WEST 134TH ST          HAWTHORNE, CA 90250  <b>Situs</b>          208 N THORNE ST BLADEN NE 68928  <b>Neighborhood</b> 405 - BLADEN COMMERCIAL  <b>District</b> 140 - B123FN - 01-0123  <b>Legal</b>          W 42' OF LOTS 9-10 ALL 11-14 BLK 11          BLADEN ORIGINAL TOWN</p>		<p>Marshall &amp; Swift Cost Approach (07/2013)</p>																												
<p><b>Property Valuation</b></p> <table border="1"> <tr> <td>Valuation Method</td> <td>Cost Approach</td> </tr> <tr> <td>Improvement</td> <td>205</td> </tr> <tr> <td>Land/Lot</td> <td>860</td> </tr> <tr> <td><b>Total</b></td> <td>1,065 0.36/SqFt</td> </tr> </table> <p><b>Lot Information</b></p> <table border="1"> <tr> <td>Lot Size</td> <td>LEVEL   BLACKTOP   ALL</td> </tr> <tr> <td>Valuation Model</td> <td>BLADEN COMMERCIAL</td> </tr> <tr> <td>Valuation Method</td> <td>02 Square Ft</td> </tr> <tr> <td>Lot Value</td> <td>860</td> </tr> </table> <p><b>Review Information</b></p> <table border="1"> <tr> <td>11/14/2007</td> <td>Inspect</td> <td>BW</td> <td>Entered</td> </tr> </table>	Valuation Method	Cost Approach	Improvement	205	Land/Lot	860	<b>Total</b>	1,065 0.36/SqFt	Lot Size	LEVEL   BLACKTOP   ALL	Valuation Model	BLADEN COMMERCIAL	Valuation Method	02 Square Ft	Lot Value	860	11/14/2007	Inspect	BW	Entered	<p><b>Primary Image Information</b></p> <table border="1"> <tr> <td>Image ID</td> <td>2</td> </tr> <tr> <td>Image Date</td> <td>04/13/2018</td> </tr> <tr> <td>File Name</td> <td>ConvertedPic.jpg</td> </tr> <tr> <td>Description</td> <td>Converted Image</td> </tr> </table>	Image ID	2	Image Date	04/13/2018	File Name	ConvertedPic.jpg	Description	Converted Image	<p>Income Approach</p>
Valuation Method	Cost Approach																													
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Image Date	04/13/2018																													
File Name	ConvertedPic.jpg																													
Description	Converted Image																													
<p><b>Date Added Notes</b> 10/05/2007 CARD #: 500 GLIDE: 55</p>																														



**WEBSTER COUNTY**  
Appraisal Sketch

Parcel ID	000505300	(4432)	Legal	W 42' OF LOTS 9-10 ALL 11-14 BLK 11 BLADEN ORIGINAL TOWN	Cadastral ID	00002-00062-002+0
Owner	GERTEN, JOHN			PAD Class Code	01-03-03-01-07-03	
Situs	208 N THORNE ST BLADEN NE 68928			State GEO	4131-00-0-30005-011-0500	
Neighborhood	405 - BLADEN COMMERCIAL			Parcel #: 000505300		



-- Denotes common wall.

Sequence	Code	Description	Base Area	Multiplier	Total Area
1	COMM	1-2 1St 470	2,946	1.00	2,946
<b>Total Building Area</b>			<b>2,946</b>		<b>2,946</b>

**WEBSTER COUNTY**  
Appraisal Building



<p>Parcel ID 000505300 (4432)          Cadastral ID 00002-00062-002+0          PAD Class Code 01-03-03-01-07-03          State GEO 4131-00-0-30005-011-0500  <b>Owner</b>          GERTEN, JOHN          5138 WEST 134TH ST          HAWTHORNE, CA 90250  <b>Situs</b>          208 N THORNE ST BLADEN NE 68928          Neighborhood 405 - BLADEN COMMERCIAL          District 140 - B123FN - 01-0123  <b>Legal</b>          W 42' OF LOTS 9-10 ALL 11-14 BLK 11          BLADEN ORIGINAL TOWN</p>	<p><b>Building Image Information</b>          Image ID 0          Image Date          File Name          Description</p>	<p><b>Marshall &amp; Swift Cost Approach</b>          Appraisal Zone 1000          Zone Description DEFAULT          Manual Date (07/2013)</p>
<p><b>Building Data</b>          Building ID 1          Sequence 1          Occupancy 1 468 - Material Storage Shed 100 %          Occupancy 2          Occupancy 3          Total Floor Area 2,946          Average Perimeter 224          Number of Stories 1          Average Wall Height 14.00          Year Built 1900          Effective Age 99</p>	<p><b>Construction Class</b> C - Masonry bearing walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 2.00 - Badly Worn  <b>Exterior Wall</b> 100 % - Brick, Solid  <b>Heating/Cooling</b> 100 % - Forced Air Unit  <b>Roof Type</b>  <b>Roof Cover</b></p>	<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>
Empty section for additional data		

RESIDENTIAL SALES FILE

PAGE 1

BOOK-PAGE 2018-2493

DOC STAMPS 184.50

DEED TYPE WD

SALES FILE # 329

DATE OF SALE 12-21-2018

DATE OF DEED 12-21-2018

DATE RECORDED 12-21-2018

GRANTOR'S NAME (SELLER) Laura A. Jackson

GRANTEE'S NAME (BUYER) Dustin J. Dotson

LEGAL DESCRIPTION Lots 13, 14, Block 7 Grusel's Subdivision of Rohrer's Addition

LOCATION ID PARCEL(S) 3294-9060

NEIGHBORHOOD / PROPERTY CLASS 300 Blue Hill / Single family SITS 209 W Lancaster St.

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 81,500 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016		2715	2715	72545	165	72710	75425
2017		2715	2715	72545	165	72710	75425
2018		2715	2715	72545	165	72710	75425

COMMENTS Our Value: 75 425 Carl + Laura purchased it for 80,000 in 1997 Not Advertised - knew each other - But Not related.



# 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.

329

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>21</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>12</u> Day <u>21</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Laura A. Jackson</b> Street or Other Mailing Address <b>403 Whitman Cir</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>402-460-8522</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Dustin J. Dotson</b> Street or Other Mailing Address <b>209 W Lancaster St</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>402-469-5667</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <b>n/a</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
~~\$22,000~~ **81,500**

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

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

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

18 Address of Property  
**209 W Lancaster St  
Blue Hill NE**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**Lots Thirteen (13) and Fourteen (14), Block Seven (7), Grusel's Subdivision of Rohrer's Addition, Blue Hill, Webster County, Nebraska**

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

22 Total purchase price, including any liabilities assumed	22	\$	81,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	81,500.00

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

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

**sign here**

~~Dustin J. Dotson~~ **Terese Jacobeld** 402-746-2240  
Print or Type of Grantee or Authorized Representative Phone Number

**Terese Jacobeld** **Closing Agent** 12/21/2018  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>21</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>184.50</u>	28 Recording Data <b>BK2018, Pg 2493</b>	

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

BK2018, Pg 2493

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 21 day of December A.D., 2018, at 4:20 o'clock P. M. Recorded in Book 2018 on Page 2493  
Deb Klinsberger County Clerk  
10.2 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-21-18  
\$ 184.50 By RB

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

WARRANTY DEED

Laura A. Jackson, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Dustin J. Dotson, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) and Fourteen (14), Block Seven (7), Grusel's Subdivision of Rohrer's Addition, Blue Hill, 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 December 21, 2018.

Laura A Jackson  
Laura A. Jackson

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me on December 21, 2018 by Laura A. Jackson, a single person.

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

Teresa L Theobald  
Notary Public

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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

**Seller: DOTSON, DUSTIN%**

**Buyer: DOTSON, DUSTIN J.**

**Parcel ID: 000329400**

**Additional Parcels:**

**Book: 2018 Page: 2493**

**Sale Date: 12/21/2018**

**Legal Description: LOTS 13 & 14 BLOCK 7 BLUE HILL GRUSSELLS ADDITION**

**Residential**

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

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

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

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

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

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

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

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

Did this sale involve a trade or exchange of property? \_\_\_Yes \_\_\_No If yes, Explain \_\_\_\_\_

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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

**Seller: DOTSON, DUSTIN%**

**Buyer: DOTSON, DUSTIN J.**

**Parcel ID: 000329400**

**Additional Parcels:**

**Book: 2018 Page: 2493**

**Sale Date: 12/21/2018**

**Legal Description: LOTS 13 & 14 BLOCK 7 BLUE HILL GRUSSELLS ADDITION**

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

---

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

---

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

---

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

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

---

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

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

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

---

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

---

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

---

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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**Seller: DOTSON, DUSTIN%**

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**Parcel ID: 000329400**

**Additional Parcels:**

**Book: 2018 Page: 2493**

**Sale Date: 12/21/2018**

**Legal Description: LOTS 13 & 14 BLOCK 7 BLUE HILL GRUSSELLS ADDITION**

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

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

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

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

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

(circle one) Metal Frame Foundation Basement

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

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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2493	12/21/2018	Base: 91-0074	Affiliated:	Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number								
000329400		329		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		007	9060		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,715		72,710		75,425		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1978				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,358				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 177,670				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:      Other1:      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>						<b>Comments:</b>								
WD														

(Continue on back)



**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 000329400 Owner DOTSON, DUSTIN J. 209 W LANCASTER ST BLUE HILL, NE 68930			Legal LOTS 13 & 14 BLOCK 7 BLUE HILL GRUSSELLS ADDITION			Card File 000329400 Situs 209 W LANCASTER ST BLUE HILL, NE 68930				
County Area	0	N/A	Class Code	01-01-01-01-06-01		Value	Previous	Current		
Neighborhood	300	BLUE HILL	State GEO	4133-00-0-20035-007-9060		Buildings	72,710	72,710		
Location / Group	20	BLUE HILL (BH)	Cadastral	00002-00071-00007		Improvement	0	0		
District	195	74HF6N - 91-0074	Book / Page	2018 / 2493		Land / Lot	2,715	2,715		
School	91-0074		Sale Date	12/21/2018		Total	75,425	75,425		
			Sale Amount	81,500						
Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
8 BLUE HILL	02 SqFoot	ROLLING   GR,P,C&B   ALL	10,894.000	130.000	N	17,000	0.249	0.000	2,715	807
						122,000	0.080			
						999,999	0.029			
Sale Date	Book	Page	Extend	Ownership History			Amount			
08/31/2017	02017	02125		JACKSON, LAURA			0			
09/29/1997	01997	01505		JACKSON,CARL J & LAURA A DOTSON, DUSTIN%			0			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	4194	195	72,710	0	2,715	75,425	54,175	21,250	370.80	0
2017	329400	195	72,710	0	2,715	75,425	63,180	12,245	181.22	0
2016	329400	195	72,710	0	2,715	75,425	62,655	12,770	190.06	0
2015	329400	195	104,605	0	2,715	107,320	56,880	50,440	905.82	0
2014	329400	195	104,605	0	2,715	107,320	55,445	51,875	1,042.00	0
2013	329400	195	106,795	0	2,715	109,510	56,265	53,245	1,159.60	0

**WEBSTER COUNTY**  
Appraisal Property Record Card



Parcel ID 000329400 (807) Cadastral ID 00002-00071-00007 PAD Class Code 01-01-01-01-08-01 State GEO 4133-00-0-20035-007-9060 Owner DOTSON, DUSTIN J. 209 W LANCASTER ST BLUE HILL, NE 68930 Situs 209 W LANCASTER ST BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal LOTS 13 & 14 BLOCK 7 BLUE HILL GRUSSELLS ADDITION	<b>Primary image</b> 	<b>Sketch image</b> 
--	--------------------------	-------------------------

<b>Property Valuation</b> Buildings 72,710 Improvement 0 Land/Lot 2,715 Total 75,425 <b>Lot Information</b> Lot Size ROLLING   GR,P,C&B   ALL Valuation Model BLUE HILL Valuation Method 02 Square Ft Lot Value 2,715 <b>Review Information</b> 07/28/2015 Entered C.J. 07/09/2015 Inspect C.J.	<b>Residential Information</b> Type Single-family Residence Quality 3.00 - Average Condition 3.00 - Average Base/Total 1,358 / 1,358 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 8 / 0 Bed/Bathroom 3 / 2.0 Basement Area 1,302 1,158 Part	<b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1978/0
---	---	--

Code Description	Quality	Year	Dimensions	Units	PD, FD
701 Attached Garage(SF)	0.00	0		528 sqft	0.000 % / 0.000 %
Approximate value after 56.000 % physical, 7.200 % functional and 0.000 % economic depreciation is 5,045					

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	220	0	220	0.000 %
YDS	Yard Shed	MS Residential	96	0	96	27.000 %
WOD	Wood Deck	MS Residential	196	0	196	0.000 %
SLRF	Slab w/Roof	MS Residential	92	0	92	0.000 %



RESIDENTIAL SALES FILE

PAGE 1

BOOK-PAGE

2018-2508

DOC STAMPS

258.75

DEED TYPE

WD

SALES FILE #

330

DATE OF SALE

12-21-2018

DATE OF DEED

12-21-2018

DATE RECORDED

12-21-2018

GRANTOR'S NAME (SELLER)

Steven E. + Linda J. Conner

GRANTEE'S NAME (BUYER)

Darrell Johnson + Kathleen Emry-Mefferd

LEGAL DESCRIPTION

A Tract in NW 1/4 10-1-9

LOCATION ID PARCEL(S)

001005100 - 60340

10-1-9

NEIGHBORHOOD / PROPERTY CLASS

05 Ag - Single family

SITUS

120 S University street

TAX DISTRICT / SCHOOL DISTRICT

05 / 65-0011

1 - USABILITY

2 - ADJUSTED

3 - SUBCHANGED

4 - DON'T USE

5 - AL / DON'T USE

MOBILE HOME

TOTAL SALE PRICE

115,000

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	17295		17295	20435	21455	41890	59185
2017	17515		17515	22005	21455	43460	60975
2018	17515		17515	26720	21455	48175	65690

COMMENTS

2.95 Acres - Suburban

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.

330

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

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

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

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

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

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

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

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

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

20 Legal Description

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.

Signatures and titles of Darrell Johnson and Kathleen Emry-Mefferd

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.

The West 360 feet of County Surveyors Lots Seven (7) and Eight (8) lying North of Minnie Creek, in the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska EXCEPT that portion conveyed to the County of Webster of the State of Nebraska for road purposes in Deed Book 24, Page 88 and to the State of Nebraska in Book 73, Page 286; EXCEPT those portions conveyed in Deed Book 75, Pages 432 and 435; and subject to the permanent right and easement granted to Eric and Florence Ohmstede to use the present well or dig and use a new well on that part of said Lot 7 which lies North of Minnie Creek.

BK2018, Pg 2508

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of December A.D., 20 18, at 4:25 o'clock P. M. Recorded in Book 2018 on Page 2508  
Deb Klingenberg County Clerk  
10.02 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-21-18  
\$ 258.75 By BB

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

WARRANTY DEED

Steven E. Grummert and Linda J. Grummert, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Darrell Johnson and Kathleen Emry-Mefferd, 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):

The West 360 feet of County Surveyors Lots Seven (7) and Eight (8) lying North of Minnie Creek, in the Northwest Quarter (NW1/4) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska EXCEPT that portion conveyed to the County of Webster of the State of Nebraska for road purposes in Deed Book 24, Page 88 and to the State of Nebraska in Book 73, Page 286; EXCEPT those portions conveyed in Deed Book 75, Pages 432 and 435; and subject to the permanent right and easement granted to Eric and Florence Ohmstede to use the present well or dig and use a new well on that part of said Lot 7 which lies North of Minnie Creek.

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

Executed December 21, 2018.

Steven E. Grummert  
Steven E. Grummert

Linda J. Grummert  
Linda J. Grummert

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on December 21, 2018 by Steven e. Grummert and Linda J. Grummert, husband and wife.

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

Teresa L. Theobald  
Notary Public

My commission expires: \_\_\_\_\_

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

**Seller: GRUMMERT, STEVEN E & LINDA J**  
**Buyer: JOHNSON, DARRELL & KATHLEEN EMRY-ME**  
**Parcel ID: 001005100**  
**Additional Parcels:**  
**Book: 2018 Page: 2508**  
**Sale Date: 12/21/2018**  
**Legal Description: TRACT IN NW1/4 10-1-9**

**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: GRUMMERT, STEVEN E & LINDA J**  
**Buyer: JOHNSON, DARRELL & KATHLEEN EMRY-ME**  
**Parcel ID: 001005100**  
**Additional Parcels:**  
**Book: 2018 Page: 2508**  
**Sale Date: 12/21/2018**  
**Legal Description: TRACT IN NW1/4 10-1-9**

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

---

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

---

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

---

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

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

---

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

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

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

---

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

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

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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

**Seller: GRUMMERT, STEVEN E & LINDA J**

**Buyer: JOHNSON, DARRELL & KATHLEEN EMRY-ME**

**Parcel ID: 001005100**

**Additional Parcels:**

**Book: 2018 Page: 2508**

**Sale Date: 12/21/2018**

**Legal Description: TRACT IN NW1/4 10-1-9**

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

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

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

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

\_\_\_\_\_ Manufactured If manufactured is the home still siton on  
(circle one) Metal Frame Foundation Basement

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

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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	2508	12/21/2018	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001005100		330		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	10	2	00000		000	0340		
Land		Improvements		Total		Date of Sale Property Classification Code								
17,515		48,175		65,690		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 1	B) 01	C) 5	D) 2	E) 0	F) 5					

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>		Construction Date : 1912	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 1,288	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 140,880	Cost :
<b>Single Family Style: 104</b>		<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality: 40</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

**Assessor Comments and Reason for Adjustment:**

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**Comments from** **Comments:**

WD

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(Continue on back)





**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 001005100		Legal TRACT IN NW1/4 10-1-9 S-T-R: 10-01-09 Acres: 2.950		Card File 001005100	
Owner JOHNSON, DARRELL & KATHLEEN EMRY-ME 120 S UNIVERSITY STREET GUIDE ROCK, NE 68942				Situs 120 S UNIVERSITY ST	
County Area	1 AREA 1	Class Code	01-01-05-02-00-05	Value	Previous Current
Neighborhood	1 AREA 1	State GEO	4487-10-2-00000-000-0340	Buildings	26,720 26,720
Location / Group	80 RURAL (RUR)	Cadastral	00002-00027-016A0	Improvement	21,455 21,455
District	5 GR11F1S - 65-0011	Book / Page	2018 / 2508	Land / Lot	17,515 17,515
School	65-0011	Sale Date	12/21/2018	Total	65,690 65,690
		Sale Amount	115,000		

**Date Added Notes**  
06/06/2013 ZONING GUIDE ROCK JURISDICTION SUBURBAN

Permit No.	Type	Description	Date Open	Date Closed	Amount
0002	00 N/A	~2008 CHECK QUALITY AND CONDITION OF TH	06/25/2007	12/03/2007	0
0001	00 N/A	~2003 BOB W. INVENTORIED, ADD BLDG.	06/05/2002	01/03/2003	0


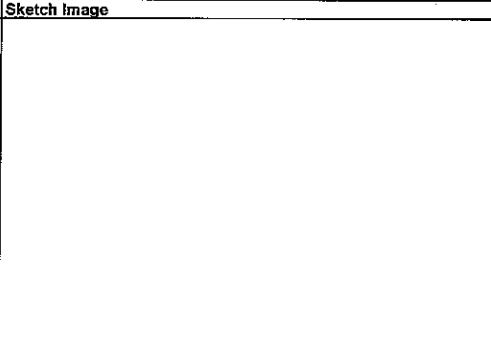
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
BLD1SU	SITE	BLD1SU	BUILDING SITE 1ST ACRE, S	BLD1SU	N	1.000	5,765	5,765	0			
RESSUB	SITE	RESSUB	RESIDENTIAL SUBURBAN	RESSUB	N	0.950	1,840	1,750	0			
						<b>1.950</b>		<b>7,515</b>				
HOM1SUB	HOME	HOM1SU	HOM1SUB	HOM1SU	N	1.000	10,000	10,000	0			
						<b>Land Total 2.950</b>		<b>17,515</b>				

Sale Date	Book	Page	Extend	Ownership History	Amount
12/27/2007	02008	00060		SIEL, LINDA GRUMMERT, STEVEN E & LINDA J	65,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	117	5	26,720	21,455	17,515	65,690	0	65,690	1,033.04	0
2017	5100	5	22,005	21,455	17,515	60,975	0	60,975	892.72	0
2016	5100	5	20,436	21,455	17,295	59,185	0	59,185	839.46	0
2015	5100	5	14,005	22,215	15,765	51,985	0	51,985	720.94	0
2014	5100	5	14,005	23,270	13,780	51,055	0	51,055	830.74	0
2013	5100	5	16,760	6,790	13,780	37,330	0	37,330	686.80	0

**WEBSTER COUNTY**  
Appraisal Property Record Card

**MIPS Inc.**  
www.nebraskaassessorsonline.us

Parcel ID 001005100 (1506) Cadastral ID 00002-00027-016A0 PAD Class Code 01-01-05-02-00-05 State GEO 4487-10-2-00000-000-0340 Owner JOHNSON, DARRELL & KATHLEEN EMRY-ME 120 S UNIVERSITY STREET GUIDE ROCK, NE 68942 Situs 120 S UNIVERSITY ST Neighborhood 1 - AREA 1 District 5 - GR11F1S - 65-0011 Legal S-T-R: 10-01-09 TRACT IN NW1/4 10-1-9	<b>Primary Image</b> 	<b>Sketch Image</b> 																					
<b>Property Valuation</b> Buildings 26,720 Improvement 21,455 Land/Lot 17,515 Total 65,690	<b>Residential Information</b> Type Single-family Residence Quality 4.00 - Good Condition 3.00 - Average Base/Total 1,062 / 1,288 Style 88 % - 1 1/2 Story Finished 12 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 80 % - Baseboard, Hot Water Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 8 / 0 Bed/Bathroom 0 / 2.0 Basement Area 902	<b>Marshall &amp; Swift Cost Approach</b> (06/2013) Year/Effective Age 1912/0																					
<b>Review Information</b> 01/15/2016 Entered TS 11/05/2015 inspect TS																							
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Cost Source</th> <th>Size</th> <th>Year In</th> <th>Units</th> <th>Depreciation</th> </tr> </thead> <tbody> <tr> <td>KWL</td> <td>Knee-Wall Porch</td> <td>MS Residential</td> <td>256</td> <td>0</td> <td>256</td> <td>0.000 %</td> </tr> <tr> <td>WOD</td> <td>Wood Deck</td> <td>MS Residential</td> <td>320</td> <td>0</td> <td>320</td> <td>0.000 %</td> </tr> </tbody> </table>	Code	Description	Cost Source	Size	Year In	Units	Depreciation	KWL	Knee-Wall Porch	MS Residential	256	0	256	0.000 %	WOD	Wood Deck	MS Residential	320	0	320	0.000 %		
Code	Description	Cost Source	Size	Year In	Units	Depreciation																	
KWL	Knee-Wall Porch	MS Residential	256	0	256	0.000 %																	
WOD	Wood Deck	MS Residential	320	0	320	0.000 %																	
<b>Date Added Notes</b> 06/06/2013 ZONING GUIDE ROCK JURISDICTION SUBURBAN																							

Parcel ID 001005100 (1508)  
 Cadastral ID 00002-00027-016A0  
 PAD Class Code 01-01-05-02-00-05  
 State GEO 4487-10-2-00000-000-0340  
**Owner**  
 JOHNSON, DARRELL & KATHLEEN EMRY-ME  
 120 S UNIVERSITY STREET  
 GUIDE ROCK, NE 68942  
**Situs**  
 120 S UNIVERSITY ST  
**Neighborhood** 1 - AREA 1  
**District** 5 - GR11F1S - 65-0011  
**Legal**  
 S-T-R: 10-01-09  
 TRACT IN NW1/4 10-1-9

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
PAVC	Paving, Concrete 4 - 6 Inch. Building Components	D	2.00	2.00	0	0	44 x 20 x 0	Concrete		880
BARN	Barn (Obsolete) Building Components	D	1.00	2.00	0	0	36 x 50 x 0	Concrete	Composition-Roll	1,800
PAVC	Paving, Concrete 4 - 6 Inch. Building Components	D	3.00	3.00	0	0	10 x 10 x 0	Concrete		100
DTGR	Detached Garage Building Components	1	1.00	1.00	0	0	20 x 14 x 0	Concrete	Asphalt-Shingles	280



**WEBSTER COUNTY**  
Appraisal Property Record Card

Parcel ID	001005100		(1508)	Owner	JOHNSON, DARRELL & KATHLEEN EMRY-ME				Legal	TRACT IN NW1/4 10-1-9	
Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	
3MS	3 Sided Shed - Garage Building Components	0	3.00	3.00	0	0	40 x 20 x 10	Dirt	Metal	800	
PAVC	Paving, Concrete 4 - 6 Inch. Building Components	D	3.00	3.00	0	0	30 x 24 x 0	Concrete		720	
MCI	MACHINE SHED Building Components	0	3.00	3.00	0	0	30 x 30 x 20	Concrete	Metal	900	
3MS	3 Sided Shed - Garage Building Components	0	3.00	3.00	0	0	12 x 12 x 0	Dirt	Metal	144	

BOOK-PAGE 2018-2518-2523

DOC STAMPS Exempt # 2

DEED TYPE WD

SALES FILE # 331

DATE OF SALE 9-8-2018

DATE OF DEED 9-8-2018

DATE RECORDED 12-26-2018

GRANTOR'S NAME (SELLER) Lisa Feese + Mark S. Feese Co-Trustees GRANTEE'S NAME (BUYER) Nebraska Dept. Transportation

LEGAL DESCRIPTION A Tract of Land Located in SW 1/4 31-2-12

LOCATION ID PARCEL(S) 002304300 - 72195 SW 1/4 31-2-12

NEIGHBORHOOD / PROPERTY CLASS 01-Ag Rural Ag SITUS Rural 31-2-12

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 5,400 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016	552500		552500				
2017	332590		332590				
2018	332590		332590				

COMMENTS Row Sale



# Real Estate Transfer Statement

331

FORM  
521

136-4(115)  
th. 1  
82374

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>8</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>9</u> Day <u>8</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Attached Copy</b> Street or Other Mailing Address <b>6010 Clarion Circle</b> City <b>Minnetonka</b> State <b>MN</b> Zip Code <b>55343-7903</b> Phone Number <b>(612) 554-9837</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Nebraska Department of Transportation</b> Street or Other Mailing Address <b>PO Box 94759</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68509-4759</b> Phone Number <b>(402) 471-4567</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No 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?

**\$5,400**

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  
**NE corner of HWY 136 & Road 100, Red Cloud, NE 68970**

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**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**See Attached Copy**

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

22 Total purchase price, including any liabilities assumed	22	\$	5,400.00
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	\$	5,400.00

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

*Tina Yates* Highway Right of Way Accountant 12/20/2018  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>12</u> Day <u>26</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number <b>\$ Exempt # 2</b>	28 Recording Data <b>BK2018/Pg 2518-2523</b>	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

**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: 1**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**THAT Lisa Feese Burns and Mark S. Feese, Co-Trustees of the Sandra M. Feese Trust,**

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 THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE EASTERLY A DISTANCE OF 649.46 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 31 TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 1279.89 FEET ALONG SAID LINE; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 45.56 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 071 DEGREES, 53 MINUTES, 01 SECONDS LEFT, A DISTANCE OF 157.51 FEET; THENCE WESTERLY DEFLECTING 015 DEGREES, 51 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 484.41 FEET; THENCE WESTERLY DEFLECTING 008 DEGREES, 41 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 650.23 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 083 DEGREES, 34 MINUTES, 42 SECONDS LEFT, A DISTANCE OF 40.93 FEET



**WARRANTY DEED**

**PROJECT: 136-4(115)**

**C.N.: 42617**

**TRACT: 1**

TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 31 TO THE POINT OF BEGINNING CONTAINING 2.54 ACRES, MORE OR LESS, WHICH INCLUDES 1.50 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.

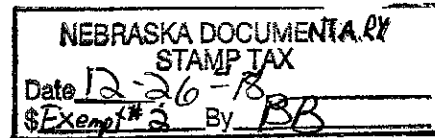
TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

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.

BK2018, Pg 2518

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 26 day of December A.D., 2018, at 12:45 o'clock P M. Recorded in Book 2018 on Page 2518-2523  
Deb Klingenberg County Clerk  
440.00 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: 1

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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;

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BK2018, Pg 2519

PROJECT: 136-4(115)

WARRANTY DEED  
C.N.: 42617

TRACT: 1

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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.

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PROJECT: 136-4(115)

WARRANTY DEED  
C.N.: 42617

TRACT: 1

Duly executed this 8<sup>th</sup> day of September, A.D. 2018.

Mark S. Feese TTE  
Mark S. Feese, Co-Trustee  
of the Sandra M. Feese Trust

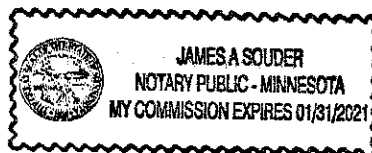
STATE OF Minnesota )  
COUNTY OF Hennepin ) ss.

On this 8<sup>th</sup> day of September, A.D., 2018, before me, a General  
Notary Public, duly commissioned and qualified, personally came Mark S. Feese

Mark S. Feese 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

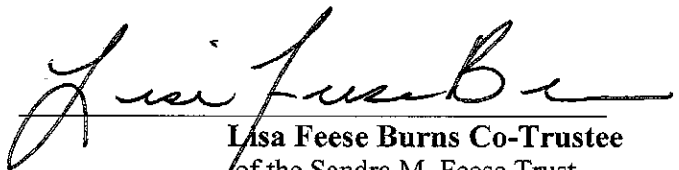
James Souder  
Notary Public



BK2018, Pg 2521

PROJECT: 136-4(115)                      WARRANTY DEED                      TRACT: 1  
C.N.: 42617

Duly executed this 8 day of September, A.D. 2018.

  
Lisa Feese Burns Co-Trustee  
of the Sandra M. Feese Trust

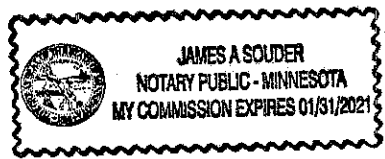
STATE OF Minnesota )  
COUNTY OF Hennepin )ss.

On this 8th day of September, A.D., 2018, before me, a General  
Notary Public, duly commissioned and qualified, personally came LISA FEESSE BURNS

\_\_\_\_\_ 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

  
Notary Public



# NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

## STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

### Affidavit

I, Lisa Feese BURNS, the undersigned, swear or affirm that the following is true and accurate to the best of my knowledge:

1. I am the Co-Trustee (title) for the Sandra M. Feese Trust (name of organization) organized in accordance with the laws of the State of MINNESOTA and/ or lawfully operating in the State of Nebraska; and

2. In that capacity or by resolution of the 2<sup>nd</sup> Amendment to the 1<sup>st</sup> Complete Suspend- ing Amend- ment to the Sandra M. Feese Trust (governing body) dated \_\_\_\_\_, I am authorized to sign any and all documentation on behalf of the above named entity regarding the sale or use of property rights in general or specifically with the State of Nebraska - Department of Transportation project as noted at the close of this page.

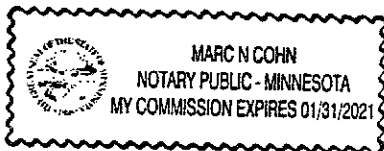
Dated this 29 day of September, 2018.

Lisa Feese Burns  
Signature

Lisa Feese BURNS  
Print Name

State of Minnesota )  
County of Hennepin ) ss

Subscribed and sworn before me this 29<sup>th</sup> day of September, 2018.



Marc N. Cohn  
Notary Public

Project No.: 136-4(115)  
Project Name: Red Cloud West  
Control Number: 42617  
Tract No.: 1



DATE OF SALE 12-21-2018 DATE OF DEED 12-21-2018 DATE RECORDED 12-27-2018

GRANTOR'S NAME (SELLER) Zachery + Tara Ault + Emily Wulf GRANTEE'S NAME (BUYER) Michael L. Hynek

LEGAL DESCRIPTION NE 1/4 36-2-9

LOCATION ID PARCEL(S) 001115400 - 61755

NEIGHBORHOOD / PROPERTY CLASS 01-Ag Rural-Ag SITUS 36-2-9

TAX DISTRICT / SCHOOL DISTRICT 05 / 650011 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED 4 - DON'T USE 5 - AL / DON'T USE MOBILE HOME

TOTAL SALE PRICE 336,000 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016	221500		221500				221500
2017	238180		238180				238180
2018	238180		238180				238180

COMMENTS





Real Estate Transfer Statement

332

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

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

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

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

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

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

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

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

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

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

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

Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Two (2) North, Range Nine (9), 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, 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. Michael L. Hynek

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 2532

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of December A.D., 2018, at 10:20 o'clock A M. Recorded in Book 2018 on Page 2532  
Deb Klingenberger County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-27-18  
\$ 756.00 BY BB

**WARRANTY DEED**

Zachery Allen Ault and Tara A. Ault, husband and wife, AND Emily Ann Wulf, a single person, GRANTOR, in consideration of One Dollar and other good and valuable consideration receipt of which is hereby acknowledged, conveys to Michael L. Hynek, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Two (2) North, Range Nine (9), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

GRANTOR covenant with GRANTEE that GRANTOR:

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

Executed: December 19, 2018

Zachery A. Ault  
Zachery Allen Ault

Tara A. Ault  
Tara A. Ault

Emily Ann Wulf  
Emily Ann Wulf

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me on the 19<sup>th</sup> day of December, 2018 by Zachery Allen Ault and Tara A. Ault, husband and wife and Emily Ann Wulf, a single person.

GENERAL NOTARY - State of Nebraska  
JAN C. ARMES  
My Comm. Exp. February 29, 2020

J. Armes  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	2532	12/21/2018	Base: 65-0011	Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number								
001115400	332	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	36	1	00000	1	000	1755
Land	Improvements	Total		Date of Sale Property Classification Code								
238,180		238,180		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1				GRASSLAND	1G1						
	1A					1G	39.000			55,575		
	2A1					2G1						
	2A					2G	10.000			14,250		
	3A1					3G1						
	3A					3G	50.000			71,250		
	4A1					4G1						
	4A					4G	40.000			57,000		
DRYLAND	1D1				Shelterbelt/Timber							
	1D	5.000		13,525	Accretion							
	2D1				Waste							
	2D				Other							
	3D1				<b>AG LAND TOTAL</b>			156.000		238,180		
	3D	4.000		9,060	Roads			4.000				
	4D1				Farm Sites							
	4D	8.000		17,520	Home Sites							
					Recreation							
	Dwellings				Other							
	Outbuildings				<b>Non-AG TOTAL</b>			4.000				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>					<b>Total Recapture Value:</b>							
<b>Assessor Comments and Reason for Adjustment:</b>												
<b>Comments from</b>					<b>Comments:</b>							
WD												
(Continue on back)												

**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 001115400	Legal NE1/4 36-2-9 S-T-R: 36-02-09 Acres: 160.000	Card File Situs 36-2-9	001115400
Owner HYNEK, MICHAEL L 1058 RD 2300 GUIDE ROCK, NE 68942			

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 4375-36-1-00000-000-1755	Improvement	0	0
Location / Group 80	RURAL (RUR)	Cadastral 00002-00018-00004	Land / Lot	238,180	238,180
District 5	GR11F1S - 65-0011	Book / Page 2018 / 2532			
School 65-0011		Sale Date 12/21/2018			
		Sale Amount 336,000	Total	238,180	238,180

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2668	DRY	1D	HOLDREGE SILT LOAM, 1-3%	1D	N		5.000	2,705	13,525	0			
3852	DRY	4D	GEARY-HOBBS SOILS	4D	N		8.000	2,190	17,520	0			
4147	DRY	3D	HOLDREGE SOILS, 3-7% SLOP	3D	N		4.000	2,265	9,060	0			
							<b>17.000</b>		<b>40,105</b>				
2668	GRAS	1G	HOLDREGE SILT LOAM, 1-3%	1G	N		39.000	1,425	55,575	0			
2670	GRAS	2G	HOLDREGE SILT LOAM, 3-7%	2G	N		10.000	1,425	14,250	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N		40.000	1,425	57,000	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N		50.000	1,425	71,250	0			
							<b>139.000</b>		<b>198,075</b>				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N		4.000	0	0	0			
							<b>Land Total</b>	<b>160.000</b>	<b>238,180</b>				

Sale Date	Book	Page	Extend	Ownership History	Amount
10/03/2018	2018	2480		ALEXANDER, SUSAN%	0
10/03/2018	2018	2481		ALEXANDER, SUSAN%	0
				ALEXANDER, SUSAN%	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	21	5	0	0	238,180	238,180	0	238,180	3,704.38	0
2017	115400	5	0	0	238,180	238,180	0	238,180	3,445.18	0
2016	115400	5	0	0	221,500	221,500	0	221,500	3,141.72	0
2015	115400	5	0	0	216,600	216,600	0	216,600	3,003.88	0
2014	115400	5	0	0	154,005	154,005	0	154,005	2,505.88	0
2013	115400	5	0	0	131,935	131,935	0	131,935	2,427.30	0

**WEBSTER COUNTY**  
Appraisal Property Record Card

<p>Parcel ID 001115400 (1783) Cadastral ID 00002-00018-00004 PAD Class Code 02-05-05-03-00-09 State GEO 4375-36-1-00000-000-1755 Owner HYNEK, MICHAEL L. 1058 RD 2300 GUIDE ROCK, NE 68942 Situs 36-2-9 Neighborhood 1 - AREA 1 District 5 - GR11F1S - 65-0011 Legal S-T-R: 36-02-09 NE1/4 36-2-9</p>	<p>Primary Image</p>	<p>Sketch Image</p>
<p><b>Property Valuation</b> Buildings 0 Improvement 0 Land/Lot 238,180 Total 238,180</p>	<p><b>Residential Information</b> Type Quality .00 - Condition .00 - Base/Total 0 / 0</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 0/0</p>
<p><b>Review Information</b> 02/13/2006 Entered SK</p>	<p>Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0</p>	



# 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.

333

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. 12 Day 17 Yr. 2018	4 Date of Deed Mo. 12 Day 17 Yr. 2018
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) South Central State Bank Street or Other Mailing Address PO Box 186 City Campbell State NE Zip Code 68932 Phone Number (402) 756-3311 Email Address jerry.schaefer@southcentralstatebank.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) City of Blue Hill Street or Other Mailing Address PO Box 277 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2056 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address cityofbluehill@gtmc.net	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input 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 parking lot or community center addit

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?  
\$25,125

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  
541 W Gage St

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
City of Blue Hill  
PO Box 277  
Blue Hill, NE 68930

18a  No address assigned 18b  Vacant land

20 Legal Description  
West 1/2 Lot 13 & All Lots 14 & 15 Block 14 Original Town Blue Hill

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

22 Total purchase price, including any liabilities assumed	(Gift)	\$	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.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

Tricia Allen  
Print or Type Name of Grantee or Authorized Representative

(402) 756-2056  
Phone Number

*Tricia Allen*  
Signature of Grantee or Authorized Representative

City Clerk/Treasurer  
Title

12/17/2018  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 28 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2018, Pg 2541









**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 000305800	Legal LOTS 14 & 15 BLOCK 14 ORIGINAL TOWN BLUE HILL	Card File 000305800
Owner CITY OF BLUE HILL PO BOX 277 BLUE HILL, NE 68930		Situs 541 W GAGE ST BLUE HILL, NE 68930

County Area 0	N/A	Class Code 01-03-03-01-06-01	Value	Previous	Current
Neighborhood 305	BLUE HILL COMMERCIAL	State GEO 4133-00-0-20005-014-6490	Buildings	25,125	25,125
Location / Group 20	BLUE HILL (BH)	Cadastral 00002-00067-00045	Improvement	0	0
District 195	74HF6N - 91-0074	Book / Page 2018 / 2541	Land / Lot	2,440	2,435
School 91-0074		Sale Date 12/17/2018	Total	27,565	27,560
		Sale Amount 0			

Permit No.	Type	Description	Date Open	Date Closed	Amount
0002	00 N/A	~2015 NO HEATING/AIR, NO PLUMBING FIXTURE	10/10/2014	10/15/2014	0
0001	00 N/A	~2013 CHNG TO STORAGE ONLY	10/10/2012	01/03/2013	0

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
9 BLUE HILL COMMERCIAL	02 SqFoot		5,940.000	44.000	N	3,000	0.740	0.000	2,435	4367
						999,999	0.073			

Sale Date	Book	Page	Extend	Ownership History	Amount
02/18/2014	02014	00385		BENTZ, PHILIP	1,000
04/01/2003	02003	02139		SOUTH CENTRAL STATE BANK	73,430
				SOUTH CENTRAL STATE BANK (DN)	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	4394	195	25,125	0	2,440	27,565	0	27,565	541.76	0
2017	305800	195	25,125	0	2,440	27,565	0	27,565	533.04	0
2016	305800	195	25,125	0	2,440	27,565	0	27,565	531.42	0
2015	305800	195	21,680	0	2,440	24,100	0	24,100	458.36	0
2014	305800	195	37,915	0	2,440	40,355	0	40,355	841.48	0
2013	305800	195	30,725	0	2,555	33,280	0	33,280	747.98	0

Parcel ID 000305800 (4367)  
 Cadastral ID 00002-00067-00045  
 PAD Class Code 01-03-03-01-06-01  
 State GEO 4133-00-0-20005-014-6490  
**Owner**  
 CITY OF BLUE HILL  
 PO BOX 277  
 BLUE HILL, NE 68930  
**Situs**  
 541 W GAGE ST BLUE HILL NE 68930  
**Neighborhood** 305 - BLUE HILL COMMERCIAL  
**District** 195 - 74HF6N - 91-0074  
**Legal**  
 LOTS 14 & 15 BLOCK 14 ORIGINAL TOWN BLUE HILL



**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 25,125  
 Land/Lot 2,435  
 Total 27,560 4.34/SqFt

**Lot Information**  
 Lot Size 1 | 1  
 Valuation Model BLUE HILL COMMERCIAL  
 Valuation Method 02 Square Ft  
 Lot Value 2,435

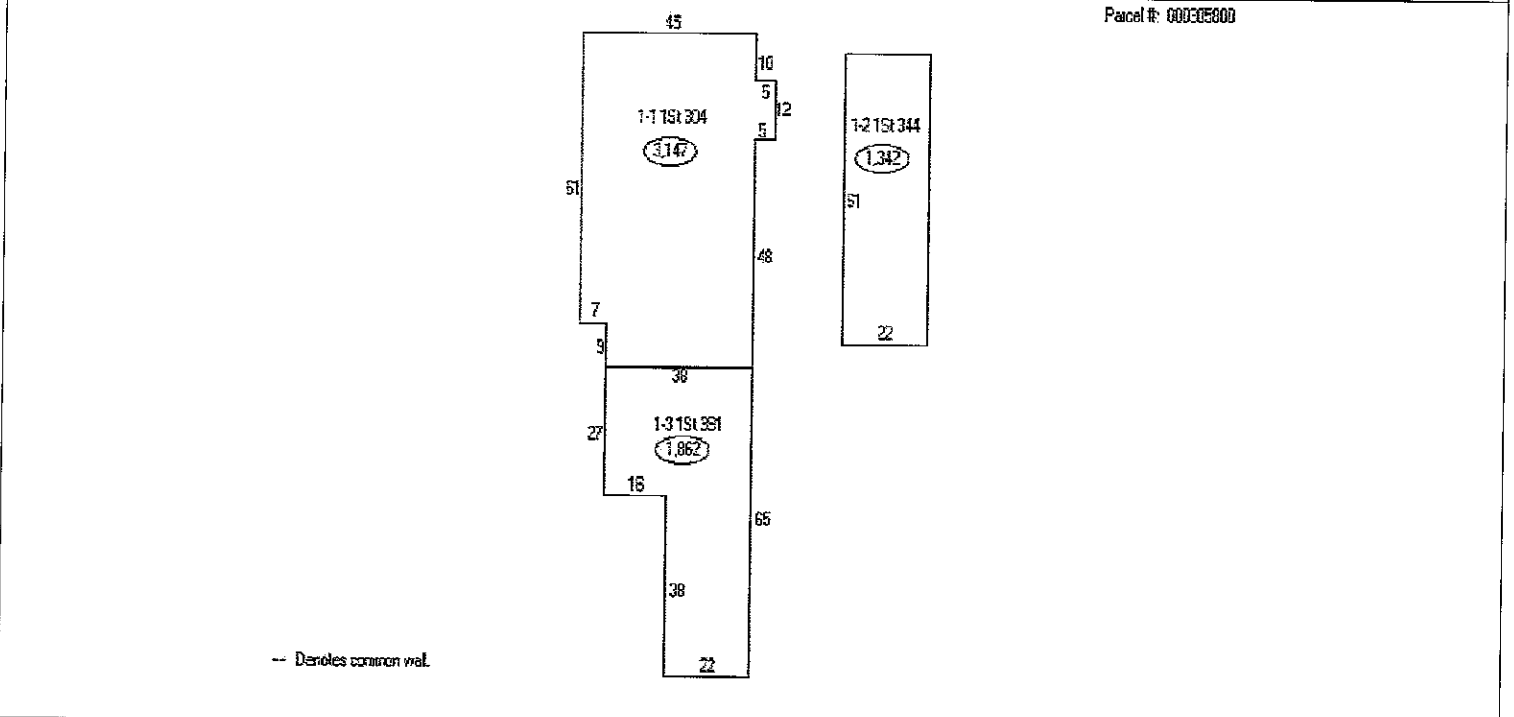
**Review Information**  
 03/11/2016 Entered CJ  
 10/02/2015 Inspect SK

**Income Approach**

(This section is currently blank.)

**WEBSTER COUNTY**  
Appraisal Sketch

Parcel ID 000305800	(4367)	Legal LOTS 14 & 15 BLOCK 14 ORIGINAL TOWN BLUE HILL	Cadastral ID 00002-00067-00045
Owner CITY OF BLUE HILL			PAD Class Code 01-03-03-01-06-01
Situs 541 W GAGE ST BLUE HILL NE 68930			State GEO 4133-00-0-20005-014-6490
Neighborhood 305 - BLUE HILL COMMERCIAL			



Sequence	Code	Description	Base Area	Multiplier	Total Area
1	COMM	1-1 1st 304	3,147	1.00	3,147
2	COMM	1-2 1st 344	1,342	1.00	1,342
3	COMM	1-3 1st 391	1,862	1.00	1,862
4	COMM	Porch w/roof	20	1.00	20
<b>Total Building Area</b>			<b>6,371</b>		<b>6,371</b>

Parcel ID 000305800 (4367) Cadastral ID 00002-00067-00045 PAD Class Code 01-03-03-01-06-01 State GEO 4133-00-0-20005-014-6490 Owner CITY OF BLUE HILL PO BOX 277 BLUE HILL, NE 68930 Situs 541 W GAGE ST BLUE HILL NE 68930 Neighborhood 305 - BLUE HILL COMMERCIAL District 195 - 74HF6N - 91-0074 Legal LOTS 14 & 15 BLOCK 14 ORIGINAL TOWN BLUE HILL	<b>Marshall &amp; Swift Cost Approach</b> Appraisal Zone 1000 Zone Description DEFAULT Manual Date (07/2013)
<b>Building Image Information</b> Image ID 0 Image Date File Name Description	

<b>Building Data</b> Building ID 1 Sequence 1 Occupancy 1 468 - Material Storage Shed 100 % Occupancy 2 Occupancy 3 Total Floor Area 1,862 Average Perimeter 206 Number of Stories 1 Average Wall Height 14.00 Year Built 1900 Effective Age 99	<b>Construction Class</b> C - Masonry bearing walls <b>Rank</b> 2.00 - Average <b>Condition</b> 1.00 - Worn Out <b>Exterior Wall</b> 100 % - Brick with Block Back-up <b>Heating/Cooling</b> 100 % - No HVAC <b>Roof Type</b> <b>Roof Cover</b>	<b>Basement Area</b> 0 <b>Basement Levels</b> 0 <b>Basement Finish</b> <b>Finish Code - 1</b> <b>Finish Area - 1</b> 0 <b>Finish Code - 2</b> <b>Finish Area - 2</b> 0
--	---	--

Code	Description	Year In	Size	Units	Depreciation
SLRF	Slab w/Roof	0	20	20	86.000 %

<p>Parcel ID 000305800 (4367)                  Cadastral ID 00002-00067-00045                  PAD Class Code 01-03-03-01-06-01                  State GEO 4133-00-0-20005-014-6490  <b>Owner</b>                  CITY OF BLUE HILL                  PO BOX 277                  BLUE HILL, NE 68930  <b>Situs</b>                  541 W GAGE ST BLUE HILL NE 68930  <b>Neighborhood</b> 305 - BLUE HILL COMMERCIAL  <b>District</b> 195 - 74HF6N - 91-0074  <b>Legal</b>                  LOTS 14 &amp; 15 BLOCK 14 ORIGINAL TOWN BLUE HILL</p>	<p><b>Building Image Information</b>                  Image ID 0                  Image Date                  File Name                  Description</p>	<p><b>Marshall &amp; Swift Cost Approach</b>                  Appraisal Zone 1000                  Zone Description DEFAULT                  Manual Date (07/2013)</p>
<p><b>Building Data</b>                  Building ID 2                  Sequence 2                  Occupancy 1 468 - Material Storage Shed 100 %                  Occupancy 2                  Occupancy 3                  Total Floor Area 3,147                  Average Perimeter 240                  Number of Stories 1                  Average Wall Height 16.00                  Year Built 1900                  Effective Age 99</p>	<p><b>Construction Class</b> C - Masonry bearing walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 1.00 - Worn Out  <b>Exterior Wall</b> 100 % - Brick with Block Back-up  <b>Heating/Cooling</b> 100 % - No HVAC  <b>Roof Type</b>  <b>Roof Cover</b></p>	<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>

<p>Parcel ID 000305800 (4367)          Cadastral ID 00002-00067-00045          PAD Class Code 01-03-03-01-06-01          State GEO 4133-00-0-20005-014-6490  <b>Owner</b>          CITY OF BLUE HILL          PO BOX 277          BLUE HILL, NE 68930  <b>Situs</b>          541 W GAGE ST BLUE HILL NE 68930  <b>Neighborhood</b> 305 - BLUE HILL COMMERCIAL  <b>District</b> 195 - 74HF6N - 91-0074  <b>Legal</b>          LOTS 14 &amp; 15 BLOCK 14 ORIGINAL TOWN BLUE HILL</p>	<p><b>Building Image Information</b>          Image ID 0          Image Date          File Name          Description</p>	<p><b>Marshall &amp; Swift Cost Approach</b>          Appraisal Zone 1000          Zone Description DEFAULT          Manual Date (07/2013)</p>
<p><b>Building Data</b>          Building ID 3          Sequence 3          Occupancy 1 468 - Material Storage Shed 100 %          Occupancy 2          Occupancy 3          Total Floor Area 1,342          Average Perimeter 166          Number of Stories 1          Average Wall Height 16.00          Year Built 1900          Effective Age 99</p>	<p><b>Construction Class</b> C - Masonry bearing walls  <b>Rank</b> 2.00 - Average  <b>Condition</b> 1.00 - Worn Out  <b>Exterior Wall</b> 100 % - Brick with Block Back-up  <b>Heating/Cooling</b> 100 % - No HVAC  <b>Roof Type</b>  <b>Roof Cover</b></p>	<p><b>Basement Area</b> 0  <b>Basement Levels</b> 0  <b>Basement Finish</b>  <b>Finish Code - 1</b>  <b>Finish Area - 1</b> 0  <b>Finish Code - 2</b>  <b>Finish Area - 2</b> 0</p>
<p> </p>		

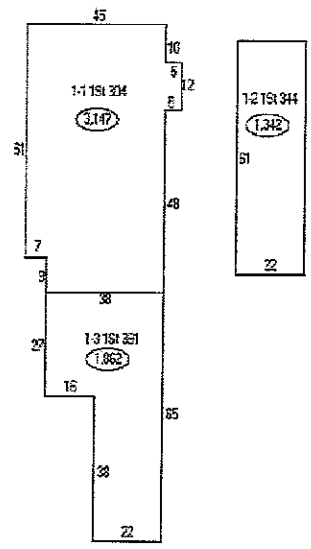




**WEBSTER COUNTY**  
Appraisal Outbuilding

Parcel ID 000305800 (4367)  
 Cadastral ID 00002-00067-00045  
 PAD Class Code 01-03-03-01-06-01  
 State GEO 4133-00-0-20005-014-8490  
 Owner  
 CITY OF BLUE HILL  
 PO BOX 277  
 BLUE HILL, NE 68930  
 Situs  
 541 W GAGE ST BLUE HILL NE 68930  
 Neighborhood 305 - BLUE HILL COMMERCIAL  
 District 195 - 74HF6N - 91-0074  
 Legal  
 LOTS 14 & 15 BLOCK 14 ORIGINAL TOWN BLUE HILL

Parcel #: 000305900



-- Denotes common wall.

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
PAVC	PAVING, CONCRETE Building Components		3.00	0.00	0	0				252
PAVC	PAVING, CONCRETE Building Components		3.00	0.00	0	0				570
PAVC	PAVING, CONCRETE Building Components		3.00	0.00	0	0				1,540

PAGE 1 BOOK-PAGE 2018-2542 DOC STAMPS 1579.50 DEED TYPE WD SALES FILE # 334

DATE OF SALE 12-28-2018 DATE OF DEED 12-28-2018 DATE RECORDED 12-31-2018

GRANTOR'S NAME (SELLER) Arthur C. Miller + Sandra D. Miller GRANTEE'S NAME (BUYER) DACS FARMS, LLC

LEGAL DESCRIPTION E 1/2 17-2-11

LOCATION ID PARCEL(S) 001902000-68550 E 1/2 17-2-11

NEIGHBORHOOD / PROPERTY CLASS 01-Ag Ag-Rural SITUS 17-2-11

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 702,000 521 ADJ ASS'R ADJ ADJ SALE PRICE

YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
2016							
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.

334

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. 12 Day 28 Yr. 2018 4 Date of Deed Mo. 12 Day 28 Yr. 2018

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

Grantor's Name (Seller) arthur C. Miller and Sandra D. Miller Grantee's Name (Buyer) DACJ Farms, LLC, a Nebraska limited liability company

Street or Other Mailing Address PO BOX 123 PO BOX 1

City Holstein NE State NE Zip Code 68950 City Bladen NE State NE Zip Code 68928

Phone Number (402) 461-6862 (402) 756-1661 Is the grantee a 501(c)(3) organization? Yes No

Email Address n/a n/a 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 (B) Property Type (C) Mobile Home

8 Type of Deed 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer

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

13 Was the transfer between relatives, 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

The East Half (E1/2) of Section Seventeen (17), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 320+-

Table with 2 columns: Question number and Amount. Row 22: Total purchase price, including any liabilities assumed. \$ 702,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate. \$ 702,000.00.

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.

Signature of Grantee or Authorized Representative: Cindy Miller, Member, DACJ Farms, LLC. Title: Grantee. Date: 12/28/2018. Phone Number: (402) 756-1661.

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.



**WEBSTER COUNTY ASSESSOR**

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

**Seller: MILLER, ARTHUR C & SANDRA D**

**Buyer: DACJ FARMS, LLC**

**Parcel ID: 001902000**

**Additional Parcels:**

**Book: 2018 Page: 2542**

**Sale Date: 12/28/2018**

**Legal Description: E1/2 17-2-11**

**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: MILLER, ARTHUR C & SANDRA D**  
**Buyer: DACJ FARMS, LLC**  
**Parcel ID: 001902000**  
**Additional Parcels:**  
**Book: 2018 Page: 2542**  
**Sale Date: 12/28/2018**  
**Legal Description: E1/2 17-2-11**

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: MILLER, ARTHUR C & SANDRA D**

**Buyer: DACJ FARMS, LLC**

**Parcel ID: 001902000**

**Additional Parcels:**

**Book: 2018 Page: 2542**

**Sale Date: 12/28/2018**

**Legal Description: E1/2 17-2-11**

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	2542	12/28/2018	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001902000	334	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	17	0	00000	1	000	8550
Land	Improvements	Total		Date of Sale Property Classification Code								
461,100		461,100		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					1G	19.000				27,075	
	2A1					2G1	57.000				81,225	
	2A					2G						
	3A1					3G1						
	3A					3G	74.000				105,450	
	4A1					4G1	10.000				14,250	
	4A					4G	140.000				199,500	
DRYLAND	1D1				Shelterbelt/Timber							
	1D				Accretion							
	2D1	12.000		29,220	Waste							
	2D				Other							
	3D1				<b>AG LAND TOTAL</b>			314.000			461,100	
	3D				Roads			6.000				
	4D1				Farm Sites							
	4D	2.000		4,380	Home Sites							
					Recreation							
	Dwellings				Other							
	Outbuildings				<b>Non-AG TOTAL</b>			6.000				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>Comments from</b>	<b>Comments:</b>
WD	

(Continue on back)

**WEBSTER COUNTY**  
Real Estate Breakdown Report

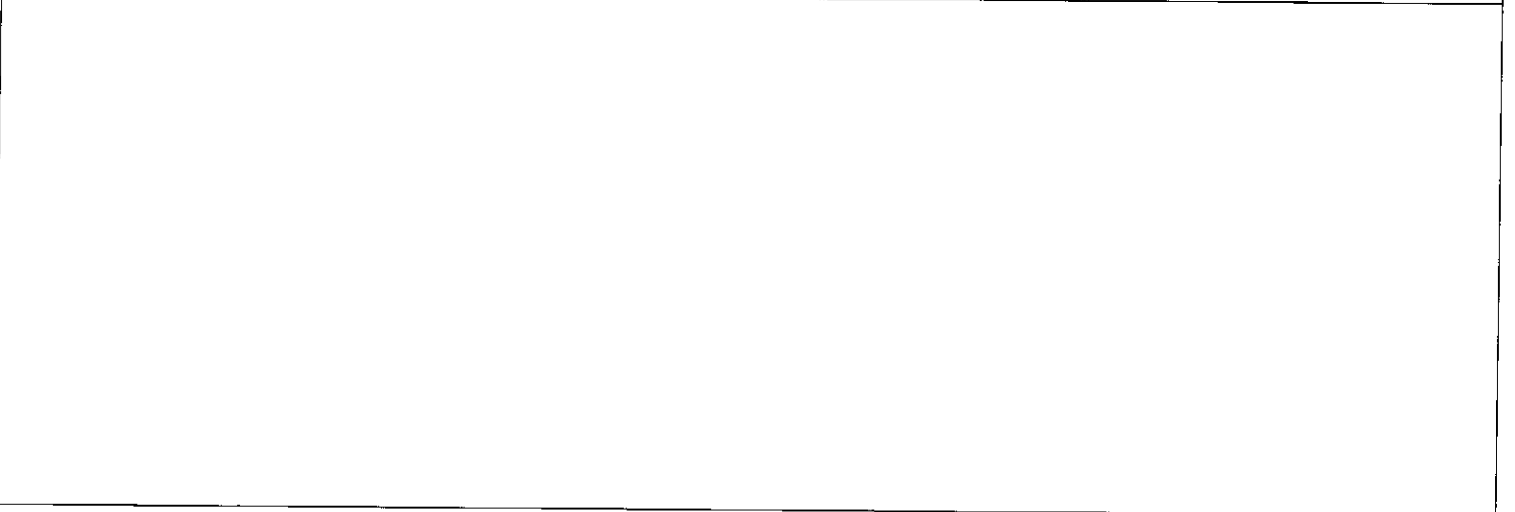
Parcel ID 001902000		Legal E1/2 17-2-11 S-T-R: 17-02-11 Acres: 320.000		Card File 001902000 Situs 17-2-11								
Owner DACJ FARMS, LLC PO BOX 1 BLADEN, NE 68928												
County Area 1	AREA 1	Class Code 02-05-03-00-10	Value	Previous	Current							
Neighborhood 1	AREA 1	State GEO 4371-17-0-00000-000-8550	Buildings	0	0							
Location / Group 80	RURAL (RUR)	Cadastral 00001-00090-00003	Improvement	0	0							
District 45	2F2S - 91-0002	Book / Page 2018 / 2542	Land / Lot	461,100	461,100							
School 91-0002		Sale Date 12/28/2018	Total	461,100	461,100							
		Sale Amount 702,000										
<b>Soil</b>	<b>Use</b>	<b>LCG/LVG</b>	<b>Soil Description</b>	<b>LVG Description</b>	<b>Spot Code</b>	<b>Acres</b>	<b>Value/Acre</b>	<b>Assessed</b>	<b>Sub</b>	<b>Market/Acre</b>	<b>Market</b>	<b>Sub</b>
2521	DRY	4D	COLY-HOBBS SILT LOAMS, 0-	4D	N	2.000	2,190	4,380	0			
3581	DRY	2D1	HOBBS SILT LOAM, OCCASION	2D1	N	12.000	2,435	29,220	0			
						<b>14.000</b>		<b>33,600</b>				
2521	GRAS	4G	COLY-HOBBS SILT LOAMS, 0-	4G	N	70.000	1,425	99,750	0			
2688	GRAS	1G	HOLDREGE SILT LOAM, 1-3%	1G	N	19.000	1,425	27,075	0			
3247	GRAS	4G	MEADIN LOAM, 6-30% SLOPES	4G	N	58.000	1,425	79,800	0			
3581	GRAS	2G1	HOBBS SILT LOAM, OCCASION	2G1	N	57.000	1,425	81,225	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	14.000	1,425	19,950	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	74.000	1,425	105,450	0			
4148	GRAS	4G1	HOLDREGE SOILS, 7-11% SLO	4G1	N	10.000	1,425	14,250	0			
						<b>300.000</b>		<b>427,500</b>				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	6.000	0	0	0			
						<b>Land Total 320.000</b>		<b>461,100</b>				
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Extend</b>	<b>Ownership History</b>		<b>Amount</b>						
12/28/2018	2018	2542		DACJ FARMS, LLC		702,000						
08/31/2008	02006	02264		MILLER, ARTHUR C & SANDRA D		240,000						
08/31/2006	02006	02264		MILLER, ARTHUR C & SANDRA D		240,000						
<b>Year</b>	<b>Statement</b>	<b>District</b>	<b>Building</b>	<b>Other</b>	<b>Land</b>	<b>Total</b>	<b>Exempt</b>	<b>Taxable</b>	<b>Total Tax</b>	<b>Penalty Tax</b>		
2018	1271	45	0	0	461,100	461,100	0	461,100	5,859.50	0		
2017	902000	45	0	0	461,100	461,100	0	461,100	6,122.36	0		
2016	902000	45	0	0	425,100	425,100	0	425,100	5,880.06	0		
2015	902000	45	0	0	407,150	407,150	0	407,150	5,605.20	0		
2014	902000	45	0	0	290,470	290,470	0	290,470	4,442.06	0		
2013	902000	45	0	0	251,600	251,600	0	251,600	4,104.20	0		



**WEBSTER COUNTY**  
Appraisal Property Record Card

Parcel ID 001902000 Cadastral ID 00001-00090-00003 PAD Class Code 02-05-05-03-00-10 State GEO 4371-17-0-00000-000-8550 Owner DACJ FARMS, LLC PO BOX 1 BLADEN, NE 68928 Situs 17-2-11 Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal S-T-R: 17-02-11 E1/2 17-2-11	(3057)	Primary Image	Sketch Image
--	--------	---------------	--------------

<b>Property Valuation</b> Buildings 0 Improvement 0 Land/Lot 461,100 Total 461,100	<b>Residential Information</b> 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	<b>Marshall &amp; Swift Cost Approach</b> (06/2013) Year/Effective Age 0/0
<b>Review Information</b> 03/07/2006 Entered SK		



BOOK-PAGE 2018-2551

DOC STAMPS 15.75

DEED TYPE Trustees Deed

SALES FILE # 335

DATE OF SALE 12-31-2018

DATE OF DEED 12-20-2018

DATE RECORDED 12-31-2018

GRANTOR'S NAME (SELLER) Richard Watson, Successor Trustee

GRANTEE'S NAME (BUYER) Roger L. + Lila J. Bohrer

LEGAL DESCRIPTION Lots 13-24 inclusive, Block 1; Lots 1-24 inclusive Block 2; Lots 1-12 inclusive and Lots 19-24 inclusive, Block 3; + Lots 13-24 inclusive Block 4 all in Fairview Subdivision to City RC,

LOCATION ID PARCEL(S) 000171100 42520 + 000171300 42530 + 000171500 - 42540 + 000171900 - 42580

NEIGHBORHOOD / PROPERTY CLASS G1 A9 - Single family

SITUS Rural

TAX DISTRICT / SCHOOL DISTRICT 65/91-002

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

TOTAL SALE PRICE \$ 6500.00

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 Greenbelt - Empty Lots includes 4 parcels Value of all Lots together is \$11090

# 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.

335

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 12 Day 31 Yr. 2018	Mo. 12 Day 20 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Richard Watson, Successor Trustee		Grantee's Name (Buyer) Roger L Bohrer and Lila J. Bohrer	
Street or Other Mailing Address P O Box 221549		Street or Other Mailing Address 341 W 10th Ave	
City Carmel	State CA	City Red Cloud	State NE
Zip Code 93922		Zip Code 68970	
Phone Number 831 596-0590		Phone Number 402 464618	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address n/a		Email Address n/a	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

(A) Status	(B) Property Type	(C)
<input 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 checked="" type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

<input 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?

\$6,500

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

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

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes  No

18 Address of Property

Empty Lots

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

Grantees

18a  No address assigned    18b  Vacant land

20 Legal Description

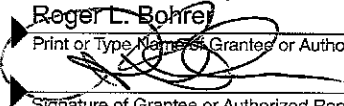
See Attached

21 If agricultural, list total number of acres 5.26+-

22 Total purchase price, including any liabilities assumed	22	\$	6,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	6,500.00

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

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


 Roger L. Bohrer  
 Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative \_\_\_\_\_ Title \_\_\_\_\_ Grantee  
 Phone Number 402 464618  
 Date 12/31/2018

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 12 Day 31 Yr. 18	\$ 15.75	BK 2018, Pg 2551

Lots Thirteen (13) through Twenty-four (24), inclusive, Block One (1);  
Lots One (1) through Twenty-four (24), inclusive, Block Two (2); Lots One  
(1) through Twelve (12) inclusive, and Lots Nineteen (19) through Twenty-four  
(24), inclusive, Block Three (3); and Lots Thirteen (13) through Twenty-four  
(24), inclusive, Block Four (4), all in Fairview Subdivision to the City of Red  
Cloud, Webster County, Nebraska.

State of Nebraska } ss.  
County of Webster }

merry

Entered on the numerical index and filed for record in the Clerk's office of said county this 31<sup>st</sup> day of December A.D., 20 18, at 11:45 o'clock A. M. Recorded in Book 2018 on Page 2551  
Debra Klingenberger County Clerk  
\$10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12/31/18  
\$ 15.75 By all

Return to:  
Theobald Law Office  
P O Box 423  
Red Cloud, NE 68970

**TRUSTEE'S DEED**

Richard Watson, Successor Trustee of the John A. Mino Family Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Roger L. Bohrer and Lila J. Bohrer, husband and wife, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate:

Lots Thirteen (13) through Twenty-four (24), inclusive, Block One (1);  
Lots One (1) through Twenty-four (24), inclusive, Block Two (2); Lots One (1) through Twelve (12) inclusive, and Lots Nineteen (19) through Twenty-four (24), inclusive, Block Three (3); and Lots Thirteen (13) through Twenty-four (24), inclusive, Block Four (4), all in Fairview Subdivision to the City of Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed December 20th, 2018.

Richard Watson  
Richard Watson, Successor Trustee

STATE OF CALIFORNIA, COUNTY OF Monterey, ss.

The foregoing instrument was acknowledged before me on December 20, 2018 by Richard Watson, Successor Trustee of the John A. Mino Family Trust.

**CHRISTINE J. KELSO**  
COMM. #2173598  
Notary Public - California  
Monterey County  
My Comm. Expires Nov. 25, 2020

[Signature]  
Notary Public

BK 2018, Pg 2516

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 26 day  
of December A.D., 2018, at 10:15  
o'clock A M. Recorded in Book 2018  
on Page 2516-2517  
Deb Klingleberger County Clerk  
3/16/18 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

Return to:  
Theobald Law Office  
P O Box 423  
Red Cloud, NE 68970

CERTIFICATION OF TRUST

The undersigned, being the current acting Trustee of the trust and being of lawful age, hereby declared the following to be true and correct:

1. The John A. Mino Family Trust dated December 3, 2005, as amended and restated by Third Amended and Restated declaration of Trust dated February 5, 2015 is a valid and existing trust.
2. The name and address of the Settlor of the trust is:  

John A. Mino                                 Deceased – May 4, 2108
3. The name and address of the Successor Trustee is:  

Richard Watson                             PO Box 221549  
Carmel, CA 93922
4. The following powers are conferred upon the Trustee: All of the powers granted by California law, including power to deal with acquire, sell, encumber, transfer, lease and convey real estate, personal property and intangible property of any kind, including stocks, bonds, mutual funds and other investment and brokerage accounts.
5. Third persons are protected in dealing with the Trustee and need not inquire as to the authority of the Trustee or propriety of the action.
6. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
7. Pursuant to Article VIII. Of said Trust, the above Successor Trustee is now the currently acting Trustee of the Trust.



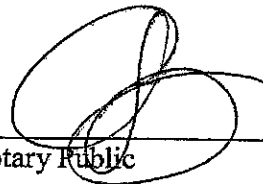
8. The Trust states any designated Trustee may act with full delegated powers on their own, being sufficient and unnecessary to be put to further inquiry into the right of such Trustee to so act.

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

  
Richard Watson, Successor Trustee

STATE OF CALIFORNIA, COUNTY OF MONTEREY, ss.

The foregoing instrument was executed before me on December 20<sup>th</sup>, 2018 by Richard Watson, Successor Trustee of the John A. Mino Family Trust.

  
Notary Public



RECORD AS TO:

Lots Thirteen (13) through Twenty-four (24), inclusive, Block One (1);  
Lots One (1) through Twenty-four (24), inclusive, Block Two (2); Lots One  
(1) through Twelve (12) inclusive, and Lots Nineteen (19) through Twenty-four  
(24), inclusive, Block Three (3); and Lots Thirteen (13) through Twenty-four  
(24), inclusive, Block Four (4), all in Fairview Subdivision to the City of Red Cloud,  
Webster County, Nebraska.

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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

**Seller: MINO, JOHN A -TRUSTEE**

**Buyer: BOHRER, ROGER L & LILA J**

**Parcel ID: 000171100**

**Additional Parcels: 000171300 000171500 000171900**

**Book: 2018 Page: 2551**

**Sale Date: 12/31/2018**

**Legal Description: LOTS 13-24 BLOCK 1 FAIRVIEW SUBDIVISION 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**

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**Parcel ID: 000171100**

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**Book: 2018 Page: 2551**

**Sale Date: 12/31/2018**

**Legal Description: LOTS 13-24 BLOCK 1 FAIRVIEW SUBDIVISION RED CLOUD**

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

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

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

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

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

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

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

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

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

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

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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

**Seller: MINO, JOHN A -TRUSTEE**

**Buyer: BOHRER, ROGER L & LILA J**

**Parcel ID: 000171100**

**Additional Parcels: 000171300 000171500 000171900**

**Book: 2018 Page: 2551**

**Sale Date: 12/31/2018**

**Legal Description: LOTS 13-24 BLOCK 1 FAIRVIEW SUBDIVISION 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	2551	12/31/2018	Base: 91-0002		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000171100		335		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4491			00	0	10125	1	001	0000			
Land		Improvements		Total		Date of Sale Property Classification Code									
11,090				11,090		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RURAL (RUR)				A) 2	B) 05	C) 1	D) 1	E) 6	F) 3						
				<b>Residential</b>				<b>Commercial</b>							
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :							
<b>Construction Date:</b>				Construction Date :				Construction Date :							
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. :							
<b>Building Cost New:</b>				Cost :				Cost :							
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>							
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:		Other1:		Other2:			
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>							
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent					
<b>Assessor's Adjustment to Sale Price (+ or -):</b>															
<b>Assessor Comments and Reason for Adjustment:</b>															
<b>Comments from</b>				<b>Comments:</b>											
TRUSTEES DEED- 4 PARCELS INVOLVED IN SALE. THESE ARE EMPY LOTS, BUT HAVE A				GREENBELT SO PRICED LIKE A											
				(Continue on back)											



**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 000171100		Legal	Card File	000171100	
Owner BOHRER, ROGER L & LILA J 341 WEST 10TH AVENUE RED CLOUD, NE 68970-0000		LOTS 13-24 BLOCK 1 FAIRVIEW SUBDIVISION RED CLOUD Acres: 0.970	Situs		
County Area	1 AREA 1	Class Code	02-05-01-01-06-03	Value	Previous Current
Neighborhood	1 AREA 1	State GEO	4491-00-0-10125-001-0000	Buildings	0 0
Location / Group	80 RURAL (RUR)	Cadastral	00002-00097-006+0	Improvement	0 0
District	65 2CS - 91-0002	Book / Page	2018 / 2551	Land / Lot	2,195 2,195
School	91-0002	Sale Date	12/31/2018	Total	2,195 2,195
		Sale Amount	6,500	Market Land	3,010 3,010

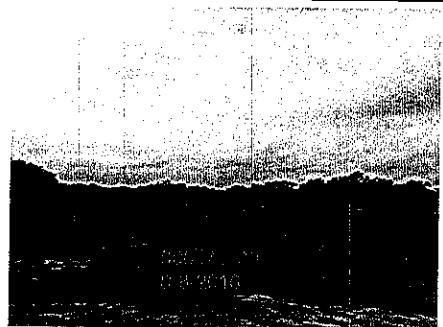
Date Added Notes

11/04/2002 42520

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2670	DRY	2D	HOLDREGE SILT LOAM, 3-7%	2D	N	0.970	2,265	2,195	0	2,265	3,010	10
						Land Total	0.970	2,195			3,010	

Sale Date Book Page Extend Ownership History Amount

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
MINO, JOHN A - TRUSTEE										
2018	2174	65	0	0	2,195	2,195	0	2,195	43.74	0
2017	171100	65	0	0	2,195	2,195	0	2,195	43.10	0
2016	171100	65	0	0	2,195	2,195	0	2,195	45.02	0
2015	171100	65	0	0	2,510	2,510	0	2,510	56.46	0
2014	171100	65	0	0	1,745	1,745	0	1,745	41.46	0
2013	171100	65	0	0	1,455	1,455	0	1,455	36.10	0

<p>Parcel ID 000171100 (1417) Cadastral ID 00002-00097-006+0 PAD Class Code 02-05-01-01-06-03 State GEO 4491-00-0-10125-001-0000 Owner BOHRER, ROGER L &amp; LILA J 341 WEST 10TH AVENUE RED CLOUD, NE 68970-0000 Situs Neighborhood 1 - AREA 1 District 65 - 2CS - 91-0002 Legal LOTS 13-24 BLOCK 1 FAIRVIEW SUBDIVISION RED CLOUD</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p>
<p><b>Property Valuation</b> Buildings 0 Improvement 0 Land/Lot 2,195 Total 2,195</p>	<p><b>Residential Information</b> Type Quality .00 - Condition .00 - Base/Total 0 / 0</p>	<p><b>Marshall &amp; Swift Cost Approach</b> (06/2013) Year/Effective Age 0/0</p>
<p><b>Review Information</b> 03/16/2017 Entered DL 09/08/2016 Inspect TS</p>	<p>Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0</p>	
<p><b>Date Added Notes</b> 11/04/2002 42520</p>		

**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID 000171300		Legal ALL BLOCK 2 FAIRVIEW SUBDIVISION RED CLOUD Acres: 1.900	Card File 000171300	
Owner BOHRER, ROGER L & LILA J 341 WEST 10TH AVENUE RED CLOUD, NE 68970-0000			Situs	
County Area 1	AREA 1	Class Code 02-05-01-01-06-04	Value	Previous
Neighborhood 1	AREA 1	State GEO 4371-00-0-10125-002-0000	Buildings	0
Location / Group 80	RURAL (RUR)	Cadastral 00002-00097-004+0	Improvement	0
District 65	2CS - 91-0002	Book / Page 2018 / 2551	Land / Lot	4,305
School 91-0002		Sale Date 12/31/2018	Total	4,305
		Sale Amount 6,500	Market Land	5,900
Date Added 11/04/2002		Notes 42530		Current 0

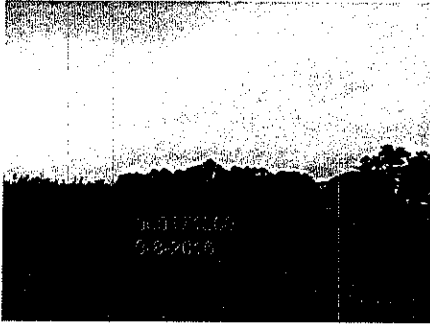
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2670	DRY	2D	HOLDREGE SILT LOAM, 3-7%	2D	N	1.900	2,265	4,305	0	2,265	5,900	10
						Land Total	1.900	4,305			5,900	

Sale Date	Book	Page	Extend	Ownership History		Amount
Year	Statement	District	Building	Other	Land	Penalty Tax
				MINO, JOHN A -TRUSTEE		0
2018	2175	65	0	0	4,305	0
2017	171300	65	0	0	4,305	0
2016	171300	65	0	0	4,305	0
2015	171300	65	0	0	4,920	0
2014	171300	65	0	0	3,420	0
2013	171300	65	0	0	2,850	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	2175	65	0	0	4,305	4,305	0	4,305	85.78	0
2017	171300	65	0	0	4,305	4,305	0	4,305	84.52	0
2016	171300	65	0	0	4,305	4,305	0	4,305	88.30	0
2015	171300	65	0	0	4,920	4,920	0	4,920	110.68	0
2014	171300	65	0	0	3,420	3,420	0	3,420	81.26	0
2013	171300	65	0	0	2,850	2,850	0	2,850	70.70	0



**WEBSTER COUNTY**  
Appraisal Property Record Card

<p>Parcel ID 000171300 (1418)          Cadastral ID 00002-00097-004+0          PAD Class Code 02-05-01-01-06-04          State GEO 4371-00-0-10125-002-0000  <b>Owner</b>          BOHRER, ROGER L &amp; LILA J          341 WEST 10TH AVENUE          RED CLOUD, NE 68970-0000  <b>Situs</b>            Neighborhood 1 - AREA 1          District 65 - 2CS - 91-0002  <b>Legal</b>          ALL BLOCK 2 FAIRVIEW SUBDIVISION RED          CLOUD</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p>																																		
<p><b>Property Valuation</b></p> <table border="0"> <tr><td>Buildings</td><td>0</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>4,305</td></tr> <tr><td><b>Total</b></td><td><b>4,305</b></td></tr> </table> <p><b>Review Information</b></p> <table border="0"> <tr><td>03/16/2017</td><td>Entered</td><td>DL</td></tr> <tr><td>09/08/2016</td><td>Inspect</td><td>TS</td></tr> </table>	Buildings	0	Improvement	0	Land/Lot	4,305	<b>Total</b>	<b>4,305</b>	03/16/2017	Entered	DL	09/08/2016	Inspect	TS	<p><b>Residential Information</b></p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>0</td></tr> <tr><td>Fixture/Roughin</td><td>0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>0 / 0.0</td></tr> <tr><td>Basement Area</td><td>0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	0																																			
Improvement	0																																			
Land/Lot	4,305																																			
<b>Total</b>	<b>4,305</b>																																			
03/16/2017	Entered	DL																																		
09/08/2016	Inspect	TS																																		
Type																																				
Quality	.00 -																																			
Condition	.00 -																																			
Base/Total	0 / 0																																			
Area of Slab	0																																			
Area of Crawl	0																																			
Fixture/Roughin	0 / 0																																			
Bed/Bathroom	0 / 0.0																																			
Basement Area	0																																			
Year/Effective Age	0/0																																			
<p><b>Date Added Notes</b></p> <table border="0"> <tr><td>11/04/2002</td><td>42530</td></tr> </table>			11/04/2002	42530																																
11/04/2002	42530																																			

**WEBSTER COUNTY**  
Real Estate Breakdown Report


Parcel ID 000171500	Owner BOHRER, ROGER L & LILA J 341 WEST 10TH AVENUE RED CLOUD, NE 68970-0000	Legal LOTS 1-12 & 19-24 BLOCK 3 FAIRVIEW SUBDIVISION RED CLOUD Acres: 1.410	Card File 000171500	Situs
County Area 1 AREA 1	Neighborhood 1 AREA 1	Location / Group 80 RURAL (RUR)	District 65 2CS - 91-0002	School 91-0002
Class Code 02-05-01-01-06-04	State GEO 4371-00-0-10125-003-0000	Cadastral 00002-00097-011+0	Book / Page 2018 / 2551	Sale Date 12/31/2018
Sale Amount 6,500	Value Buildings Improvement Land / Lot Total Market Land	Previous 0 0 3,195 3,195 4,380	Current 0 0 3,195 3,195 4,380	

Date Added Notes  
11/04/2002 42540

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2670	DRY	2D	HOLDREGE SILT LOAM, 3-7%	2D	N	1.410	2,265	3,195	0	2,265	4,380	10
						Land Total	1.410	3,195			4,380	

Sale Date	Book	Page	Extend	Ownership History			Amount			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
MINO, JOHN A -TRUSTEE										
2018	2176	65	0	0	3,195	3,195	0	3,195	63.68	0
2017	171500	65	0	0	3,195	3,195	0	3,195	62.72	0
2016	171500	65	0	0	3,195	3,195	0	3,195	65.54	0
2015	171500	65	0	0	3,650	3,650	0	3,650	82.10	0
2014	171500	65	0	0	2,540	2,540	0	2,540	60.34	0
2013	171500	65	0	0	2,115	2,115	0	2,115	52.46	0

**WEBSTER COUNTY**  
Appraisal Property Record Card

<p>Parcel ID 000171500 (1419) Cadastral ID 00002-00097-011+0 PAD Class Code 02-05-01-01-06-04 State GEO 4371-00-0-10125-003-0000 Owner BOHRER, ROGER L &amp; LILA J 341 WEST 10TH AVENUE RED CLOUD, NE 68970-0000 Situs  Neighborhood 1 - AREA 1 District 65 - 2CS - 91-0002 Legal LOTS 1-12 &amp; 19-24 BLOCK 3 FAIRVIEW SUBDIVISION RED CLOUD</p>	<p>Primary Image</p> 	<p>Sketch Image</p>
<p><b>Property Valuation</b> Buildings 0 Improvement 0 Land/Lot 3,195 Total 3,195</p>	<p><b>Residential Information</b> 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><b>Marshall &amp; Swift Cost Approach</b> (06/2013) Year/Effective Age 0/0</p>
<p><b>Review Information</b> 03/16/2017 Entered DL 09/08/2016 Inspect TS</p>		
<p><b>Date Added Notes</b> 11/04/2002 42540</p>		

**WEBSTER COUNTY**  
Real Estate Breakdown Report

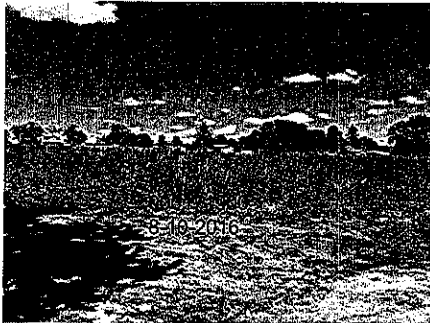
Parcel ID 000171900 Owner BOHRER, ROGER L & LILA J 341 WEST 10TH AVENUE RED CLOUD, NE 68970-0000	Legal LOTS 13-24 BLOCK 4 FAIRVIEW SUBDIVISION RED CLOUD Acres: 0.980	Card File Situs 000171900
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County Area 1 AREA 1 Neighborhood 1 AREA 1 Location / Group 80 RURAL (RUR) District 65 2CS - 91-0002 School 91-0002	Class Code 02-05-01-01-06-04 State GEO 4371-00-0-10125-004-0000 Cadastral 00002-00097-014+0 Book / Page 2018 / 2551 Sale Date 12/31/2018 Sale Amount 6,500	Value Buildings Previous 0 Current 0 Improvement 0 0 Land / Lot 1,395 1,395 Total 1,395 1,395 Market Land 1,910 1,910
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Date Added 11/04/2002 Notes 42580
Soil Use LCG/LVG Soil Description LVG Description Spot Code Acres Value/Acre Assessed Sub Market/Acre Market Sub
2670G GRAS 2GG GREENBELT, HOLDREGE SILT 2GG - 2G N 0.980 1,425 1,395 0 1,425 1,910 10
Land Total 0.980 1,395 1,910

Sale Date	Book	Page	Extend	Ownership History				Amount		
MINO, JOHN A -TRUSTEE										
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	2177	65	0	0	1,395	1,395	0	1,395	27.80	0
2017	171900	65	0	0	1,395	1,395	0	1,395	27.38	0
2016	171900	65	0	0	1,280	1,280	0	1,280	26.26	0
2015	171900	65	0	0	1,205	1,205	0	1,205	27.10	0
2014	171900	65	0	0	860	860	0	860	20.42	0
2013	171900	65	0	0	750	750	0	750	18.60	0

**WEBSTER COUNTY**  
Appraisal Property Record Card

<p>Parcel ID 000171900 (1420)          Cadastral ID 00002-00097-014+0          PAD Class Code 02-05-01-01-06-04          State GEO 4371-00-0-10125-004-0000  <b>Owner</b>          BOHRER, ROGER L &amp; LILA J          341 WEST 10TH AVENUE          RED CLOUD, NE 68970-0000  <b>Situs</b>           Neighborhood 1 - AREA 1          District 65 - 2CS - 91-0002  <b>Legal</b>          LOTS 13-24 BLOCK 4 FAIRVIEW SUBDIVISION          RED CLOUD</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p>																												
<p><b>Property Valuation</b></p> <table border="0"> <tr><td>Buildings</td><td>0</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>1,395</td></tr> <tr><td><b>Total</b></td><td><b>1,395</b></td></tr> </table>	Buildings	0	Improvement	0	Land/Lot	1,395	<b>Total</b>	<b>1,395</b>	<p><b>Residential Information</b></p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>0</td></tr> <tr><td>Fixture/Roughin</td><td>0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>0 / 0.0</td></tr> <tr><td>Basement Area</td><td>0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	0																													
Improvement	0																													
Land/Lot	1,395																													
<b>Total</b>	<b>1,395</b>																													
Type																														
Quality	.00 -																													
Condition	.00 -																													
Base/Total	0 / 0																													
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Basement Area	0																													
Year/Effective Age	0/0																													
<p><b>Review Information</b></p> <table border="0"> <tr><td>03/03/2017</td><td>Entered</td><td>DL</td></tr> <tr><td>08/10/2016</td><td>Inspect</td><td>TS</td></tr> </table>			03/03/2017	Entered	DL	08/10/2016	Inspect	TS																						
03/03/2017	Entered	DL																												
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<p><b>Date Added Notes</b></p>																														
<p>11/04/2002 42580</p>																														

RESIDENTIAL SALES FILE

PAGE 1

BOOK-PAGE X

DOC STAMPS X

DEED TYPE Certificate of Title SALES FILE # \_\_\_\_\_

DATE OF SALE 12-12-18

DATE OF DEED 12-12-18

DATE RECORDED X

GRANTOR'S NAME (SELLER) Zigrida K. Meyer

GRANTEE'S NAME (BUYER) Craig W. Beck Sr.

LEGAL DESCRIPTION

LOCATION ID PARCEL(S) 26505

NEIGHBORHOOD / PROPERTY CLASS 300 Blue Hill - Single Family

SITUS 106 N Cherry St

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 24,000

521 ADJ

ASS'R ADJ

ADJ SALE PRICE

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

COMMENTS mobile Home only toll -

26505



# Manufactured Housing Transfer Statement

FORM 521MH

To be filed with county clerk (or county treasurer if he or she is the designated county official).  
Read instructions on reverse side.

1 County Name <u>Webster</u>		2 County Number <u>93</u>		3 Date of Sale Mo. <u>12</u> Day <u>12</u> Yr. <u>18</u>	
5 Seller's Name, Address, and Telephone (Please Print) Seller's Name <u>Zigrida K Meyer</u> Street or Other Mailing Address <u>41 N Kington Dr</u> City <u>Hastings NE 68901</u> Telephone Number <u></u>				6 Buyer's Name, Address, and Telephone (Please Print) Buyer's Name <u>Craig W Beck Sr</u> Street or Other Mailing Address <u>106 N Cherry St</u> City <u>Blue Hill NE 68930</u> Telephone Number <u>402-705-6179</u>	
7 Type of Transfer <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Life Estate <input type="checkbox"/> Other (Explain.)					
8 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			9 Was home purchased for same use? (If No, intended use.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
10 Was sale between relatives? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corporation or Partnership (If Yes, check the appropriate box at right.) <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Other					
11 What is the current market value of the manufactured housing? <u>\$24,000.00</u>			12 Was the mortgage assumed? (If Yes, state amount and interest rate.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO    \$ _____ at _____ %		
13 Was the sale through an agent? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO    If Yes, include the name of the agent: <u>Hastings Real Estate Group of Hastings</u>					
14 Length (Without Hitch) <u>16</u>	15 Width <u>80</u>	16 Make <u>Redman Home Inc</u>	17 Model <u>Empire NB</u>	18 Year <u>1999</u>	
19 Location of Home Before Sale <u>106 N Cherry St</u>			20 Name and Address of Person to Whom Tax Statement Should be Sent <u>Craig W Beck Sr</u> <u>106 N Cherry St</u> <u>Blue Hill NE 68930</u>		
19a Location of Home After Sale <u>106 N Cherry St</u>			21 Name and Address of Land Owner <u>Same</u>		
			22 Legal Description of Land <u>#26505.00</u> <u>Lot #1 All BIK 2 + Lot 5 BIK 3</u> <u>Hoovers Add #</u>		

23 Total purchase price, including any liabilities assumed.....		23	<u>24,000.00</u>
24 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO    (If Yes, list cost below.)			
24a Furnishings .....	24a		
24b Moving Costs .....	24b		
24c Set-up Costs .....	24c		

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

Craig W. Beck Sr  
Print or Type Name of Buyer or Authorized Representative

Craig W. Beck Sr  
Signature of Buyer or Authorized Representative

402-705-6179  
Telephone Number

12-31-18  
Date

THIS STATEMENT SHOULD BE FILED WITH THE COUNTY CLERK (OR THE COUNTY TREASURER IF HE OR SHE IS THE DESIGNATED COUNTY OFFICIAL) IN THE COUNTY WHERE THE APPLICATION FOR TITLE IS MADE.

PLEASE MAKE A COPY FOR YOUR RECORDS.

**NEBRASKA CERTIFICATE OF TITLE**



18365450001

Vehicle Identification Number 11257962 Year 1999 Make REDMAN HOMES, INC Body Style MFG HOME  
 Model EMPIRE NB  
 Purchase Date 12/12/2018 Issue Date 12/31/2018 Previous Title Number/State 18274450004 NE Title Type ORIGINAL  
 Color TAN  
 G V W R Capacity 16' X 80' Odometer EXEMPT Legends  
 Owner Name(s) And Address CRAIG W BECK SR 106 N CHERRY ST BLUE HILL, NE 68930

Previous Owner(s) City/State  
 ZIGRIDA K MEYER  
 HASTINGS, NE 68901

1ST Lien

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

2ND Lien

Subsequent Liens Filed

**SELLER MUST COMPLETE**

**PURCHASER'S INFORMATION**

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

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

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

ODOMETER READING  NO TENTHS  CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK

1. The mileage stated is in excess of its mechanical limits.  2. The odometer reading is not the actual mileage. WARNING - ODOMETER DISCREPANCY.

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

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY

STATE

ZIP

SIGNATURE OF SELLER

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

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

County

Title Number

F 1556256

WEBSTER

18365450001

Witness My Hand And Official Seal The Date Shown Above

County Official  
 JANET K KNEHANS

*Janet K Knehan*



By: J3

F01556256

\$ 10.00

**VOID IF ALTERED OR DUPLICATE ISSUED**



26505



# Manufactured Housing Transfer Statement

FORM  
521MH

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• Read instructions on reverse side.

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sign  
here

Craig W. Beck Sr  
Print or Type Name of Buyer or Authorized Representative

402-705-6179  
Telephone Number

Craig W. Beck Sr  
Signature of Buyer or Authorized Representative

Title

12-31-18  
Date

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Vehicle Identification Number 11257962      Year 1999      Make REDMAN HOMES, INC      Body Style MFG HOME  
 Model EMPIRE NB  
 Purchase Date 12/12/2018      Issue Date 12/31/2018      Previous Title Number/State 18274450004 NE      Title Type ORIGINAL  
 Color TAN  
 GVWR      Capacity 16' X 80'      Odometer EXEMPT      Legends  
 Owner Name(s) And Address  
 CRAIG W BECK SR  
 106 N CHERRY ST  
 BLUE HILL, NE 68930

Previous Owner(s) City/State  
 ZIGRIDA K MEYER  
 HASTINGS, NE 68901

1ST Lien

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

2ND Lien

Subsequent Liens Filed

### SELLER MUST COMPLETE

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SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY

STATE

ZIP

SIGNATURE OF SELLER

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

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

County

WEBSTER

Title Number

18365450001

F 1556256

Witness My Hand And Official Seal The Date Shown Above

County Official  
JANET K KNEHANS

*Janet K Knehan*



By:

J3

F01556256

\$ 10.00

VOID IF ALTERED OR DUPLICATE ISSUED

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	MH2018	1	12/12/2018	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002650500		1		7		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20115		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
		26,990		26,990		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 3	B) 01	C) 1	D) 1	E) 6	F) 0					

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>		Construction Date : 1999	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 1,184	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 53,055	Cost :
<b>Single Family Style: 100</b>		<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input checked="" type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input 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:**

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**Comments from** **Comments:**

NEBRASKA CERTIFICATE OF TITLE-REDMAN HOMES, INC 1999 MFG HOME VIN-11257962

(Continue on back)

002650500      CF: 002650500  
BECK, CRAIG W. SR  
106 N CHERRY STREET  
BLUE HILL, NE 68930

TD: 195  
RES

IOLL,3319 (PARENT) ALL BLOCK 2 & LOT 5  
BLK 3 HOOVERS ADDITION & W 420' X 165'  
OUT LOT 7 BLUE HILL ANNEXATION  
& ALL EGGERTS ADDITION

**WEBSTER COUNTY**  
Real Estate Breakdown Report

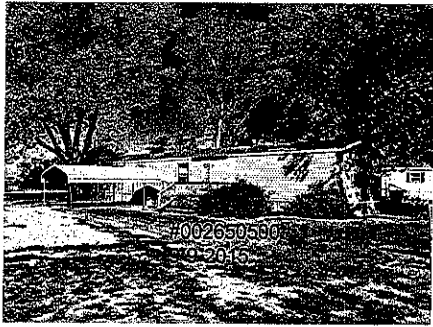
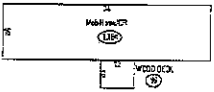
<b>Parcel ID</b> 002650500		<b>Legal</b> IOLL3319 (PARENT) ALL BLOCK 2 & LOT 5 BLK 3 HOOVERS ADDITION & W 420' X 165' OUT LOT 7 BLUE HILL ANNEXATION & ALL EGGERTS ADDITION		<b>Card File</b> 002650500	
<b>Owner</b> BECK, CRAIG W. SR 106 N CHERRY STREET BLUE HILL, NE 68930				<b>Situs</b> 1100 W BUFFALO PLAC	
<b>County Area</b> 0	N/A	<b>Class Code</b> 03-01-01-01-06-00	Mobile Home	<b>Value</b>	
<b>Neighborhood</b> 300	BLUE HILL	<b>State GEO</b> 4133-00-0-20115-000-0000		<b>Buildings</b>	<b>Previous</b> 26,990
<b>Location / Group</b> 20	BLUE HILL (BH)	<b>Cadastral</b> 00002-00066-001*0		<b>Improvement</b>	<b>Current</b> 26,990
<b>District</b> 195	74HF6N - 91-0074	<b>Book / Page</b> MH2018 / 1		<b>Land / Lot</b>	0
<b>School</b> 91-0074		<b>Sale Date</b> 12/12/2018		<b>Total</b>	26,990
		<b>Sale Amount</b> 24,000			26,990

**Date Added** 11/04/2002 **Notes** 9320.16/MOBILE HOME W/SKIRTING

Permit No.	Type	Description	Date Open	Date Closed	Amount
0001	00 N/A	2008-19-2009 CARPORT	10/07/2008	02/05/2009	0

**Sale Date** **Book** **Page** **Extend** **Ownership History** **Amount**

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	4311	195	26,990	0	0	26,990	0	26,990	530.44	0
2017	650500	195	26,990	0	0	26,990	0	26,990	521.92	0
2016	650500	195	29,115	0	0	29,115	0	29,115	561.30	0
2015	650500	195	28,380	0	0	28,380	0	28,380	539.78	0
2014	650500	195	28,695	0	0	28,695	0	28,695	598.34	0
2013	650500	195	32,545	0	0	32,545	0	32,545	731.48	0

Parcel ID 002650500 (1401) Cadastral ID 00002-00066-001*0 PAD Class Code 03-01-01-01-06-00 Mobile Home State GEO 4133-00-0-20115-000-0000 Owner BECK, CRAIG W. SR 106 N CHERRY STREET BLUE HILL, NE 68930 Situs 1100 W BUFFALO PLAC Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal IOLL 3319 (PARENT) ALL BLOCK 2 & LOT 5 BLK 3 HOOVERS ADDITION & W 420' X 165' OUT LOT 7 BLUE HILL ANNEXATION & ALL EGGERTS ADDITION	Primary Image 	Sketch Image 
--	---	---

<b>Property Valuation</b> Buildings 26,990 Improvement 0 Land/Lot 0 Total 26,990	<b>Residential Information</b> Type Manufactured Housing Quality 3.00 - Average Condition 3.00 - Average Base/Total 1,184 / 1,184 Style 100 % - Singlewide Exterior Wall 100 % - Vinyl Lap Heating/Cooling 100 % - Warm & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 1,184 Fixture/Roughin 7 / 0 Bed/Bathroom 3 / 2.0 Basement Area 0	<b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1999/0
<b>Review Information</b> 03/02/2016 Entered CJ 09/09/2015 Inspect CJ		

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	3.00	0		240 sqft	0.000 % / 0.000 %
Approximate value after 60.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 1,465						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
MHMS	Skirting, Metal or Vinyl	MS Residential	180	0	180	0.000 %
S1FP	Single 1-Story Fireplace	MS Residential	1	0	1	0.000 %
YDS	Yard Shed	MS Residential	130	0	130	17.000 %
CPGR	Carport, Gable Roof	MS Residential	252	2008	252	17.000 %
WOD	Wood Deck	MS Residential	96	0	96	0.000 %
WOD	Wood Deck	MS Residential	42	0	42	0.000 %
NV	NO VALUE BUILDING	MS Residential	1	0	1	0.000 %

**Date Added Notes**  
 11/04/2002 9320.16/MOBILE HOME W/SKIRTING

RESIDENTIAL SALES FILE

PAGE 1

BOOK-PAGE 2018-2552

DOC STAMPS 49.50

DEED TYPE WD

SALES FILE # 336

DATE OF SALE 12-31-2018

DATE OF DEED 12-20-2018

DATE RECORDED 12-31-2018

GRANTOR'S NAME (SELLER) Roberta Jean Guertin

GRANTEE'S NAME (BUYER) Kevin Aufdenkamp

LEGAL DESCRIPTION Lot 6, 7, 8, 17, 18 + 19 Block 5 Coerber's Addition Red Cloud.

LOCATION ID PARCEL(S) 000144500 - 38210

NEIGHBORHOOD / PROPERTY CLASS 200-Red Cloud Single Family

SITUS 37 N Seward

TAX DISTRICT / SCHOOL DISTRICT 65191-0002

1 - USABILITY

2 - ADJUSTED

3 - SUBCHANGED

4 - DON'T USE

5 - AL / DON'T USE

MOBILE HOME

TOTAL SALE PRICE 22,000

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		1880	1880	13970	3195	17165	19045
2017		1880	1880	6415	3145	9560	11440
2018		1880	1880	16430	3195	19625	21505

COMMENTS

# 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.

331e

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>12</b> Day <b>31</b> Yr. <b>2018</b>		4 Date of Deed Mo. <b>12</b> Day <b>20</b> Yr. <b>2018</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Roberta Jean Guertin</b> Street or Other Mailing Address <b>104 Hamilton Falls Rd</b> City <b>Stanley</b> State <b>WI</b> Zip Code <b>54768</b> Phone Number <b>J</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kevin Aufdenkamp</b> Street or Other Mailing Address <b>109 W. 24th St.</b> City <b>Omaha, NE</b> Zip Code <b>68153</b> Phone Number <b>J</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>n/a</b>			

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other

14 What is the current market value of the real property? <b>\$22,000</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>GARY THOMPSON AGENCY</b> <input type="checkbox"/> No
---	---

18 Address of Property <b>37 N Seward St Red Cloud, NE 68970</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantee</b>
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description  
**Lots Six (6), Seven (7), Eight (8), Seventeen (17), Eighteen (18) and Nineteen (19), Block Five (5), Garber's Addition to the City of Red Cloud, Webster County, Nebraska**

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

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

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.

**Kevin Aufdenkamp**  
Print or Type Name of Grantee or Authorized Representative

**Kevin Aufdenkamp**  
Signature of Grantee or Authorized Representative

**Grantee**  
Title

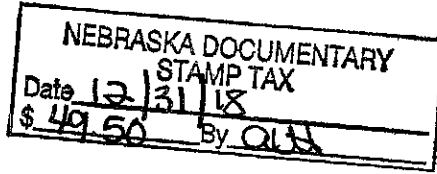
Phone Number  
**12/ /2018**  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>12</b> Day <b>31</b> Yr. <b>18</b>	27 Value of Stamp or Exempt Number <b>\$ 49.50</b>	28 Recording Data <b>BK 2018, Pg 2552</b>



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 31<sup>st</sup> day of December A.D., 2018, at 12:50 o'clock P M. Recorded in Book 2018 on Page 2552.  
Deb Klingenberg County Clerk  
\$10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



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

WARRANTY DEED

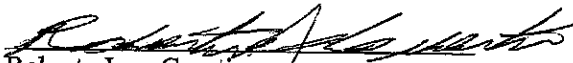
Roberta Jean Guertin, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Kevin Aufdenkamp, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7), Eight (8), Seventeen (17), Eighteen (18) and Nineteen (19), Block Five (5), Garber's Addition to the City of Red Cloud, Webster County, Nebraska

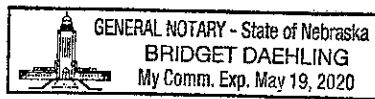
Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor:

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


Executed December 20, 2018.

  
Roberta Jean Guertin

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF Webster )



The foregoing instrument was acknowledged before me on December 20, 2018 Roberta Jean Guertin, a single person.

  
Notary Public

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

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

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

**Seller: GUERTIN, ROBERTA JEAN**

**Buyer: AUFDENKAMP, KEVIN**

**Parcel ID: 000144500**

**Additional Parcels:**

**Book: 2018 Page: 2552**

**Sale Date: 12/31/2018**

**Legal Description: LOTS 6-8 & 17-19 BLOCK 5 GARBER'S ADDITION RED CLOUD**

**Residential**

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

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

Were any changes made to the property either before or after the sale? \_\_\_Yes \_\_\_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: GUERTIN, ROBERTA JEAN**  
**Buyer: AUFDENKAMP, KEVIN**  
**Parcel ID: 000144500**  
**Additional Parcels:**  
**Book: 2018 Page: 2552**  
**Sale Date: 12/31/2018**  
**Legal Description: LOTS 6-8 & 17-19 BLOCK 5 GARBER'S ADDITION RED CLOUD**

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

---

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

---

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

---

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

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

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

---

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

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

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

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

---

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

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

---

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

Seller: GUERTIN, ROBERTA JEAN

Buyer: AUFDENKAMP, KEVIN

Parcel ID: 000144500

Additional Parcels:

Book: 2018 Page: 2552

Sale Date: 12/31/2018

Legal Description: LOTS 6-8 & 17-19 BLOCK 5 GARBER'S ADDITION RED CLOUD

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

---

---

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

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

## Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>								
91	2018	2552	12/31/2018	Base: 91-0002	Affiliated:		Unified:					
<b>Location ID</b>	<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000144500	336	1		GeoCde	Twn	Rug	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4491			00	0	10030		005	0000
<b>Land</b>	<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
1,880	19,625	21,505		Status	Property Type	Zoning	Location	City Size	Parcel Size			
<b>Assessor Location: RED CLOUD (RC)</b>				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
				<b>Residential</b>				<b>Commercial</b>				
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :				
<b>Construction Date:</b>				Construction Date : 1890				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. : 982				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost : 82,140				Cost :				
<b>Single Family Style: 101</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
<b>Comments from</b>						<b>Comments:</b>						
WD												
(Continue on back)												



**WEBSTER COUNTY**  
Real Estate Breakdown Report

Parcel ID	000144500		Legal	LOTS 6-8 & 17-19 BLOCK 5 GARBER'S ADDITION RED CLOUD		Card File	000144500	
Owner	AUFDENKAMP, KEVIN 109 W. 24TH STREET OGALLALA, NE 689153					Situs	37 N SEWARD ST RED CLOUD, NE 68970	
County Area	0	N/A	Class Code	01-01-01-01-06-03		Value	Previous	Current
Neighborhood	200	RED CLOUD	State GEO	4491-00-0-10030-005-0000		Buildings	19,625	19,625
Location / Group	60	RED CLOUD (RC)	Cadastral	00002-00106-022+0		Improvement	0	0
District	65	2CS - 91-0002	Book / Page	2018 / 2552		Land / Lot	1,880	1,875
School	91-0002		Sale Date	12/31/2018		Total	21,505	21,500
			Sale Amount	22,000				


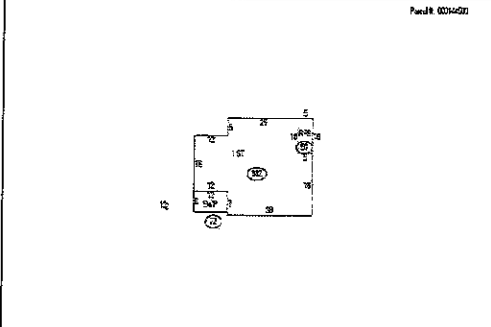
Date Added Notes  
11/04/2002 38210

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD	02 SqFoot		21,300.000	75.000	N	25,000	0.088	0.000	1,875	353
						130,680	0.007			
						999,999	0.003			

Permit No.	Type	Description	Date Open	Date Closed	Amount
0001	00 N/A	-2004 LEAN-TO	12/15/2003	02/18/2004	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	1979	65	19,625	0	1,880	21,505	0	21,505	432.28	0
2017	144500	65	16,020	0	1,880	17,900	0	17,900	354.58	0
2016	144500	65	17,165	0	1,880	19,045	0	19,045	390.64	0
2015	144500	65	16,990	0	1,880	18,870	0	18,870	424.44	0
2014	144500	65	16,990	0	1,880	18,870	0	18,870	448.28	0
2013	144500	65	18,310	0	1,880	20,190	0	20,190	500.84	0

Safe Date	Book	Page	Extend	Ownership History	Amount
12/31/2018	2018	2552		AUFDENKAMP, KEVIN	22,000
05/27/2016	02016	00115		GUERTIN, ROVERTA JEAN	15,000
06/26/2013	02013	01782		YOUNG, TIMOTHY RAY & HAZEL W BROWN	19,500
				GUERTIN, ROBERTA JEAN	0

Parcel ID 000144500 Cadastral ID 00002-00106-022+0 PAD Class Code 01-01-01-01-06-03 State GEO 4491-00-0-10030-005-0000 Owner AUFDENKAMP, KEVIN 109 W. 24TH STREET OGALLALA, NE 69153 Situs 37 N SEWARD ST RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 6-8 & 17-19 BLOCK 5 GARBER'S ADDITION RED CLOUD	(353)	Primary Image	Sketch Image
			

<b>Property Valuation</b> Buildings 19,625 Improvement 0 Land/Lot 1,875 Total 21,500	<b>Residential Information</b> Type Single-family Residence Quality 3.00 - Average Condition 3.00 - Average Base/Total 982 / 982 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Metal 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 0	<b>Marshall &amp; Swift Cost Approach (06/2013)</b> Year/Effective Age 1890/0
<b>Lot Information</b> Lot Size     Valuation Model RED CLOUD Valuation Method 02 Square Ft Lot Value 1,875		
<b>Review Information</b> 06/12/2017 Inspect CJ Entered		

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	2.00	0		288 sqft	0.000 % / 0.000 %
Approximate value after 80.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 540						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
YDS	Yard Shed	MS Residential	96	0	96	42.000 %
YDS	Yard Shed	MS Residential	96	0	96	42.000 %
RPS	Raised Slab Porch with Roof	MS Residential	50	0	50	0.000 %

**Date Added Notes**  
11/04/2002 38210



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

Parcel ID 000144500 (353)  
 Cadastral ID 00002-00106-022+0  
 PAD Class Code 01-01-01-01-06-03  
 State GEO 4491-00-0-10030-005-0000  
**Owner**  
 AUFDENKAMP, KEVIN  
 109 W. 24TH STREET  
 OGALLALA, NE 69153  
**Situs**  
 37 N SEWARD ST RED CLOUD NE 68970  
**Neighborhood** 200 - RED CLOUD  
**District** 65 - 2CS - 91-0002  
**Legal**  
 LOTS 6-8 & 17-19 BLOCK 5 GARBER'S  
 ADDITION RED CLOUD

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
LNT0	Lean-to, Farm Utility Building Components	D	3.00	0.00	0	0				60



DATE OF SALE 12-31-2018 DATE OF DEED 12-31-2018 DATE RECORDED 12-31-2018

GRANTOR'S NAME (SELLER) Marci Hersh GRANTEE'S NAME (BUYER) Brandon Hersh

LEGAL DESCRIPTION N 1/2 of the W 1/2 of SW 1/4 11-1-12

LOCATION ID PARCEL(S) 002207901 - 71180

NEIGHBORHOOD / PROPERTY CLASS 01Ag - Rural SITUS Rural 11-1-12

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



# 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.

337

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

1 County Name <b>Webster</b>		2 County Number		3 Date of Sale/Transfer Mo. Day Yr.			4 Date of Deed Mo. Day Yr.		
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Marci Hersh</b> Street or Other Mailing Address <b>471 River Rd</b> City <b>Inavale</b> State <b>Ne</b> Zip Code <b>68952</b> Telephone Number <b>402-767-0411</b> Email Address					6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Brandon Hersh</b> Street or Other Mailing Address <b>471 River Rd</b> City <b>Inavale</b> State <b>Ne</b> Zip Code <b>68952</b> Telephone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address				

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? (IRC § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> 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 checked="" type="checkbox"/> Other (Explain) <b>Transfer to Spouse</b>

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input 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?  
\$ **55240**

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 Tax Statement Should be Sent  
**Rodger + Jody Hersh**  
**679 River Rd**  
**Red Cloud, Ne 68970**

20 Legal Description  
**N 1/2 of the W 1/2 of the SW 1/4 Section 11 - Township 1 North - Range 12, West of the 6th P.M., Webster County, Nebraska**

21 If agricultural, list total number of acres **40.76**

22 Total purchase price, including any liabilities assumed

22	\$	0.00
23	\$	
24	\$	0.00

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)

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

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

sign here

**Brandon Hersh**  
Print or Type Name of Grantee or Authorized Representative

**Brandon Hersh**  
Signature of Grantee or Authorized Representative

Phone Number \_\_\_\_\_  
Date \_\_\_\_\_

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>12</b> Day <b>31</b> Yr. <b>18</b>	27 Value of Stamp or Exempt Number \$ <b>exempt 5a</b>	28 Recording Data <b>3K2018 Pg 2561</b>	

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 31<sup>st</sup> day of December A.D. 2018, at 1:25 o'clock P. M. Recorded in Book 208 on Page 2561  
Debs Stingenberger County Clerk  
\$10.00 ALT Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12/31/18  
\$ exempt Ex. By ALT

Return to: Marci D Hersh  
471 River Rd  
Inavale, NE 68952

### QUITCLAIM DEED

THE GRANTOR, Marci Hersh, in consideration of Two Dollars (\$2.00) and other good and valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Brandon Hersh,

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

North Half (N1/2) of the West Half (W1/2) of the Southwest Quarter (SW1/4) Section Eleven (11), Township (1) North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska

Executed December 31, 2018.

Marci Hersh  
Marci Hersh

STATE OF NEBRASKA  
COUNTY OF Webster

The foregoing instrument was acknowledged before me this 31st day of December, 2018, by Marci Hersh.

Travis Fraser  
Notary Public

GENERAL NOTARY- State of Nebraska  
TRAVIS FRASER  
My Comm. Exp. August 25, 2021