DATE OF SALE 1/-15-2018  DATE OF DEED 1/28-2018  DATE OF DEED 1/28-2018  GRANTOR'S NAME (SELLER) Karl T. + V'CKYL.  GRANTOR'S NAME (SELLER) Karl T. + V'CKYL.  GRANTE'S NAME (BUYER) SAUdra + Patrick Nelson  Gerstenschlager  LEGAL DESCRIPTION Lots 17+18 and the North 10 feet of Lot 19, Block 10 SMith + Moore's  Addition to R.C.  LOCATION ID PARCEL(S)  OOO 126500 - 35870							
Addition to R.C. Block 10 Smith + Moore's							
Addition to R.C. Block 10 Smith + Moore's							
LOCATION ID PARCEI(C)							
PROPERTY CLASS 200-RC 1000 Single family SITUS 818 N. Webster Street							
TAX DISTRICT / SCHOOL DISTRICT (65/91000). 1 - USABILITY 2 - ADJUSTED 3 - SUBCHANGED (4 - DON'T USE) 5 - AL / DON'T USE MOBILE HOME							
TOTAL SALE PRICE 5, 000 521 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 620 420 7415 4960 12375 12995							
comments Everypt 13-Land Contract - Dalue is \$12,995 - purchase price \$5,000							

# Real Estate Transfer Statement 3/3A •To be filed with the Register of Deeds. •Read instructions on reverse side. •If additional space is needed, add an attachment and identify the item.

FORM 521

DEPARTMENT OF REVENUE

The deed will not be recorded unless this statemen	t 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 15 Yr. 2018 Mo. 11 Day 15 Yr. 2018						
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
Karl T. & Vicky L. Gerstenschlager, H & W	Saudra & Patrick Nelson, H & W						
Street or Other Mailing Address 456 L Road	Street or Other Mailing Address 818 N. Webster Street						
City State Zip Code Palmyra NE 68418	Red Cloud NE State Zip Code 68970						
Phone Number (402) 219-2080	Phone Number Is the grantee a 501(c)(3) organization? Yes 7 No (928) 715-8460 If Yes, is the grantee a 509(a) foundation? Yes No						
Email Address n/a	Email Address n/a						
7 Property Classification Number. Check one box in categories A and B. Check C it	property is also a mobile home.						
	Property Type (C)						
☐ Improved ☐ Single Family ☐ industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Mineral Interests-Nonproducing   State Assessed   Mobile Home   Mineral Interests-Producing   Exempt						
OLL Commercial Recreational							
	nd Contract/Memo Partition Sheriff Other						
Bill of Sale Corrective Easement Lea  Cemetery Death Certificate – Transfer on Death Executor Min							
9 Was the property purchased as part of an IRS like-kind exchange? (LR.C. § 1031 Exchange) Auction Easement Gift	land land						
(I.R.C. § 1031 Exchange)							
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.							
	artnership, or LLC Self Other						
Brothers and Sisters Grandparents a	ind Grandchild Spouse						
Ex-spouse Parents and Ch	ild 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.)						
\$5,000  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						
D-2 Claud NE 00070	Saundra & 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	, officer and moore's Addition, New Global, Webster						
••							
21 If agricultural, list total number of acres	10						
22 Total purchase price, including any flabilities assumed	22 5,000,00						
23 Was non-real property included in the purchase? $\square$ Yes $\square$ No (If Yes, en	ter dollar amount and attach itemized fist.) 23						
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 is							
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and						
David A. Drevo	(402) 994-4000						
sign Print of Type Name of Grantee or Authorized Representative	Phone Number						
	Attorney at Law 12/26/2018  Date						
licie .							
Register of Deed's Use Onl 26 Date Deed Recorded   27 Value of Stamp or Exempt Number	y For Dept. Use Only 28 Recording Data						
May 11 Pay 28 v. 2018 \$ EV. O. M. D. T. 13	BW 2018, R 2377-2378						
ebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)						

State of Nebraska ss. County of Webster

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

County Clerk See: \$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 Saundra 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.

Vicky L. Gerstenschlager

Karl T. Gerstenschlager, J

Spelsen
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.
State of Nebraska - General Notary DAVID A DREVO My Commission Expires October 3, 2021  Notary Public
On this 19 day of 0, 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 leed.
Witness my hand and notarial seal on 10/19, 20/8.
GENERAL NOTARY - State of Nebraska SLJE J MELINE My Comm. Exp. Dec. 31, 2021  Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		3 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Sale	e Date					Scl	hool Dis	strict Co	le .		
91	202	18	2377		11	/1	5/2018	Base: 91-0002 Affiliated: Unified:									
Location	ID	Sale	Number	U	seab	ility	& Code#		Y 成 野菜				Parcel 1	Number			
000126	500	3	13A		4		01	GeoCde	; : <b>1</b>	wn R	ug	Sect	Qrt	Subdiv	Area	Blk	Parcel
	Da	te of Sa	ale Assessed	Val	ue			4371				00	0	10020		010	0000
Land		Imp	rovements	(3) (3) (4) (4)		î T	otal			Date	of S	ale I	ropert	y Classifi	cation	Code	
	620		12,375	5		<u> </u>	12,995	Status		Propert	у Туј	pe	Zoning	Location	n c	ity Size	Parcel Size
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Single Family	<del></del>		13 1 1 1 1 1 1 1	Resi	dent	al C	ondition: 1	0	44			cial (	Эссирав	cy Code:	No all	Single Age	
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(102) 🗆 Tw	o Story			(30)		Av	егаде			(1)	(1) ☐ Fireproof Structural Steel Frame						
(103) 🗆 Spl	it Level			(40)		Go	od		(2) ☐ Reinforced Concrete Frame								
(104) 🗆 11/	2 Story			(50)		Vε	ry Good			(3)	(3) Masonry Bearing Walls						
(111) 🗆 Bi-l	Level			(60)		Ex	cellent			(4)	(4) U Wood or Steel Framed Ext. Walls						
(106) 🗆 Oth	er		5			erani Reprio	Taga da			(5)		Meta	l Frame	and Walls			
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(301) 🗆 One	e Story			(10)		Lo	W			Cost	Rar	ık:			Condit	on:	
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(307) 🛮 11/	2 Story			(30)	æ	Av	erage			(20)		Aver	age		(20) E	Badly	Wom
(308) 🗆 Spli	t Level			(40)		Go	ođ			(30)		Abo	ve Avera	ge	(30)	I Averag	ge
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Assessor Co	mments	and Re	ason for Ac	ljust	men	t:											
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#### **WEBSTER COUNTY**

Page 1 RECORDCARD

www.nebraskaa	SSESSORSO	nline.us			Real Es	state Bre	eakdown	Report							11:17 AM
Parcel ID Owner NELSON, SAUND REAL ESTATE LA 818 N WEBSTER RED CLOUD, NE	IND CONT STREET	RICK-			Legal         Card File         0001266           LOTS 17 & 18 & NORTH 10° LOT 19 BLOCK 10         Situs           SMITH & MOORE'S ADDITION RED CLOUD         818 N WEBSTER STREET RED CLOUD, NE 68970							0126500 EET 0			
										:					
County Area	0	N/A		Class Code		-01-01-01-0				Value			Previous		Current
Neighborhood	200	RED CLOUD		State GEO		71-00-0-10		000		Buildings			12,375		12,375
Location / Group	60	RED CLOUD (RC)	)	Cadastral		002-00099				Improvement			_ 0		0
District	65	2CS - 91-0002		Book / Page		18 / 2377 E	ext: 2378			Land / Lot			620		620
School	91-0002			Sale Date Sale Amount		/15/2018 100				Total			12,995		12,995
Date Added Note															
11/04/2002 3587	0						Permit No	Tyne	Descrip	tion		Date Open	Date Close	d	Amount
							0002	00 N/A		RIVE BY CHE	CK FOR	03/05/2003			0
									REMOI	ELING					•
<b></b>							0001	00 N/A	~2003 F	REMODELING (		12/10/1999			0
Model		Method	Description		Lot Size			Spot Code		Cutoff	<u>Value</u>	Add (		Lot Value	
6 RED CLOUD		02 SqFoot	[ ]		7,038.000		60.000	Į.		25,000	0.088	0.0	000	620	182
										30,680 99,999	0.007				i
Sale Date	Book	Page	Exte	nd	Ownership	p History				00,000	0.000				Amount
08/21/2016	02016	02203			GERSTEN	SCHLAGE	R, KARL 8	VICKY							3,900
08/21/2016	02016	02203			GERSTEN	ISCHLAGE	R, KARL 8	VICKY							3,900
12/26/1997	01998	01687			LUKAS,JIN	MMY L.									0
Year Statement		Building	Other	Li	and		To	tai	Exempt		Tax	able	Total Tax	Per	alty Tax
2018 1950	65	12,375	0		620		12,9	95	0		12	2,995	261.22		0:
2017 126500	65	11,630	0	(	620		12,2	50	0		12	2,250	242.66		0
2016 126500	65	11,705	0		620		12,3	25	0		12	2,325	252.80		0
2015 126500	65	7,955	0		620		8,5		0			3,575	192.90		0
2014 126500	65	7,955	0		620		8,5		0		8	3,575	203.70		0
2013 126500	65	4,470	0		620		5,0	90	0		5	5,090	126.26		٥
															·

11/04/2002 35870

#### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 2 RECORDCARD 1/3/19 11:17 AM

Parcel ID (182) Primary Image Sketch Image 000126500 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 & 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 & 18 & NORTH 10' LOT 19 BLOCK 10
SMITH & MOORE'S ADDITION RED CLOUD Marshall & Swift Cost Approach (06/2013) Property Valuation Buildings Residential Information Single-family Residence 12,375 Year/Effective Age 1900/0 Type Quality 3.00 - Average Improvement Land/Lot 620 Condition 1.00 - Wom Out 622 / 622 100 % - One Story 100 % - Frame, Stucco Total 12,995 Base/Total Lot Information Style Exterior Wall Lot Size RED CLOUD Heating/Cooling 100 % - Warmed & Cooled Air Valuation Model Valuation Method 02 Square Ft Roof Cover Composition Shingle Lot Value 620 Area of Slab Ò 352 Review Information Area of Crawl Fixture/RoughIn 09/29/2016 Entered DL 4/0 08/05/2016 TS Bed/Bathroom 2/1.0 Inspect Basement Area 270 Code Description Quality Year Dimensions Units PD, FD 0.000 % / 0.000 % 706 Detached Garage(SF) 2.00 0 528 saft Approximate value after 90.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 495 Code Description Cost Source Size Units Depreciation Enclosed Porch, Solid Walls 126 SWP Enclosed Porch, Solid Walls MS Residential 176 0 176 0.000 % Date Added Notes

PAGE 1	BOOK-PAGE 2018	3-2414	DOC STAMPS	119-25	DEED TYPE TU	<u>D</u>	SALES FILE # 315
DATE OF SALE	11-30-2018	3	DATE OF DEED	30-2018	DATE RECOR	DED 12-3- 2	2018
GRANTOR'S NAM	ME (SELLER) David	E. Rust	x, r	GRANTEE'S NAME	E(BUYER) Kris J.	+ Maryln	J. Koch
LEGAL DESCRIPT	ION LOTIZ	Block B G	R. Subdivi	is non by ordi	nance + c	Pt-Lot 1	
LOCATION ID PA	19030 RCEL(S) 00062	)	19500			***	
NEIGHBORHOOE PROPERTY CLASS	100-GR	/Single-fam	ily	SITUS	niversity st	600 BIK	- Pt Lot 1 3-1-9
TAX DISTRICT / S	CHOOL DISTRICT 25	$\mathcal{L}$	1 - USABILITY	_	3 - SUBCHANGED 4 - I	DON'T USE 5 - AL / E	DON'T USE MOBILE HOME
TOTAL SALE PRIC	<u> 53,000</u>	) 521 ADJ		ASS'R ADJ		ADJ SALE PRICE	
YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	MPROVEMENT TOTAL	TOTÁL ALL
2016		940	940	12485	19520	32005	32945
2017		9:40	940	13620	19520	33 140	34080
2018	•.	940	940	17625	19520	36545	37485
		1					
		<u> </u>					\$ 45\$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
		İ					
COMMENTS	2- Parceli	s 6201-	- Einster (a	t + 60%	24 Hone		
		<u>-</u> -				ų	

# Real Estate Transfer Statement 3/5 •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 statemen	t 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) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
David E. Rust	Kris J. Koch & Marylyn J. Koch						
Street or Other Mailing Address 652 Road 2100	Street or Other Mailing Address 1866 Road 4700	Zip Code					
City State Zip Code Guide Rock NE 68942	City State Davenport NE  Phone Number Is the grantee a 501 (c)(3) organize	68335					
Phone Number (402) 257-7100	Phone Number (402) 705-8152 Is the grantee a 501(c)(3) organize (402) 705-8152 If Yes, is the grantee a 509(a) four						
Email Address NA	marylyn.koch@gmail.com						
7 Property Classification Number. Check one box in categories A and B. Check C it		(2)					
	Property Type	(C)  Mobile Home					
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing	iviobile nome					
Unimproved Multi-Family Agricultural  IOLL Commercial Recreational	William interests-Frooteing						
	nd Contract/Memo Partition Sheriff	Other					
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir							
11 Was ownership transferred in full? (If No, explain the division.)	□ Life Estate ☑ Sale □ Trust □ Partition □ Satisfaction of Contract □ Ot  12 Was real estate purchased for same use? (If N	unsfer on Death ustee to Beneficiary her (Explain) lo, state the intended use.)					
✓ Yes							
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 i	nterest rate.)					
\$53,000	☐ 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? of the agent or title company contact.)  Yes Kristin De	(If Yes, include the name Kav No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent					
650 University Street Guide Rock, NE 68942	Kris J. & Marylyn J. Koch 650 University Street						
18a No address assigned 18b Vacant land	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		53,000,00					
23 Was non-real property included in the purchase? Yes V No (If Yes, et	nter 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 stateme	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and					
correct, and that I am duly authorized to sign this statement.  Kris J. Koch &/or Marylyn J. Koch		(402) 705-8152					
sign Print or Type Name of Grantee or Authorized Representative		Phone Number 11/30/2018					
here Signature of Grantee or Authorized Representative	Title	Date					
Register of Deed's Use Or	ily	For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. 13 Day 03 Yr. 2018 \$ 119.35	BN 2018, Pg 2414  Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)					

#### 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

BNO2018, Pg2414

State of Nebraska 3 <sub>ss</sub> .
County of Webster J Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day of Dec A.D., 20 18 at 2:05
o'clock D. M. Recorded in Book 2014
on Page 2414  Debra-Klungenberg County Clerk
10.00 Deputy
Ind CompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 13/3/1/8
\$ 1/9.35 By DATE

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 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.

#### GRANTOR covenants with GRANTEES that GRANTORS:

- 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 30th	day of <u>November</u>	2, 2018 Jun	We had
		David E.	Rust
STATE OF NEBRASKA	) )ss.		
COUNTY OF NUCKOLLS	)		
The foregoing instr	rument was acknowledged bet	ore me by David E. Rust on ti	he Oday of November 2018.
		0 1	P
		Sent m	Lases
I M JENN	ARY - State of Nebraska FER M. JENSEN n. Exp. June 19, 2022	Public Notary Signature  Jennife M  Print Name	Tensen
(SEAL)		My Commission Expires:	6-14-2022

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

Explain

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

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

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us
Seller: 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
Was the sale between family members?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby? Yes No If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)
<b>`</b>
If the property is a rental property and produces income, what rent has been charged for it in
each of the past five years?
\$ What
expenses have been incurred in each of the past five years?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):
What is the dollar value of the personal
What is the dollar value of the personal propert that was included in the pruchase price.
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if
no
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) Appliancees Furniture other (please explain):

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us				
Seller: 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 BLOC	K B GUIDE ROCK SUBDIVISI	ON BY ORDINANO	CE PT L
Describe the basement finish; f	flooring, walls, cei	ling finish?		
	~~~		-	
Manufactured Housing: Was this No If manufactured; what bra		ff site then moved to t	his location?	yes If
manufactured; what type of home	e is this?	Mobile Home		
		nufactured is the home	still siton on	
(circle one) Metal Frame Found	lation Basement			
Signature:			Buyer/Seller	•
(circle one) Phone#	Date:		prăer\gerrer	-

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	ge Sale Date					School District Code							
91	20	18	2414		11/3	0/2018	Base:	55-0	011		Affili	iated:		Uni	fied:	
Location	D	Sale	Number	Ŭ	seabilit	y & Code #		(756) (766)	WASE NOOT	(Cur) (Ps)		Parcel I	Number		(Marke) Medicki	egic gun größen. Beneral
0006203	100	3	315		1		GeoCde	Twi	n R	ng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of Sa	ile Assessed	l Val	ue		4487				00	0	40030		00B	0000
Land		Imp	rovements		6	Cotal			Date	of S	Sale I	roperty	y Classifi	cation	Code	
	940	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	36,54	5		37,485	Status	S P	ropert	у Ту	pe	Zoning	Locatio	n Ca	y Slze	Parcel Size
Assessor Lo	cation:	GUID	E ROCK	(GR)	)		A) 2	В	) C	1	(	C) 1.	D) 1	E)	7	F) <b>1</b>
inate in				1 Jo 1 Ja	ila Kalaba	Residential		Commercial								
	Mul	tiple Imp	rovements:	Mult	iple. Impro	vements.:	September 10 county of States	**,***	Mult	inle.	Improv	rements.:	energia, in primaria de la composición	A ( 1997)	era and consider 1900	was in the control of
	2	uction Date:		truction D						ion Da						
	or and the	Floor:	Floor	Sq. Ft. :				Floor								
	Buildin	g Cost New:	Cost					Cost								
Single Family				a " word grown	ondition:	is a light of		Con	ıme	rcial C	)ccupan	cy Code:			(1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	
(100) □ Mo	1e		(10)	□ V	/om Out			Prim	ату:		Ot	herl:	ı	Other2:		
(101) 🗆 One			(20)	ΠВ	adly Worn			Con	ıme	rcial C	onstruc	tion Class	psyt.			
(102) 🗆 Two		,	(30)	□ A	verage			(1)		Fire	proof Str	uctural Ste	el Frame	;		
(103) 🗆 Spli	it Level			(40)	□ G	ood			(2)		Rein	ıforced C	oncrete Fr	ame		
(104) 🗆 11/	2 Story			(50)	□ V	ery Good	,		(3)		Mas	onry Bea	ring Walls			
(111) 🗀 Bi-I	Level			(60)	□ E	xcellent			(4)		Woo	od or Stee	el Framed 1	Ext. Wa	ls	
(106) 🗆 Oth	ег			hije jih Mga 15	要恢复	中的大学			(5)		Meta	al Frame	and Walls			
Townhouse or	r Duplex	Style:		Resi	dential (	)uality:			(6)		Pole	Frame				
(301) 🗆 One	Story			(10)		ow			Cost	Rai	ak:			Conditi	on:	
(302) 🗆 Two	o Story			(20)	□ F:	<u>भं</u> ग			(10)		Low		(	(10)	Worn	Out
(307) 🗆 1 1/	2 Story			(30)	□ A	verage			(20)		Avei	age	(	20) 🗆	Badly	Wom
(308) 🗆 Spli	t Level			(40)	□ G	ood	······		(30)		Abo	ve Avera	ge (	(30)	Averag	ge
(309) 🗆 2 1/3	2 Story			(50)	□ V	ery Good			(40)		High	l	(	40) 🛘	Good	
(304) 🗆 One	Story D	uplex		(60)	□ E	kcellent								(50)	Very (	Good
(30 <i>5</i> ) 🗆 Two	Story D	uplex				ing constitu			37,386 375,650		净套		Troop of	(60)	Excelle	ent
Assessor's	Adjus	stment	to Sale P	rice	(+ or -	):										
Assessor Co	**				`											
				-												
Comments f		777 773 7	ND 3 37M37 T	\				`omn	nents:		<b></b>					
JOINT 1	LENAN	LY WAI	RRANTY I	JEEL	,											
6201	11	g220	L C													
Vaci	<u> </u>	<u> </u>												•		
															(Contin	nue on back)

#### **WEBSTER COUNTY**

Page 1

	MIPS INC. askaassessors					eakdown Report					RDCARD 01:43 PM
1866 ROAD	000622 3 J. & MARYLYN 4700 IT, NE 68335			Legal PT LOT 1 IN 3-1-9 TERRITORY S-T-R; 03-01-09	GUIDE ROCK	NEW	Card File Situs 650 UNIVERS GUIDE ROCK		100		
County Area Neighborhoo Location / G District School	od 100	N/A GUIDE ROCK GUIDE ROCK (GI GR11VS - 65-001	R) !!	Class Code State GEO Cadastral Book / Page Sale Date	00002-00088 2018 / 2414 11/30/2018	0035-000-0000	Value Buildings Improvement Land / Lot		3	rious 6,545 0 690 7,235	Current 36,545 0 690
Date Added 09/25/2007	Notes CARD #: 19500	) GLIDE: 64		Sale Amount	53,000		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Model		Method	Description	Lot-	Size	Frontage Spot Code	Cutoff	Value	Add (+/-)	Lot Value	ApprID
4 GUIDE RO	CK	02 SqFoot	LEVEL   BLACKTOP ALL	392,040	.000	1.000 N	15,000 40,000 999,999	0.010 0.002 0.001	0.000	690	1249
Sale Date	Book	Page	Extend	Owne	rship History		•				Amount
12/31/2014 12/31/2014 01/20/2006	02015 02015 02006	00778 00778 00315		RUST	, DAVID E , DAVID E 1,2, BRADLEY	*					26,180 26,180 25,000
	ment District	Building	Other	Land	<u>,                                  </u>	Total	Exempt	Taxable	Total	Tax Pe	nalty Tax
2018	635 25	36.545	0	690		37,235	0	37,235		1.22	0
2017 622	2400 25	33,140	Ö	690		33,830	0	33,830		6.80	Ō
2016 622	2400 25	32,005	0	690		32,695	0	32,695	59	5.96	0
2015 622	2400 25	29,385	0	690		30,075	0	30,075	55	5.52	0
2014 622	2400 25	29,820	0	690		30,510	0	30,510	63:	2.52	0
2013 622	2400 25	18,530	0	1,315		19,845	0	19,845	44	7.18	0

### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 2 RECORDCARD 12/26/18 01:43 PM

Parcel ID Cadastral ID PAD Class Code

00002-00088-00002 01-01-01-01-07-06 4487-03-1-40035-000-0000

State GEO 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

PT LOT 1 IN 3-1-9 GUIDE ROCK NEW TERRITORY

(1249) Primary Image #6224 10/15/13

Sketch Image

Property Valuation			
Buildings	3	6,545	
Improvement		0	
Land/Lot		690	
Total	3	7,235	
Lot Information			
Lot Size	LEVEL   B	LACKTOP [ A	.LL
Valuation Model	GUIDE RO	OCK	
Valuation Method	02 Square	Ft	
Lot Value	690		
Review Information	1		
09/24/2007	Inspect	TS	Entered
[			

Residential Information Single-family Residence 3.00 - Average Type Quality Condition 3.00 - Average Base/Total 1,296 / 1,296 100 % - One Story 100 % - Frame, Siding, Vinyl 100 % - Warmed & Cooled Air Style Exterior Wall Heating/Cooling Roof Cover Composition Shingle Area of Slab Area of Crawl 0 5/0 Fixture/Roughin Bed/Bathroom 3/1.0

Marshall & Swift Cost Approach (06/2013) 1888/0 Year/Effective Age

		Basement Area	0				
Code	Description	Cost Source	Size	Year In	Units	Depreciation	
SH1	\$HED 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 %	
\$H1	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 A	ided Notes					·	

09/25/2007 CARD #: 19500 GLIDE: 64

	Inc. sessorsonline.us				WEBSTER Appraisal Prope				Page 3 RECORDCARD 12/26/18 01:43 PM
Parcel ID Cadastral ID PAD Class Code State GEO Owner KOCH, KRIS J. & N 1866 ROAD 4700 DAVENPORT, NE Situs 650 UNIVERSITY S Neighborhood District Legal	000622400 00002-00088-00002 01-01-01-01-07-06 4487-03-1-40035-000-0000		249)		Appraisal Prope	rty Record G	ard		12/26/18 01:43 PM
Code Description MSTR Material Sto Building Co	rage Shed	Class Qua D 3.0		Year 0	Eff Age Dimensions	Floor	Roofing	Total Units 480	
LNTO Lean-to, Far Building Co		D 3.0	0.00	0	0		· APPLICATE WEST HEREN COMMEN	187	

#### **WEBSTER COUNTY**

Page 1 RECORDCARD 2/26/18 01:27 PM

													RECO	RDCARD
www.nebr	raskaas:	sessorsor	nline.us			Real Esta	ite Breakdown Report	t						01:27 PM
Parcel ID Owner KOCH, KRIS 1866 ROAD DAVENPOR	4700				Legal 153.5' X 380 BLOCK B GI ORDINANCI	UÍDE ROCK S	( 150") LOT 12 SUBDIVISI ON BY		Card File Situs UNIVERSITY	000620 ST 600 BL	100			
County Area Neighborho Location / G District	ood	0 100 40 25	N/A GUIDE ROCK GUIDE ROCK (GR GR11VS - 65-001		Class Code State GEO Cadastral Book / Page	4487- 00002 2018 :	-01-01-07-01 00-0-40030-00B-0000 2-00088-00010 / 2414		Value Buildings Improvement Land / Lot		į	Previous 0 0 250		Curren ( ( 250
School		65-0011			Sale Date Sale Amount	11/30. t 53,000			Total			250		250
Date Added 09/25/2007 11/04/2002		#19030 /	/ GLIDE # 64											
Model			Method	Description		Lot Size	Frontage Spot Code	е	Cutoff	Value	Add (+/-)	. L	t Value	Appr ID
4 GUIDE RO	OCK		02 SqFcot	LEVEL   BLACKTO NONE	·	56,591.500	56,591.500 N		15,000 40,000 99,999	0.010 0.002 0.001	0.000		250	1231
Sale Date		Book	Page	Extend		Ownership H								Amount
12/31/2014 01/20/2006		02015 02006	00778 00315			RUST, DAVID SHOTLZ, BRA RUST, DAVID	ADLEY & PAULA							26,180 25,000 0
	ment D		Building	Other		and	Total	Exempt		Taxable		otal Tax	Per	naity Tax
	634	25 25	0	0	:	250 250	250 250	0		250 250		4.98 4.64		0
	20100 20100	2 <b>5</b> 25	0	0		250 250	<b>250</b> 250	0		250 250		4.56 4.62		0
	20100	25	0	0		250	250	Ō		250		5.18		0
2013 62	20100	25	0	0	ŧ	880	880	0		880		19.84		0
		ĺ												

#### **WEBSTER COUNTY**

**Appraisal Property Record Card** 

Page 2 RECORDCARD 12/26/18 01:27 PM

(1231) Primary Image Sketch Image Parcel ID 000620100 00002-00088-00010 Cadastral ID PAD Class Code 02-01-01-01-07-01 State GEO 4487-00-0-40030-00B-0000 KOCH, KRIS J. & MARYLYN J. 1866 ROAD 4700 DAVENPORT, NE 68335 Sītus UNIVERSITY ST 600 BL

Neighborhood 100 - GUIDE ROCK

District 25 - GR11VS - 65-0011 Neighborhood District Legal LEGS 153.5' X 380' (LESS 9.5' X 150') LOT 12 BLOCK B GUIDE ROCK SUBDIVISI ON BY ORDINANCE Property Valuation Buildings (06/2013) Residential Information Marshall & Swift Cost Approach Туре Year/Effective Age Improvement Quality - 00. Condition .00 -0 / 0 Land/Lot 250 Base/Total Total 250 Area of Slab Lot Information LEVEL | BLACKTOP | NONE GUIDE ROCK Lot Size Area of Crawl Valuation Model Fixture/Roughin 0/0 Bed/Bathroom Valuation Method 02 Square Ft 0.0 / 0.0 Basement Area Lot Value 250 Review Information 10/25/2013 Entered AG 10/02/2013 Inspect

Date Added Notes

09/25/2007 CARD # 19030 / GLIDE # 64 11/04/2002 19030

PAGE 1	BOOK-PAGE 20 18	3-2422-24	23 DOCSTAN	nps Exempt #13	Notice DEED TYPE Real E	of Stade Sale Agreem	A SALES FILE # 316
DATE OF SALE	11-14-2018	<del></del>	DATE OF DEED	-14-2018	DATE RECORD	12 2 10	
GRANTOR'S NAM	E (SELLER) Melb	a L. Dell		GRANTEE'S NA	ME (BUYER) Mat	thew E. Co	ellenbeck
LEGAL DESCRIPTIO	» Sw14	SE14 NE 1/4	4 5-3-10	10 Aci	ne Tract		Contract
LOCATION ID PAR	CEL(S) 1601	15-6531	5_				
NEIGHBORHOOD , PROPERTY CLASS	Ol-A9/ 5	Single famil	-farm-R y-Rura		Rural - 5	5-3-10	
TAX DISTRICT / SC		., .	1 - USABILI	•			PON'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		19 450	19450	•	410	410	19860
2017		21405	21405		410	410	21815
2018		18 345	18,345		410	410	18,755
					1		
				77.			APPACATION AND ADMINISTRATION AN
					i 		
OMMENTS					!		

#### BOOK-PAGE

IRRIGATION WELL	IRRIGATION BOSTWICK	IRRIGATION GOTSCH WASTE	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL/BOSTWICK	IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1	1A1 B	1A1 F	1A1 K	1A1 R	1A1 S	1A1 V	1A1 U
1A	1A B	1A F	1A K	1A R	<b>1</b> A S	1A V	1A U
2A1	2A1 B	2A1 F	2A1 K	2A1 R	2A1 S	2A1 V	2A1 U
2A	2A B	2A F	2A K	2A R	2A S	2A V	2A U
3A1	3A1 B	3A1 F	3A1 K	3A1 R	3A1 S	3A1 V	3A1 U
ЗА	3A B	3A F	за к	3A R	3A S	3A V	3A U
4A1	4A1 B	4A1 F	4A1 K	4A1 R	4A1 S	4A1 V	4A1 U
4A	4A B	4A F	4A K	4A R	4A S	4A V	4A U
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
GREENBELT	GREENBELT	GREENBELT	GREENBELT	GREENRELT	CREENDEST	Chechoett	Carriania
GREENBELT IRRIGATION WELL	GREENBELT IRRIGATION BOSTWICK	GREENBELT IRRIGATION GOTTSCH WASTE WATER	GREENBELT IRRIGATION CREEK	GREENBELT IRRIGATION REPUBLICAN RIVER	GREENBELT IRRIGATION STREAM	GREENBELT IRRIGATION WELL / BOSTWICK	GREENBELT IRRIGATION UNKNOWN SOURCE
IRRIGATION	IRRIGATION	IRRIGATION GOTTSCH WASTE	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION UNKNOWN SOURCE
IRRIGATION WELL	IRRIGATION BOSTWICK	IRRIGATION GOTTSCH WASTE WATER	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL / BOSTWICK	IRRIGATION
IRRIGATION WELL ACRES	IRRIGATION BOSTWICK ACRES	IRRIGATION GOTTSCH WASTE WATER ACRES	IRRIGATION CREEK ACRES	IRRIGATION REPUBLICAN RIVER ACRES	IRRIGATION STREAM ACRES	IRRIGATION WELL / BOSTWICK ACRES	IRRIGATION UNKNOWN SOURCE ACRES
IRRIGATION WELL ACRES 1A1 G	IRRIGATION BOSTWICK  ACRES  1A1 B G	IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G	IRRIGATION CREEK ACRES 1A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G	IRRIGATION STREAM ACRES 1A1 S G	IRRIGATION WELL / BOSTWICK ACRES 1A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES 1A1 U G
IRRIGATION WELL ACRES 1A1 G 1A G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G	IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G 1A F G	IRRIGATION CREEK ACRES 1A1 K G 1A K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G	IRRIGATION STREAM  ACRES  1A1 S G  1A S G	IRRIGATION WELL / BOSTWICK  ACRES 1A1 V G  1A V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G
IRRIGATION WELL ACRES  1A1 G  1A G  2A1 G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G	IRRIGATION CREEK  ACRES  1A1 K G  1A K G  2A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G	IRRIGATION STREAM  ACRES  1A1 S G  1A S G  2A1 S G	IRRIGATION WELL / BOSTWICK  ACRES 1A1 V G  1A V G  2A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G  2A U G
IRRIGATION WELL ACRES  1A1 G  1A G  2A1 G  2A G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G  2A B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G  2A F G	IRRIGATION CREEK  ACRES  1A1 K G  1A K G  2A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G  2A R G	IRRIGATION STREAM  ACRES  1A1 S G  1A S G  2A1 S G  2A S G	IRRIGATION WELL / BOSTWICK  ACRES  1A1 V G  1A V G  2A1 V G  2A V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G
IRRIGATION	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G  2A B G  3A1 B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G  2A F G  3A1 F G	IRRIGATION CREEK  ACRES  1A1 K G  1A K G  2A1 K G  2A K G  3A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G  2A R G  3A1 R G	IRRIGATION   STREAM   ACRES	IRRIGATION WELL / BOSTWICK  ACRES  1A1 V G  1A V G  2A1 V G  3A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G  3A1 U G
IRRIGATION	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G  2A B G  3A1 B G  3A B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G  2A F G  3A1 F G	IRRIGATION	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G  2A R G  3A1 R G	IRRIGATION	IRRIGATION WELL / BOSTWICK  ACRES  1A1 V G  1A V G  2A1 V G  2A V G  3A1 V G  3A V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G  2A U G  3A1 U G



## **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

FORM **521** 

	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91	Mo. 11 Day 14 Yr. 2018 Mo. 11 Day 14 Yr. 2018							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Melba L. Dell	Grantee's Name (Buyer) Matthew E. Gellenbeck							
Street or Other Mailing Address PO Box 303	Street or Other Mailing Address							
City State Zip Code	401 Third St							
Hildreth NE 68947 Phone Number	Blue Hill   NE   68930     Phone Number   Is the grantse a 501 (c)(3) organization?   Yes   √ No							
Ernail Address	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	f property is also a mobile home.							
	) Property Type (C)							
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing   State Assessed   Mobile Home							
☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing Exempt							
	nd Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee							
part of an IRS like-kind exchange?	osure Investocable Trust Revocable Trust Transfer on Death  Life Estate Sale Trustee to Beneficiary							
(miles a see ( Everyge)								
11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)							
✓ Yes	Ves No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
	Partnership, or LLC Self Other							
	and Grandchild							
i_ Ex-spouse								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
16 D Ni	%							
	i 17 Mas transfer through a real active agent as a title accuracy of MM							
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	of the agent or title company contact.)							
	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Yes No 18 Address of Property	of the agent or title company contact.) Yes No							
Yes No 18 Address of Property 1873 Rd 1500	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent							
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Test  No  18 Address of Property  1873 Rd 1500  Blue Hill, NE 68930  18a  No address assigned 18b  Vacant land  20 Legal Description  See attached  21 If agricultural, list total number of acres  22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase?  Yes  No (If Yes, et al. Adjusted purchase price paid for real estate (line 22 minus line 23)	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Same as Grantee  22 0,00  Atter dollar amount and attach itemized list.) 23 0,00  24 0,000							
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Yes	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Same as Grantee  22 0,00  Attention the dollar amount and attach itemized list.) 23 0,00  Attention to the best of my knowledge and belief, true, complete, and  (402) 746-3613  Phone Number							
☐ Yes ☑ No   18 Address of Property 1873 Rd 1500   Blue Hill, NE 68930 18b ☐ Vacant land   20 Legal Description See attached   21 If agricultural, list total number of acres	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Same as Grantee  22 \$ 0.00  Atter dollar amount and attach itemized list.) 23 \$ 0.00  13 \$ 0.00  14 \$ 0.00  15 \$ 0.00  16 \$ 0.00  17 \$ 0.00  18 \$ 0.00  19 Name and Address of Person to Whom the Tax Statement Should be Sent  29 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.00  10 \$ 0.0							
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BK 2018, Pg 2422

State of Nebraska 3ss.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 13 | 3 | 18
\$ 24ep (2) #13By (2) #4

#### 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 (NE½) 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 NE½; 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. Geilenbeck 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

Matthew E. Gellenbeck

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing instrument was acknowledged before me on November \_\_\_\_\_\_, 2018, by Melba L.

Dell, a single person.

Comm. Expires:

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

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:

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

Notary Public,

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

DATE OF ISSUANCE 06/14/2018 LINCOLN, NEBRASKA

- 5. - 5. Kumley ) (054) STANLEY S. COOPER ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND HUMAN SERVICES



16 21941 STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES
CERTIFICATE OF DEATH Hugh Arthur Dell March 20, 2016 Maie 4 CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH 5b, UNDER 1 YEAR Sc. UNDER 1 DAY (Ym.) MOR DAYS HOURS MINS Nagara Falls, New York 86 December 15, 1929 💨 HOSPITAL: X Inputiont CTHER: Nursing Home/LTC Kaspies Facility DIRECTOR Decedent's Home ER/Outpatient 8b. FACILITY-NAME (if not institution, give street and number) VA Medical Center DOA Other(Specify) BC. CITY OR YOUN OF DEATH (Include Zip Code) BEL COUNTY OF DEATH Omaha 68105 Douglas Ba. RESIDENCE-STATE Nebraska Franklin Hildreth 91. ŽIP CODE SC STREET AND NUMBER Se. APT. NO. O INSIDE CITY LIMITS 305 Block Ave 68947 X Yos No C 10a. MARITAL STATUS AT TURE OF DEATH 🔣 Married 🔲 Never Married 16b. NAME OF SPOUSE (First, Middle, Last, Suffix) It wife, give maiden name ☐ Married, but separated ☐ Wildowed ☐ Divorced ☐ Unimown Melba L Worrell THE RATHER'S NAME (First, Middle, Last, Suffix) 12 MOTHER'S WAME IFIRM Middle. Maiden Surname! James Dell Lilly McGregor å 13. EVER IN U.S. ARMED FORCES? Give dates of service If Yes. 14z. RIFORMANT-NAME 145. RELATIONSHIP TO DECEDEN 5 (Yes. No. or Unk.) Yes 04/09/1957-09/15/1961 Melba L Dell Wife 14 METHOD DR DISPOSITION

Berriel

Connection

Entonismans 16a. EMBALMER-SIGNATURE 16c. DATE (Mo., Day, Kr.) Not Embalmed March 25, 2016 18d, CEMETERY, CREMATORY OR OTHER LOCATION CITY/TOWN Cittler(Specify) Cutler-O'Neilf-Meyer-Woodring Crematory Council Bluffs iowa 174. FUNERAL MOME NAME AND MAILING ADDRESS (Street, City or Town, State)
Heafley Heafley Hoffmann-Dworak & Cutler, 7805 W. Center Rd., Omaha, Nebraska for All Faiths Funeral Chapel, 113 South Madison, Smith Center, Kansas 176.Zp Co. 68124 65957 CAUSE OF DEATH (See instructions and examples)
competations this directly except the each OR NOT onto terminal events want as cardiac arren,
up the etiology, Do NOT ABBRIGHARE, Enury only one cause on a line. Add and disonal lines if necessary. WEDIATE CAUSE (Final in resulting a) Cerebral ectionics with hearty brain married for DUE TO, OR AS A CONSEQUENCE OF: Sequentially list conditions, If b) Carthurn Proclading to the cause fleted b) Carthurn Proclading to the cause fleted b) DUE TO, OR AS A CONSEQUENCE OF: Enter the UNDERLYING CAUSE O) New York document 10/2012 disease or injury that inflated the eventer resulting in death LAST U.S. ON AS A CONSEQUENCE OF awam only 57 18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I. 9. WAS MEDICAL EXAMINER OR CORONER CONTACTED quistric actionoccurcinoma, iron eliterancy anuncia manastritopa ☐YES X NO CERTIFIER 20 F FEMALE: 21x MANNER OF PEATH 23h. IF TRANSPORTATION IN HIS WAS AN AUTOPSY PERFORMED? Natural | Homiside ☐ Oriver/Operator ☐ YES Д но 🧞 Astrident Punding Investigation

Suicide Could not be determined Proposed at time of death Not program, but program within 42 days of doub Percentian Other (Specify) YES □ NO Disknown if program within the past year 22a DATE OF MURY (No., Day, Yr.) 220 PLACE OF INJURY At name, farm, street, factory, office building, constru 22b. TIME OF INJURY ш 22d INJURY AT WORK? ZZe, DESCRIBE HOW INJURY OCCURRED ... □ x#s □ no 221, LOCATION OF INJURY - STREET & NUMBER, APT. NO. STATE ZIP COICE 23x, DATE OF DEATH (Mo., Day, Yo.) 24a, DATE SIGNED (Mo., Day, Yr.) 24b. TIME OF DEATH 13/20/2016 25c. TIME OF DEATH 24c. PRONOUNCED DEAD (No., Day, Yr.) 24d. TIME PRONOUNCED DEAD 0750 Vijan-Paran Breen, MD 25. DID TORAÇOO USE CONTRIBUTE TO THE DEATH? OR TISSUE DONATION BEEN CONSIDERED? 26b. WAS CONSENT GRANTED? TYES KNO PROBABLY DUNKNOWN YES Not Applicable If 26a is NO YES NO 27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) No Ene Presence Buman, MD WA Mospital Hist westworth Aug Omana, NE 68195 286. DATE FILED BY REGISTRAR (M.S., DAY, Yr.)

APR D 4 2016 our

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MIPS Inc. WEBSTER COUNTY Page 1 RECORDCARD Real Estate Breakdown Report 1/4/19 04:15 PM Parcel ID 001601500 Legal Card File 001601500 Owner A 10 AC TRACT IN SE1/4NE1/4 5-3-10 S-T-R: 05-03-10 Acres: 9.830 Situs GELLENBECK, MATTHEW E-CONTRACT DELL, MELBA L. (DN) 401 THIRD STREET BLUE HILL, NE 68930 1873 \RD 1500 County Area AREA 1 Class Code 01-01-05-03-00-09 Value Previous Current Neighborhood AREA 1 State GEO 4243-05-1-00000-000-5315 Buildings 410 410 Location / Group 80 RURAL (RUR) Cadastral 00001-00047-00002 Improvement ٥ District 190 74F6S - 91-0074 Book / Page 2018 / 2422 Ext: 2423 Land / Lot 18,345 18,345 School 91-0074 Sale Date 11/14/2018 Total 18,755 18,755 Sale Amount Date Added Notes 06/06/2013 FARM SITE Permit No. Type Description Date Open Date Closed Amount 0003 ~2009 HOUSE NOT LIVEABLE 07/24/2008 02/06/2009 ~2007 CHECK FOR CONDITION OF HOME -NUMB 0002 00 N/A 12/23/2005 10/31/2006 -2006 CHECK FOR CONDITION OF HOME IS BEI 0001 00 N/A 05/31/2005 12/23/2005 Soil Description HOLDREGE SILT LOAM, 1-3% Soil Use LCG/LVG LVG Description Spot Code Value/Acre Acres Assessed Sub Market/Acre Market Sub 2668 GRAS 1G 1,425 7,795 ٥ 3852 GRAS 4G GEARY-HOBBS SOILS 4G Ν 0.240 1,425 340 0 GRAS 4147 HOLDREGE SOILS, 3-7% SLOP 3G 3Ġ N 3.120 1,425 4,445 Ō 8.830 12,580 BLD1 FARM BLD1 BUILDING SITE 1ST ACRE BLD1 N 1.000 5,765 5,765 0 Land Total 9.830 18,345 Sale Date Book Page **Extend** Ownership History 12/08/2008 Amount 17,000 02009 00018 KLEINSASSER, SCOTT & DENISE 07/05/2005 02005 01609 MCCRADY, SHAWN T & KIMBERLY K 17,500 09/18/1997 01998 00281 DELL, HUGH & MELBA 06/11/1997 01997 00990 WATTS, FRANK & SHARON 0 GELLENBECK, MATTHEW E -CONTR Year Statement District Building Other Land Penalty Tax Total Exempt Taxable Total Tax 190 410 n 18,345 18,755 a 18,755 2017 601500 190 410 n 21.405 21,815 0 21.815 307.38 0 0 2016 601500 190 410 0 19,450 19.860 19,860 278 72 2015 601500 190 410 0 19,450 19.860 n 19,860 273.66 2014 0 601500 190 410 0 12,280 12,690 o 12,690 197.12 2013 601500 190 430 n 12,280 12,710 0 12,710 219.42

#### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 2 RECORDCARD 1/4/19 04:15 PM

Parcel ID (2488) Primary Image 001601500 Cadastral ID 00001-00047-00002 Sketch Image 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 \RD 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 Property Valuation Residential Information Marshall & Swift Cost Approach Buildings 410 (06/2013) Single-family Residence Year/Effective Age Improvement 1900/0 3.00 - Average Quality Land/Lot 18,345 Condition 1.00 - Worn Out Total 18,755 884 / 1,668 94 % - Two Story Base/Total Review Information Style 12/01/2014 10/29/2014 Entered CJ 6 % - One Story SK Exterior Wall 100 % - Frame, Siding, Wood Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl n Fixture/Roughin 0/0 Bed/Bathroom 0/0.0 Basement Area Code Description Cost Source MS Residential Size 884 Year In Units 884 RHO RURAL SALV HOUSE Depreciation 0 IVAMH. MOBILE HOME SALV MS Residential 840 OSP 0 840 0.000 % Open Slab Porch MS Residential 190 0 OSP 190 100.000 % Open Slab Porch MS Residential Date Added Notes 06/06/2013 FARM SITE 80 100.000 %

www.nebraskaa	S Inc.			WEBSTE Appraisal Prop	R COUNTY erty Record Care	d			Page : RECORDCARI
nus 1873 ∖RD 1500 Neighborhood District Legal	001601500 00001-00047-00002 01-01-05-03-00-09 4243-05-1-00000-000-5315 ATTHEW E-CONTRACT DN) ET 19930 1 - AREA 1 190 - 74F6S - 91-0074 SE1/4NE1/4 5-3-10		188)						1/4/19 04:15 Pt
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# Agricultural Land Sales Worksheet

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Cnty No.	Во	ok	Page	S	ale Date					Scho	ol Dis	trict	Code			: .5 	
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Land		Imp	rovements		Total		D	ate of	Sal	e Pro	perty	Clas	sifica	ication Code			
18,	345		410		18,755	Status Property Type			ре	st 20 se - 7 (tel 7 ) s		Lo	Location		y Size	Parc	el Size
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
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Comments from	Comments:
NOTICE OF REAL ESTATE SALE AGREEMENT. THERE	WAS A CONTRACT ALREADY, BUT IT
NEEDED TO BE CLEANED UP WITH DEATH CERTIFICA	TE
	(Continue on back)

PAGE 1	BOOK-PAGE 2018	1-2424	DOC STAMPS	<i>a.</i> 25	DEED TYPE JTU	ND (T	SALES FILE # 317
DATE OF SALE	11-28-2018	<u> </u>	DATE OF DEED //-	28-2018	DATE RECO	PRDED 12-3-2	2018
GRANTOR'S NAM	e (SELLER) Eric	+ Sandee A	kller	GRANTEE'S NAM	E (BUYER) DUSTE	+ Jesse W	lulf
LEGAL DESCRIPTIO	on Lots 1,	2, 3, Blak	4 Origina	•	•		
LOCATION ID PAR	CELIS) OOO 6	01000-10		· A #			
NEIGHBORHOOD PROPERTY CLASS	100-Guide	e Rock-Sir	ple family	SITUS R	epublican	st. 400 Bla	ck
TAX DISTRICT / SC	THOOL DISTRICT $25/$	65-0011	1 - USABILITY	2 - ADJUSTED	3 - SUBCHANGED 4 -	DON'T USE 5 - AL / D	ON'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		Г		170
2017		170	170				170
<u>3018</u>		170	170	<u> </u>			170
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COMMENTS		<u>.                                    </u>		·	<u> </u>		
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# Nebraska 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.

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FORM **521** 

	The deed will not be re-	corded uniess this stateme	nt is signed and items 1-25 are accurately comp	leted.
1 County Name	2 County Nu	ımber	3 Date of Sale/Transfer 4 Date of D	eed
	WEBSTER - 91			Day 28 Yr. 2018
5 Grantor's Name, Addres Grantor's Name (Seller)	ss, and Telephone (Please	Print)	6 Grantee's Name, Address, and Telephone (Please	Print)
Eric & Sandee Hell	ler		Grantee's Name (Buyer) Dusty Wulf & Jesse Wulf	
Street or Other Mailing Add 320 E State St	iress		Street or Other Mailing Address 520 N Jefferson St	
city _Guide Rock	State NE	Zip Gode 68942	City State Red Cloud NE	Zip Code 68970
Phone Number (402) 257-7185	<u> </u>		Phone Number Is the grantee a 501(c)(3)	organization? Yes No
Email Address			If Yes, is the grantee a 509 Email Address	P(a) foundation? Yes No
7 Property Classification	Number. Check one box ir	n categories A and B. Check C	if property is also a mobile home.	
(A) Status		<b>(</b> E	) Property Type	· (C)
Improved	Single Family Multi-Family Commercial	Industrial Agricultural Recreational	Mineral Interests-Nonproducing State Ass Mineral Interests-Producing Exempt	sessed Mobile Home
Bill of Sale Co	onservator orrective eath Certificate — Transfer on	Easement Le	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee neral Quit Claim V Warranty	Other
9 Was the property purcha part of an IRS like-kind a (I.P.C. § 1031 Exchange	Court De	Easement Gift	Inevocable Trust   Revocable Trust   Life Estate   Sale   Satisfaction of Contract	Transfer on Death Trustee to Seneficiary Other (Explain)
11 Was ownership transferre  ✓ Yes No	d in full? (If No, explain the c	division.)	12 Was real estate purchased for same us	e? (If No, state the intended use.)
13 Was the transfer between	relatives, or if to a trustee, s	re the trustor and beneficiary rela	atives? (If Yes, check the appropriate box.)	
Yes VNo	Aunt or Uncle to Niece Brothers and Sisters Ex-spouse	or Nephew Family Corp., I	Partnership, or LLC Self Sand Grandchild Spouse	] Other
14 What is the current marke			ifid	nt and interest rate.)
16 Does this conveyance divi	ide a current parcel of land?		17 Was transfer through a real estate agent or a title con of the agent or title company contact.) Yes	
18 Address of Property Republican St, 400 Blo Guide Rock, NE 6894:			19 Name and Address of Person to Whom the Tax Stater Same as Grantee	ment Should be Sent
18a 🔲 No address assigned	d 18b 🗌 Vacant land	l		
20 Legal Description	<del></del>			
Lots One (1), Tw	vo (2) and Three	(3), Block Four (4),	Original Town of Guide Rock, We	ebster County,
Nebraska.				
	nber of acres	•		
1 If agricultural, list total num		sumed		400,00
1 If agricultural, list total num	noluding any liabilities as:		ter dollar amount and attach itemized list.)	400,00 0,00
1 If agricultural, list total num 22 Total purchase price, in 23 Was non-real property	ncluding any liabilities as:		ter dollar amount and attach itemized list.)	
22 Total purchase price, in 23 Was non-real property Adjusted purchase price 25 If this transfer is exempted.	ncluding any liabilities as: r included in the purchase ce paid for real estate (lin-	e? Yes No (If Yes, er e 22 minus line 23)	ter dollar amount and attach itemized list.) 23	0 <sub>1</sub> 00 400100
22 Total purchase price, in 23 Was non-real property 24 Adjusted purchase price price is exempt Under percorrect, and the Kory J. Mo.	ncluding any liabilities as: r included in the purchase ce paid for real estate (lin- ot from the documentary a cenalties of law, I declare the at I am duly authorized to sign cCracken	e? Yes No (If Yes, er e 22 minus line 23)	ster dollar amount and attach itemized list.)	0 <sub>1</sub> 00 400100
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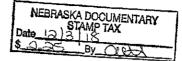
BK 2018 Pg 2424

State of Nebraska Sss.
County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Description A.D., 20 18 at 2:32 or clock P. M. Recorded in Book Ship on Page 2424 County Clerk

Assessor

\_\_\_\_Deputy \_\_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 Stober 28, 2018.

Eric C. Heller

Sandee M. Heller

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on Setober 28, 2018, by Eric C. Heller and Sandee M. Heller, husband and wife.

Comni. expires MARY HUNT

My Comm. Exp. May 12, 2022

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

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 ORIGIN	NAL TOWN
Describe the basement finish; flooring, walls, ce	iling finish?
Manufactured Housing: Was this home manufactured — No If manufactured; what brand? — manufactured; what type of home is this? — Manufactured If manufactured one) Metal Frame Foundation Basement	off site then moved to this location?yes
Signature: (circle one)Phone# Date:	Buyer/Seller

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale	Date			\$ 19 g	School District Code								
91	20	18	2424	11/28/2018			Base: 65-0			11	Aff	filiated:		Un	nified:				
Location ID Sale Number				Useability & Code #						Parcel N			Number						
000601000 317					1			GeoCde		lwn	Rng	Se	ect Qrt	Subdiv	Агеа	Blk	Parcel		
Date of Sale Assessed				Val	ue			4487			· ·	0	1 14 14 15	40005		004	0000		
Land Improvements					Total				D	Date of Sale Property Classification Code									
	170	1 8 847 143			Sept. 1	ar nas y news	170	Status		State of	erty Ty		Zoning	Locatio	MET GALLAG	ity Slze	Parcel Size		
Assessor Loc	ation:	GUIDI	E ROCK	(GR)	)			A) 2	2-47.	B)	01	<u>** 1,0</u>	C) 1	D) 1	E)	7	F) 2		
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Single Family	-					al Con	dition:				737 732 6	rcial	Occupan	er Codo	Service A	vaja sejaki			
(100)				Residential Condition:  (10)  Worn Out							Commercial Occupancy Code:  Primary: Other1: Other2:								
(101) 🗆 One				(20) Badly Worn							Primary: Other1: Other2:  Commercial Construction Class:								
(102) 🗆 Two	Story			(30)  Average							(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Split	Level			(40)						_	(2) Reinforced Concrete Frame								
(104) 🗆 1 1/2	Story			(50) □ Very Good						_	(3)   Masonry Bearing Walls								
(111) □ Bi-Le				(60)   Excellent						-	(4) Wood or Steel Framed Ext. Walls								
(106) 🗆 Other	ŗ.									7.7	(5) ☐ Metal Frame and Walls								
Townhouse or l	Duplex	Style:		Resi	dentia	l Qua	lity:	4.25E/20	r vog		- · · · · · · · · · · · · · · · · · · ·		le Frame	und (run)			· · · · · · · · · · · · · · · · · · ·		
(301) 🗆 One :	Story			(10) □ Low							Cost Rank: Condition:								
(302) 🗆 Two	Story			(20)						$\neg$	(10)								
(307) 🗆 1 1/2	Story			(30) ☐ Average						(2	-		erage		· ·	Badly '			
(308) 🗆 Split	Level			(40) ☐ Good						(2	(30) Above Average (30) Average								
(309) 🗆 2 1/2	Story			(50) U Very Good						(4	10) 🗆					Good			
(304) □ One S	Story Du	ıplex		(60) 🗆 Excellent						(6)				7864 <b>(</b>		Very G	ood		
(305) 🗆 Two :	Story Dt	ıplex											36974	The selection of the selection		Excelle			
Assessor's	Adjust	tment	to Sale Pr	ice (	(+ or	r -):													
Assessor Com	ments	and Re	ason for Ac	ljust	ment	:			_					·					
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# MIPS Inc.

# WEBSTER COUNTY

Page 1 RECORDCARD

		226220120	isine.us /		Rea	I Estate I	Breakdown Report					19 02:32 PM
520 N J		0006010 JESSE WU N ST 68970			Legai LOTS 1 THRU 3 BI TOWN	LK 4 GUIDE	ROCK ORIGINAL	Card File Situs REPUB	00060 LICAN ST 400 BL	1000	11011	
District School	orhood 1 / Group	0 100 40 25 65-0011	N/A GUIDE ROCK GUIDE ROCK (GR GR11VS - 65-0011	, I	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	02-01-01-0 4487-00-0 00002-000 2018 / 242 11/28/2010 400	-40005-004-0000 191-00022 14	Value Building Improve Land / Lo Total	nent	Pre	0 0 170	Current 0 0 170
	ded Notes											
11/04/20	02 CARL	) #: 16090	GLIDE: 65									
Model				Description	Lot \$		Frontage Spot Code	Cutoff	Value	Add (+/-)	Lot Valu	e Appr ID
4 GUIDE	ROCK		02 SqFoot	LEVEL   BLACKTOI NONE	7 18,460.	000	130.000 N	15,000	0.010	0.000	17	
								40,000 999,999	0.002 0.001			
Sale Dat	e	Book	Page	Extend	Owner	ship Histo	77	288,888	0.001			
10/21/20	16	02016	02607				& SANDEE M					Amount
10/21/201		02016	02607				& SANDEE M					100
05/18/200	06	02006	01198				RD E & DIANA L					100
07/08/200		02003	01465				N W & FALLON					1,000
05/16/200		02003	01133				N W & MARK A SIMPSON	İ				2,000
	atement I		Building	Other	Land		Total	Exempt	Taxable	Total	Tay D	1,800 enalty Tax
2018	565	25	0	0	170		170	0	170		3.38	CHAILY TAX
2017	601000	25	0	0	170		170	Ö	170		3.16	0
2016	601000	25	0	0	170		170	Ó	170		3.10	ăl
2015	601000	25	0	0	170		170	0	170		3.14	9
2014	601000	25	0	0	170		170	0	170		3.52	5
2013	601000	25	0	0	615		615	Ö	615		3.86	ől
									0,0		4.40	٥

7					
171	1123	1 1 7 1			•
116	ו יאווו		7		•
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ALAN ARTICLE DA PRI	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	rogau	130	Dirto, US	$\Gamma$

#### **WEBSTER COUNTY**

	ssessorsonline.us	Appraisal Property Record		RECORDCAI 1/3/19 02:32 J
Parcel ID Cadastral ID Cadastral ID PAD Class Code State GEO Owner WULF, DUSTY & . 520 N JEFFERSO RED CLOUD, NE Situs REPUBLICAN ST Neighborhood District Legal LOTS 1 THRU 3 B TOWN	N ST 68970	(1091) Primary Image  10-1-2013 PARCEL #8010	Sketch Image	
Property Valuation		Residential Information	Marchall & Swift Cont & control	
Buildings Improvement Land/Lot Total Lot Information Lot Size Valuation Method Lot Value Review Information 10/25/2013 10/01/2013 Date Added Notes 11/04/2002 CARD	Entered SK Inspect TA	Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0	Marshall & Swift Cost Approach Year/Effective Age	0/0
TI/04/2002 CARD	#: 16090 GLIDE: 65			

PAGE 1	BOOK-PAGE 2018	2425	DOC STAMF	Exempt 5A	DEED TYPE	D	SALES FILE # 3/8		
DATE OF SALE	11-27-201	8		77-2018	DATE RECO	RDED 12-3-2	018		
GRANTOR'S NAN	GRANTOR'S NAME (SELLER) Amanda + Dusty Wulf GRANTEE'S NAME (BUYER) Amanda + Dusty Wulf								
LEGAL DESCRIPTION	on The 542 ed Cloud	of Lot(5) ar	id all of Lo	+ 6 Block 3	LeDuc's	Addition t	o the City		
		200-3720				<b>∵</b>			
	PROPERTY CLASS 200/Single-family situs 505 N Chastnut St.								
TAX DISTRICT / Se	CHOOL DISTRICT (65	791-002	1 - USABILIT	Y 2 - ADJUSTED	3-SUBCHANGED 4-	DON'T USE 5 - AL / D	ON'T USE MOBILE HOME		
TOTAL SALE PRICE		521 ADJ		ASS'R ADJ		ADJ SALE PRICE	<u> </u>		
YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL		
2016		940	940	19045	5425	24470	25410		
<u>2017</u>		940	940	17140	2870	20010	20,950		
<u>2018</u>		! 940 !	940	22 855	2870	25 725	26 665		
		<u> </u> 							
		] 							
COMMENTS 5	self to S	Self-c	reating Jo	int tenac	4				
					4				

# **Real Estate Transfer Statement**

• 10 be filed with the Register o	of Deeds.	<ul> <li>Read instruction</li> </ul>	1s on reverse side.
<ul> <li>If additional space is needed.</li> </ul>			

	The deed will not be re	ecorded unless this s	tatemen	it is signed and i	tems 1-25 are accu	rately completed.	
1 County Name	2 County N			3 Date of Sale/Tra	nsfer	4 Date of Deed	
	WEBSTER - 91			Mo. 11 Da	y <u>27</u> Yr. 2018	Mo Da	y <u>27</u> yr. 2018
	iress, and Telephone (Please	Print)		6 Grantee's Name	, Address, and Teleph	one (Please Print)	·
Grantor's Name (Seller) Amanda & Dusty	Wulf			Grantee's Name (f Amanda & D	Buyer) Pustv Wulf		
Street or Other Mailing A 505 N Chestnut	iddress St			Street or Other Ma 505 N Chest	uiling Address		
City Red Cloud	State NE	Zip (	ode 88970	Red Cloud		State NE	Zip Code 68970
Phone Number		10394		Phone Number	Is the grants	e a 501(c)(3) organiz grantee a 509(a) fou	ation? Yes V No
Email Address			•	Email Address	in rea, is the	Granise a Susta) Iou	ndation? Yes No
	on Number. Check one box	in categories A and B. C	theck C if	property is also a	mobile home.		
(A) Status			(B)	Property Type			(C)
✓ Improved	✓ Single Family	∐ Industrial		Mineral Interests	Nonproducing	State Assessed	Mobile Home
Unimproved IOLL	Multi-Family Commercial	Agricultural Recreational	<u>.</u>	Mineral Interests-	-Producing	Exempt	
	Conservator	Distribution	=	d Contract/Memo	Partition	Sheriff	Other
Cemetery	Corrective  Death Certificate - Transfer or	Easement Death Executor	∐Lea Min		==                           =	Trust/Trustee Warranty	
9 Was the property pure part of an IRS like-kin	chased as 10 Type of Tra		Foreoid	느		TrustTr	insfer on Death
(I.R.C. § 1031 Exchan		Easement [ ecree □Exchange [	Gift □ Creater	Life Estat		_	Istee to Beneficiary
	erred in full? (If No, explain the	division.)	Granto		Satisfaction	of Contract / Ot	her (Explain) Creating JT lo, state the intended use.)
Yes No	<u> </u>		****	<del></del>   [	☑Yes ☐ No	a for same dae: (ii i	io, state the intended use.)
13 Was the transfer between	een relatives, or if to a trustee,		ciary relati	ives? (If Yes, check	the appropriate box.)		
✓ Yes No	Aunt or Uncle to Niece	· H '		artnership, or LLC	✓ Self	☐ Otine	er
	Brothers and Sisters	=	•	nd Grandchild	Spouse		
14 What is the average	Ex-spouse rket value of the real property?		is and Chi		Step-parent and		
re what is the current mai	ket value of the real property:	,	-		ge assumed? (If Yes, st		nterest rate.)
16 Does this conveyance of	divide a current parcel of land?	,			✓ No \$		(If Yes, include the name
Yes V No			-	of the agent or ti	tle company contact.)	Yes	(If res, include the name
18 Address of Property				19 Name and Addre	ess of Person to Whom		
505 N Chestnut St Red Cloud, NE 689	70		- 1	same as Gr			
18a No address assign	_		1				
20 Legal Description	ned 18b Vacant lan	d					
•	5/04/0> 51 1 ==						
ine South Hair	f (S1/2) of Lot Five	e (5) and all of	Lot Si	x (6), Block	Three (3), Le	Duc's Addition	on to the City
of Rea Cloud,	Webster County,	Nebraska.					
21 if agricultural, list total n	umber of acres						
22 Total purchase price	, including any liabilities as	ssumed			************	22 \$	0,00
23 Was non-real proper	rty included in the purchas	e? ☐ Yes ☑ No (if	Yes, ente	er dollar amount a	nd attach itemized lis	· ·	0,00
	orice paid for real estate (fir					* S 24*	0100
	mpt from the documentary			_		<del></del>	
Under	penalties of law, I declare the	at I have examined this s	tatement	and that it is, to the	best of my knowledge	and belief, true, con	plete, and
correct, and	that I am duly authorized to sig	gn this statement.	ı		-		
Print or Type	Name of Singhtee of Authoriz	ed Representative	<del>//</del>				(402) 746-3613 Phone Number
sign /	W41)5 V	Men 10 Cl	<b>/</b>		Attorney		11-1/-18
here Signature of	Grantee or Authorized Repres	sentative	Tit	le		1741	Date Date
		Register of Deed's U	se Only	<u> </u>		<del></del>	For Dept. Use Only
26 Date Deed Recorded	27 Value of Sta	mp or Exempt Number		8 Recording Data			. o. cept ose only
Mo. Day 3	.yr. 18 \$ QX	empt 5a		BKOOI	8. Past	95	
lebraska Department of Revenue Form No. 96-269-2008 2-2016 Re	e v. Supersedes 96-269-2008 Rev. 7-	2014			<del>, , , , , , , , , , , , , , , , , , , </del>	Authorized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 3ss. County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this \_\_\_\_\_ day of December A.D., 20 18 at 3:35 o'clock P M. Recorded in Book 3018 on Page 3435 Carded

#### 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 27th 2018.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 27

2018, by Amanda Wulf and Dusty Wulf, wife and husband.

GENERAL NOTARY - State of Nebraska MARY HUNT

Notary

PAGE 1	BOOK-PAGE 2018 -	-2426-242	DOC STAN	1PSEKenpt#2	DEED TYPE WD		SALES FILE # 319	
DATE OF SALE	8-31-20	>18	DATE OF DEEL 8-3	1-2018	DATE RECORDE	. 12-4-20	018	
GRANTOR'S NA	GRANTOR'S NAME (SELLER) MONTE D. + Dixie J. Garvin GRANTEE'S NAME (BUYER) Nebraska Dept. Transportation							
LEGAL DESCRIPT	LEGAL DESCRIPTION A Tract of Landin NE 14 5-1-11							
LOCATION ID PA	LOCATION ID PARCEL(S) 18038 - 67540							
NEIGHBORHOO PROPERTY CLAS	s 01-Aq -1	Unimproved	Aa Ru	sal situs	459 RD90	0- Ruro	J	
TAX DISTRICT / S	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 PRIC	œ 130	521 AD		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	30750	77120	
2018	43 475		43475	5430	25500	30930	74 405	
·								
COMMENTS	ourchased	land	for His	hwan F	2.0U)			
'								

#### BOOK-PAGE

4A G

TOTAL

4A B G

TOTAL

4A F G

TOTAL

4A K G

TOTAL

IRRIGATION WELL	IRRIGATION BOSTWICK	IRRIGATION GOTSCH WASTE	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL/BOSTWICK	IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1	1A1 B	1A1 F	1A1 K	1A1 R	1A1 S	1A1 V	1A1 U
1A	1A B	1A F	1A K	1A R	1A S	1A V	1A U
2A1	2A1 B	2A1 F	2A1 K	2A1 R	2A1 S	2A1 V	2A1 U
2A	2A B	2A F	2A K	2A R	2A S	2A V	2A U
3A1	3A1 B	3A1 F	3A1 K	3A1 R	3A1 S	3A1 V	3A1 U
ЗА	ЗА В	3A F	3A K	3A R	3A S	3A V	3A U
4A1	4A1 B	4A1 F	4A1 K	4A1 R	4A1 S	4A1 V	4A1 U
4A	4A B	4A F	4A K	4A R	4A S	4A V	4A U
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
GREENBELT IRRIGATION WELL	GREENBELT IRRIGATION BOSTWICK	GREENBELT IRRIGATION GOTTSCH WASTE WATER	GREENBELT IRRIGATION CREEK	GREENBELT IRRIGATION REPUBLICAN RIVER	GREENBELT IRRIGATION STREAM	GREENBELT IRRIGATION WELL / BOSTWICK	GREENBELT IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 G	1A1 B G	1A1 F G	1A1 K G	1A1 R G	1A1 S G	1A1 V G	1A1 U G
1A G	1A B G	1A F G	1A K G	1A R G	1A S G	1A V G	1A U G
2A1 G	2A1 B G	2A1 F G	2A1 K G	2A1 R G	2A1 S G	2A1 V G	2A1 U G
2A G	2A B G	2A F G	2A K G	2A R G	2A S G	2A V G	2A U G
3A1 G	3A1 B G	3A1 F G	3A1 K G	3A1 R G	3A1 S G	3A1 V G	3A1 U G
3A G	3A B G	3A F G	3A K G	3A R G	3A S G	3A V G	3A U G
4A1 G	4A1 B G	4A1 F G	4A1 K G	4A1 R G	4A1 S G	4A1 V G	4A1 U G

4A R G

TOTAL

4A S G

TOTAL

4A V G

TOTAL

4A U G

TOTAL

136-4(115)

FORM Th. 23 521 82361

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 state	emen				
1 County Name 2 County Number			Date of Dee		2018
WEBSTER - 91		<u> </u>			<sub>Yr.</sub> _2018
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)		6 Grantee's Name, Address, and Telephone ( Grantee's Name (Buyer)	(Piease Pri	int)	
See Attached Copy		Nebraska Department of Transp	ortation		
Street or Other Mailing Address 659 Road 900		Street or Other Mailing Address PO Box 94759			
City         State         Zip Cod           Red Cloud         NE         68970-70	)12 )12	City Lincoln	State NE		Zip Code 68509-4759
Phone Number (402) 746-3671		Phone Number Is the grantee a 5 (402) 471-4567 If Yes, is the grant			
Email Address		Email Address		•	
7 Property Classification Number. Check one box in categories A and B. Che	ck C if	property is also a mobile home.			
(A) Status	(B)	Property Type			(C)
Improved Single Family Industrial	Ļ	- ' ¥ 📙	State Asse	ssed	Mobile Home
✓ Unimproved		Mineral Interests-Producing	Exempt		
8 Type of Deed Conservator Distribution	Lan	d Contract/Memo Partition She		Othe	r
Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	Lea Min		st/Trustee rranty		
9 Was the property purchased as part of an IRS like-kind exchange?	Foreck	osure Irrevocable Trust Revocable Trust	t [	Transfer	on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Auction  Easement	Gift	Life Estate 🗸 Sale		Trustee	to Beneficiary
	Granto			Other (E	
11 Was ownership transferred in full? (If No, explain the division.)  Yes No		12 Was real estate purchased for Yes V No Highway			te the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficia	ry relat	ives? (If Yes, check the appropriate box.)		•	
		artnership, or LLC Seff	Ш	Other	
☐ Brothers and Sisters ☐ Grandpa ☐ Ex-spouse ☐ Parents a		nd Grandchild Spouse  Ild Step-parent and Step	a abild		
14 What is the current market value of the real property?	and On	15 Was the mortgage assumed? (If Yes, state t		and interes	t rate \
\$130	1	Yes V No \$	310 071100310	and more	%
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or	a title comp	any? (if Ye	s, include the name
✓ Yes  No		of the agent or title company contact.)	Yes	<del>~</del>	
18 Address of Property		19 Name and Address of Person to Whom the T		ent Should	be Sent
A tract of land in the NE1/4 S5-T1N-R11W of 6th P.M., Webster County, NE		Nebraska Department of Transporta PO Box 94759	ition		
18a No address assigned 18b Vacant land		Lincoln, NE 68509-4759			
20 Legal Description					
See Attached Copy					
21 If agricultural, list total number of acres					
- Tuginoarara, not total named of boloo			16		
22 Total purchase price, including any liabilities assumed			22 \$		130,00
23 Was non-real property included in the purchase? 🗌 Yes 🛛 No (If Y	'es, en	ter dollar amount and attach itemized list.)	23 \$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			24   24		130,00
25 If this transfer is exempt from the documentary stamp tax, list the exem	ption	number2			
Under penalties of law, I declare that I have examined this statement, and that I am duly authorized to sign this statement.	atemen	t and that it is, to the best of my knowledge and	d belief, tru	e, complete	e, and
Tina Yates					02) 479-4491 one Number
Sign Print or Type Name of Grantee or Authorized Representative		Highway Right of Way Accou	untant		11/27/2018
here Signature of Grantee or Authorized Representative	— <sub>T</sub>	ītle		Dat	
Register of Deed's Us	se Onl	у		For	Dept. Use Only
6 Date Deed Recorded 27 Value of Stamp or Exempt Number		28 Recording Data			
Mo. 12 Day 4 Yr. 18 \$ Exempt # 2		BK2018, Pg 2426-2	429		
obreeks Department of Revenue		Δ115	thorized by N	leh Bey Stat	88 76-214 77-1327(2)



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: 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

NEBRASKA DOCUMENTARY
STAMP TAX
Date / 2 - 7 - 18
\$Exemplified By BB

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

PROJECT: 136-4(115)

WARRANTY DEED

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

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.

PROJECT: 136-4(115)	C.N.: 42617	TRACT: 23
Duly executed this 31 day of	August, A.D. 21	<u>0 18.</u>
	Morte Dawn Monte D. Gavin	Garvin
STATE OF Nebraska		
COUNTY OF Webster	)ss. )	
On this 31 day of Augu Notary Public, duly commissioned a	and qualified, personally came MDC	0 <u>18</u> , before me, a General
whose name(s) affixed to the foregovoluntary act and deed.	to me know ping instrument as Grantor(s) and acknow	wn to be the identical person(s) owledged the same to be a
WITNESS my hand and not	tarial seal the day and year last above	written
	Debra Mulic  Notary Public	<u>.</u>
[ [	GENERAL NOTARY - State of Nebraska  DEBRA McGUIRE  My Comm. Exp. July 6, 2021	1

PROJECT: 136-4(115)	WARRANTY DEED C.N.: 42617	TRACT: 23
Duly executed this 3/ day of _	August , A.D. 20/8	<u>8</u> .
	<u>Dejee J. Goed</u> Dixie J. <del>Gavi</del> n <b>g</b> an	vin.
STATE OF <u>Nebrosk</u> COUNTY OF <u>Webste</u>	)ss. )	
On this 31 day of Aug Notary Public, duly commissioned	d and qualified, personally came <u>Divi</u>	-
whose name(s) affixed to the fore voluntary act and deed.	going instrument as Grantor(s) and acknowl	to be the identical person(s) ledged the same to be a
WITNESS my hand and r	notarial seal the day and year last above writ	ten
	Debra Mulio Notary Public	_
Γ		7
1	GENERAL NOTARY - State of Nebraska DEBRA McGUIRE My Comm. Exp. July 6, 2021	

comments Purchased ROLD land

136-4 (115)

MEBRASKA

**Real Estate Transfer Statement** 

FORM #1.25

Good Life, Great Service

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

DEDARTMENT OF DEVENUE · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed Mo. \_\_8 Day 21 Yr 2018 Mo. 8 Day 21 2018 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) See Attached Copy Nebraska Department of Transportation Street or Other Mailing Address Street or Other Mailing Address 621 North Cedar, PO Box 404 PO Box 94759 Zip Code 68970-0404 Zip Code 68509-4759 State State Lin<u>coln</u> NE Red Cloud NE Phone Number (402) 746-2716 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? Yes √ No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ☐ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Sheriff Other\_ Distribution 8 Type of Deed Conservator Land Contract/Memo Partition Bill of Sale Easement Lease Trust/Trustee Corrective Personal Rep. Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral ✓ Warranty 9 Was the property purchased as part of an IRS like-kind exchange' (I.R.C. § 1031 Exchange) 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Distribution √ Sale Life Estate Auction Easement Gift Trustee to Beneficiary Yes Grantor Trust Court Decree Exchange Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes ☐ No No Highway Purposes Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Self Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other\_ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **✓** No \$100 Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes \_ ✓ Yes **√** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Lot A of Annex Lot 12, by Ordinance to the City of Red Cloud, Webster Nebraska Department of Transportation County, NE 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 100.00 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 100,000 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ......

25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 479-4491 Tina Yates

Register of Deed's Use Only

Print or Type Name of Grantee or Authorized Representative

Highway Right of Way Accountant

018,19 2430-2433

Phone Number 11/27/2018

ee or Authorized Representative

Date

27 Value of Stamp or Exempt Number

28 Recording Data

For Dept. Use Only

Nebraska Department of Revenue

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

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



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 SALD 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 Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this \( \frac{1}{2} \) day of \( \frac{December}{2} \) A.D., \( 20 \) 18, \( at \) 3? \( 05 \) o'clock \( \frac{A}{2} \) M. Recorded in \( \frac{Book}{20/8} \) on \( \frac{Page}{2} \) 2433 \( \frac{Page}{2} \) Deb \( \frac{Kingorberger}{2} \) County Clerk \( \frac{A}{2} \) Deputy \( \frac{Page}{2} \) Deputy \( \frac{Page}{2} \) 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

PROJECT: 136-4(115)

**WARRANTY DEED** 

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.

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BK2018, Pg 2431

## 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.

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## **WARRANTY DEED**

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 25

Duly executed this 21st day of	August	, A.ſ	D. 20 <u>/8</u>
,	17	· · · · · · · · · · · · · · · · · · ·	

The County of Webster, State of Nebraska

Acknowledging Member, Agent or Manager

Print or type name of Acknowledging Member, Agent or Manager

STATE OF Nebraska	_) )ss.
COUNTY OF Webster	
On this <u>alst</u> day of <u>August</u>	, A.D., 20 <u>18</u> , before me, a General
Notary Public, duly commissioned and qualified, person	
whose name(s) affixed to the foregoing instrument as voluntary act and deed.	to me known to be the identical person(s Grantor(s) and acknowledged the same to be a

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

ABBEY HARIG
State of Nebraska-General Notary
My Commission Expires
September 28, 2020

# NEBRASKA

Good Life. Great Journey.

**DEPARTMENT OF TRANSPORTATION** 

ABBEY HARIG
State of Nebraska-General Notary
My Commission Expires
September 28, 2020

# 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:
1. I am the Chairman forWebster Co Board of Commissioners (title) (name of organization) organized in accordance with the laws of the State of Nebraska; and
2. 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 thisday of
State of Nebraska ) County of Nebster )
Subscribed and sworn before me this 21st day of fugust, 2018.
Mar. 11 -

Notary Public

Project No.: 136-4(115)

Project Name: Red Cloud West

Control Number: 42617

Tract No.: 25

PAGE 1	BOOK-PAGE 2018	<i>'-2437</i>	DOC STAMPS	87.75	DEED TYPE W	D	SALES FILE # 32/
DATE OF SALE	12-5-2018	Pull	DATE OF DEED 12-3	5-2018	DATE RECO	RDED 12-6-2	018
GRANTOR'S NAM	e (SELLER) Craig	+ Carnat	ion Beck	GRANTEE'S NAME	(BUYER) Caro	lyn Craw	ford
	on Lots 4,						
LOCATION ID PAR		1300 3		V-1	70-		
	200 Red Clo		family	situs 73	34 Nukh	ster St.	
TAX DISTRICT / SO	CHOOL DISTRICT 65/	91-0002	1 - USABILITY	2 - ADJUSTED	3 - SUBCHANGED 4 -	DON'T USE 5 - AL / D	ON'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	Sao	8755	1010	9765	10 285
2017		520	520	8995	1010	10005	10525
2018		<u>520</u>	5ad	11 695	1010	12 705	13225
		<u></u>					
COMMENTS E	Paig 381	600 Val	me 13,22	8			

# Nebraska 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.

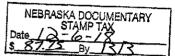
321

FORM **521** 

	The deed	will not be recor	ded unless this sta	itemen	it is signed and	i items 1-	25 are accin	rately complete	
1 County Name		2 County Numb	er		3 Date of Sale/1			4 Date of Deed	· · · ·
	WEBS	STER-91			Mo. 12	Day _ 05	Yr. 2018		Day 05 Yr. 2018
5 Grantor's Name, A	ddress, and Tele	ephone (Please Prir	it)		<del></del>			one (Please Print	
Grantor's Name (Selle			-		Grantee's Name	(Buyer)			· · · · · · · · · · · · · · · · · · ·
Craig & Carnati Street or Other Mailing					Carolyn Cr				
734 N Webster	St	<u> </u>			Street or Other I 734 N Web	ster St	ress		
Red Cloud	<del></del>	State NE	Zip Co 68	de 1970	Red Cloud			State NE	Zip Code 68970
(402) 705-6179	i				Phone Number		Is the grante	e a 501 (c)(3) orga grantee a 509(a) 1	nization? Yes V No
Email Address	112				Email Address		14 (04) 19 416	grantee a Justa) i	oundation? Yes No
7 Property Classifica	ation Number. C	heck one box in ca	tegories A and B. Ch	eck C if	property is also	a mobile h	nome.		
(A) Status					Property Type				(C)
√ Improved	✓ Single F	amily	Industrial	[	Mineral Interes	ts-Nonprod	ucing	State Assess	
Unimproved	Multi-Fa	mily 🔲	Agricultural		Mineral Interest	ts-Producin	9	Exempt	1
LIOLL	Comme	rcial 📗	Recreational						
8 Type of Deed	Conservator		Distribution	Lan	d Contract/Memo	Partit	ion	Sheriff	Other
Bill of Sale Cemetery	_] Corrective   Death Certifica	ate – Transfer on Dea	Easement  Executor	Lea		Perso	nal Rep.	Trust/Trustee	
9 Was the property pu	urchased as	10 Type of Transfe		Forecle			Revocable	Warranty Trust	Transfer on Death
part of an IRS like-k (I.R.C. § 1031 Exch	and exchange?   ange)	Auction	Easement	Gift	∐Life Est		✓ Sale		Trustee to Beneficiary
Yes 🗸		Court Decres		Granto	r Trust Partition			of Contract	Other (Explain)
11 Was ownership trans	sferred in full? (If No	No, explain the divis	ion.)		12	Was real e: ✓ Yes	state purchase	d for same use? (i	f No, state the intended use.)
13 Was the transfer bety	ween relatives, o	r if to a trustee, are t	ne trustor and beneficia	rv relati	ives? (If Yes chec	_			
Yes ZN		or Uncle to Niece or I			artnership, or LLC	∏ Se	=	По	ther
		ers and Sisters			nd Grandchild	=	xouse		utet
	Ex-spo	ouse	Parents			_ :	ep-parent and	Sten-child	
14 What is the current m	arket value of th	e real property?			15 Was the morto			ate the amount an	d interest rate.)
					Yes	✓ No	\$		%
16 Does this conveyance Yes VN		t parcel of land?			17 Was transfer to of the agent or	hrough a re	al estate agen		y? (If Yes, include the name
18 Address of Property								Yes	
734 N Webster St				į				the Tax Statement	Should be Sent
Red Cloud, NE 68	970			5	same as G	rantee	!		
18a No address ass	igned 185	Vacant land							
28 Legal Description			·						
Lots Four (4)	and Five	(5), Block O	ne (1), Origina	al To	wn of Red	Cloud	, Webste	er County,	Nebraska.
21 If agricultural, list total	number of acres	š							
22 Total purchase price	ce, including a	ny liabilities assun	ned	• • • • •				22 \$	38,600,00
23 Was non-real prop	erty included i	n the purchase?	YesNo (If Ye	es, ente	er dollar amount	and attack	h itemized lis	t.) 23 \$	0,00
24 Adjusted purchase								24	38,600,00
25 If this transfer is ex								- <u>(2</u>	,1
Unde	er penalties of I	aw. I declare that I	rave examined this sta	tement	and that it is, to the	ne best of r	ny knowledce	and belief, true	omplete, and
ouricot, am	d that I am duty : B. <b>Garwoo</b> d	ana misen to sign thi	s statement.		-			, <b></b>	
	111	nee or Authorized Ri	enresentativo			· · · · · ·			(402) 746-3613
sign //	MILL	Saw M.				∆ttr	omey		Phone Number
here Signature	of Grantee or Au	thorized Representa	tive	Tit.	le	700	nito <del>y</del>	<del></del>	_ /J-6-/8 Date
-		Red	ister of Deed's Use	e Only	<u>.</u>				For Don't Har O. !
26 Date Deed Recorded	ا سر.	27 Value of Stamp o			8 Recording Data				For Dept. Use Only
Mo. 12 Day 6	_Yr. <u>18</u>	\$ 87.2	<u>5</u>	17	SKZOIR	Pa :	コグマフ	7	
lebraska Department of Reven orm No. 96-269-2008 2-2016 F		-269-2908 Rev. 7-2014			2, 30, 0	" <del>" "</del>		Authorized by Neb. F	] Rev. Stat. §§ 76-214, 77-1327(2)

BK2018, 8 2437

State of Nebraska 3ss. County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 6 of December A.D., 2018 at 11:15 o'clock A M. Recorded in Book 2018 County Clerk /3 Deputy



#### 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.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December

2018, by Craig Beck & Carnation Beck, husband and wife.

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

Comm. expires /0

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

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 f	inish?	
Manufactured Housing: Was thisNo    If manufactured; what bra manufactured; what type of home (circle one) Metal Frame Found	and? e is this? Manufactured If manufact	Mobile Home ured is the home still siton on	yes
Signature: (circle one) Phone#	Date:	Buyer/Seller	

WEBSTER COUNTY ASSESSOR

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Pag	e	6.14 (1.15)	Sal	e Date				er interior	Sc	hool Dis	trict Co	de 🔻				
91	20	18	243	7		12/5	/2018	Base:	91-	0002		Affiliated:					Unified:		
Location	$\mathbf{D}$	Sale	Number	型 水 橋	Usez	bility	& Code#						Parcel 1	Number					
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(102) 🗆 Two	Story			(3	0) E	] Av	стаде			(1)		Fire	proof Str	uctural St	eel Fr	ame			
(103) 🗆 Spli	t Level			(4	(O)	] Go	od			(2)		Reir	nforced C	oncrete F	гатпе				
(104) 🗆 1 1/3	2 Story			(5	(50) U Very Good					(3)	(3)   Masonry Bearing Walls								
(111) 🗆 Bi-L	Level			(6	(60)   Excellent					(4)	) □ Wood or Steel Framed Ext. Walls								
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(304) □ One				(6	0) E	Exe	cellent		energi Sana	6.42					(50)		Very G	ood	
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# MIPS Inc.

#### **WEBSTER COUNTY**

Real Estate Breakdown Report

Page 1 RECORDCARD 1/7/19 05:07 PM

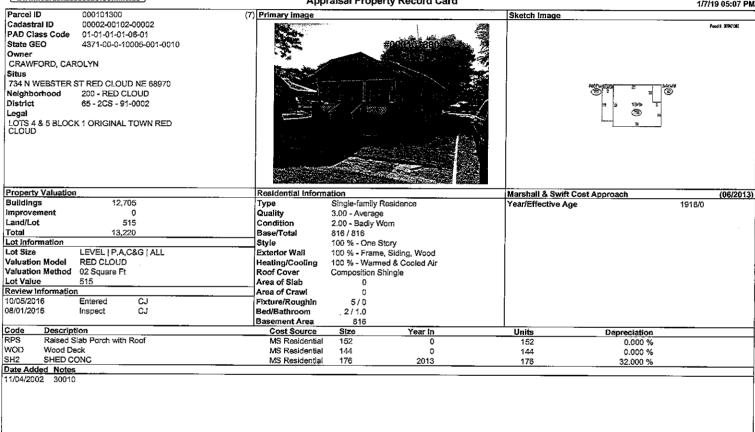
Parcel ID	0001013	00	<del></del> -	Local					Card File	000	0101300			75.07 FI
	000 10 13	00		Legal	4 ODIONAL	TOMBLOCK				UUI	0101300			
Owner				LOTS 4 & 5 BLOCK CLOUD	1 ORIGINAL	TOWN REL	)		Situs					
CRAWFORD, CAR	ROLYN			CLOUD					734 N WEBSTE RED CLOUD, N		^			
							-		KED CLOUD, N	E 0081	U			
County Area	0	N/A		Class Code	01-01-01-01-	06-01	<del></del>		/alue			Previous		Current
Neighborhood	200	RED CLOUD	ĺ	State GEO	4371-00-0-10	005-001-00	10		Buildings			12,705		12,705
Location / Group	60	RED CLOUD (RC)			00002-00102				mprovement			0		,,,,,
District	65	2CS - 91-0002			2018 / 2437	Cuul			and / Lot			520		515
School	91-0002	200 0. 0002			12/05/2018									
00.100.	01-0001			Sale Amount	38,600			-	Total			13,225		13,220
Date Added Note	S				·									
11/04/2002 3001	0													
						Permit No		Descript			Date Open	Date Closed		Amount
						0003	00 N/A	~2014 TO SHOP 11	OL SHED 6 X 9 X 16	AND	01/09/2014	02/13/2014		0
						0002	00 N/A	~2012 AD BACK OF	DED DECK TO HOUSE		09/15/2011	05/03/2012		0
						0001	00 N/A	~2011 ch	eck for remodelin	ng	02/15/2011	02/15/2011		0
Model		Method	Description	Lot S		rontage \$			utoff	Value	Add (	+/-) Lo	t Value	Appr ID
6 RED CLOUD		02 SqFoot	LEVEL   P,A,C&G   A	ALL 5,865.0	000	50.000 N		2	5,000	0.088	0.0	000	515	7
								13	0,680	0.007				
								99	9,999	0.003				
Sale Date	Book	Page	Extend		ship History			·						Amount
04/20/2018	2018	818			CRAIG & CAF									28,000
04/20/2018	2018	818			CRAIG & CAF									28,000
05/05/2010	02010	00741			EL, DICK & JE									5,000
Year Statement		Building	Other	Land		Tot		Exempt			able	Total Tax	Pen	alty Tax
2018 1790	65	12,705	0	520		13,22		D		13	,225	265.84		0
2017 101300	65	10,005	0	520		10,52		10,525			0	0.00		0
2016 101300	65	9,765	0	520		10,28		10,285			0	0.00		0
2015 101300	65	4,505	0	520		5,02		0			i,025	113.04		0
2014 101300	65	4,505	0	520		5,02		0		5	,025	119.36		0
2013 101300	65	7,990	0	520		8,51	0	8,510			0	0.00		0

## MIPS Inc.

### WEBSTER COUNTY

Appraisal Property Record Card

Page 2 RECORDCARD 1/7/19 05:07 PM



PAGE 1	BOOK-PAGE 2018	-2440	DOC STAMP.	\$ 18.75	DEED TYPE	ND	SALES FILE # 322
DATE OF SALE	12-5-201	8	DATE OF DEED 12-	5-2018	DATE RECO	RDED 12-6-	2018
GRANTOR'S N	AME (SELLER) Paul	+ Monico	a Kenne	dy GRANTEE'S NAME	E (BUYER) Davi	9 I 4 N	•
	PTION LOTS 13						
LOCATION ID I		14600 t				,	,
NEIGHBORHO PROPERTY CLA	00/ 155 500-Calve	25 01-51m	de famil	y situs 3	101 4th St	reet	
TAX DISTRICT	SCHOOL DISTRICT 200	191-0074	1 - USABILITY	2 - ADJUSTED	3 - SUBCHANGED 4 -	DON'T USE 5 - AL / D	ON'T USE MOBILE HOME
TOTAL SALE PE	aice 35, <i>6</i> 00		· · ·	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	70 475	7/170
2017		695	695	27740	1555	29295	29 990
2018		695	695	66150	15.55	67705	(08 400
		1	*				
COMMENTS							
					-		

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.

**FORM** 

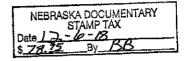
1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Select County & County Number Mo. 17 Day 5 Yr. 18 Mo. 17 Day	<del></del>
Solart County & County Number Mo 17 Day S V 18 Mo 17 Day	<i>_</i>
Select County of County Number   No Day - 11. 19 No Day	/ <u>5 Yr. 18</u>
5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)	
Grantos Name (Seller)  Fan + Monton Kennedy  Grantee's Name (Buyer)  David I. + N:cole E	(lis
Street or Other Mailing Address Sol fourth St Street or Other Mailing Address Sol fourth St	
State Zip Code City ZI 11.11 Co. 15 State	Zip Code
We Hill Cowles State Phone Number  State Phone Number  State Phone Number  Phone Number  State Phone Number  State Phone Number  Is the grantee a 501 (c) (3) organize if Yes, is the grantee a 509(a) four	
Email Address Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	
(A) Status (B) Property Type	(C)
Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt	
IOLL Commercial Recreational	
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Easement Lease Personal Rep. Trust/Trustee	Other
Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty	
part of an IRS like-kind exchange?	ansfer on Death ustee to Beneficiary
	ther (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No No No No No No No No No No No No No	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.)	
Yes WNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Oth	er
☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse	
Ex-spouse Parents and Child Step-parent and Step-child  14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
☐ Yes ☑ No \$	%
16 Does this conveyance divide a current parcel of land?  17 Was transfer through a real estate agent or a title company of the agent or title company contact.)	? (If Yes, include the name
40 Address 4 December 1	
301 Fourth St Same as grantee	
18a No address assigned 18b Vacant land	
20 Legal Description L13, 14, 15, 16, 17 + 18, B18, OT of Cowless U	D. C., 16
including South hat of alley.  21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	35000 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)	350000
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, correct, and that I am duly authorized to sign this statement.	omplete, and
WYU I Mc Cracke M	427-741-03613
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign	12/10/18
Signature of Grantee or Authorized Representative Title	Date Date
here Signature of Grantee or Authorized Representative Title	
Register of Deed's Use Only	For Dept. Use Only
	For Dept. Use Only

BK2018, Pg 2440

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of December A.D., 20/8', at 3:35 or Clock P.M. Recorded in Book 20/8 on Page 2,440

Deb Klingenberger County Clerk 10.92 R.B. Deputy Ind\_Comp\_Assessor\_Carded



#### 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

Monica Kennedy

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December \_\_\_\_\_\_\_.

2018, by Paul Kennedy and Monica Kennedy, husband and wife.

Comm. expires

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

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

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us
Seller: 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?YesNo If yes, explain
Was there any association between the buyer and the seller or with the property?YesNo If yes explain
Do you own other property nearby?YesNo If yes, please explain
What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)  If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?  \$
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):  What is the dollar value of the personal propert that was included in the pruchase price.
Do you think this property sold for its full market value?YesNo
Was the property made available to other potential purchasers? Yes/No Explain if no
How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?
Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliancees Furniture other (please explain):

RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us			
Seller: KENNEDY, PAUL & MONIC Buyer: ELLIS, DAVID I & NICOLE Parcel ID: 000804600 Additional Parcels: Book: 2018 Page: 2440 Sale Date: 12/05/2018 Legal Description: LOTS 13 - 18 E	CA BLOCK 18 ORIGINAL VILLAGE COV	VLES	
Describe the basement fini	sh; flooring, walls, ceiling	g finish?	
Manufactured Housing: WasNo If manufactured; wha		site then moved to this location?	yes
manufactured; what type of	home is this?	Mobile Home	
the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s	Manufactured If manufa	actured is the home still siton on	
(circle one) Metal Frame	oundation Basement?		
Signature:		Buyer/Seller	
(circle one)Phone#	Date:	<del></del>	

WEBSTER COUNTY ASSESSOR 621 N CEDAR

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page			Sale Date				eris.	Schoo	l Di	strict Cod	e		
91	2018	2440		12	/5/2018	Base: 9	91-0	074	A	ffiliate	d;		Unified:		
Location ID	Sale	Number	U:	eabi	lity & Code#		Ŋĸ.			Pa	rcel .	Number			
000804600		322		1		GeoCde	Twi	n Rng Sect		Sect	Qrt	Subdiv	Агеа	Bik	Parcel
	Date of S	ale Assesse	d Value			4373			,	00	0	50005		018	0000
Land	Im	orovements			Total			Date o	f Sal	le Pro	pert	y Classifi	ation	Code	
69	5	22,64	0 23,335			Status	P	roperty	Туре	Type Zoning Loc			cation City Size		Parcel Size
Assessor Location	n: COWI	ES (COW	)			A) 1	B)	01	-	C)	1	D) 1	E)	8	F) 3
					Residential		s (t		tal.	< 10 mm		Comme	cial		Age of the Section
Ŋ	fultiple Im	provements:	Multip	ple. In	provements.:			Multip	le. Im	provem	ents. :				
	Consti	uction Date:	Const	ructio	1 Date: 19:	23		Constr	ıction	Date:	····				
		Floor:	Floor	Sq. Ft	.: 2,1	87		Floor S	q. Ft.	:					
	Buildir	g Cost New:	Cost :		201,6	20		Cost:	,				***************************************		
Single Family Style	: 104		Resi	lenti:	al Condition: 2	5		Comm	nerci	al Occ	upan	cy Code:		i Alaysis	
(100) 🗆 Mobile H	ome		(10)		Worn Out			Prima	ry:		O	ther1:		Other2:	
(101) 🗆 One Stor	y		(20)	₩	Badly Worn			Comn	ıerci	al Con	struc	tion Class			1
(102) 🗆 Two Stor	У		(30)	*	Average			(1)	□ F	irepro	of Str	uctural Ste	l Fram	e	···
(103) 🗆 Split Lev	el		(40)		Good			(2)		Reinfor	ced C	Concrete Fr	ıme		
(104) 🖼 1 1/2 Story					Very Good			(3)	□ N	Aasonr	y Bea	ring Walls			
(111) 🗆 Bi-Level			(60)		Excellent			(4) 🗆 Wood or Steel Framed Ext. Walls							
(106) □ Other				11 to 12 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to 14 to				(5)  Metal Frame and Walls							
Townhouse or Dup	lex Style:		Resid	lentia	l Quality: 40		ida Quart	(6)	□ P	ole Fra	me				
(301) □ One Stor	/		(10)		Low			Cost I	lank:			The same of	Conditi	on:	
(302) □ Two Stor	У		(20)		Fair			(10)		ωw		(	10)	l Worn	Out
(307) 🗆 1 1/2 Stor	у		(30)		Average			(20)	□ A	verage	:	(	20) 🗆	l Badly	Wоп
(308) □ Split Leve	el .		(40)	×	Good					bove A	vera	ge (	30)	Avera	ge
(309) 🗆 2 1/2 Stor			<del>`</del>		Very Good			(40)		ligh			40)	Good	
(304) □ One Story			(60)		Excellent						149	<u> </u>	50)	Very (	Good
(305) 🗆 Two Stor	y Duplex					Siz laba			ele ja			49-44-6 <b>(</b>	60) 🗆	Exce <u>ll</u>	ent
Assessor's Adj				•	*										
Assessor Comme	nts and R	eason for A	djust	ment	•										
···															
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Comments from	***************************************														
JTWD	· · · · · · · · · · · · · · · · · · ·						vmm	ents:							<del></del>
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														(Conti	rue on back)

## MIPS Inc.

#### **WEBSTER COUNTY**

Real Estate Breakdown Report

Page 1 RECORDCARD 1/8/19 01:50 PM

Parcel ID Owner ELLIS, DA 301 FOUR BLUE HILL	RTH STRE	EET	00		Legal LOTS 13 - 18 B COWLES	LOCK 18 ORIGI	NAL VILLA	GE		Card File Situs 301 FORTH STI COWLES, NE		00804600			
County Are Neighborh Location /	lood	0 500 30	N/A COWLES/HOME S COWLES (COW)	SITE	Class Code State GEO Cadastral	01-01-01-01 4373-00-0-5 62-83-12-+	50005-018-	0000		Value Buildings Improvement			<b>Previous</b> 22,640 0		<b>Current</b> 22,640 0
District School		200 91-0074	74WS - 91-0074		Book / Page Sale Date	2018 / 2440 12/05/2018				Land / Lot			23,335		23,335
					Sale Amount	35,000	In	lo. Type	B						
							0007	00 N/A		OOK AT 1/2 STO IS IT COM	RY	Date Open 02/15/2011	Date Close 05/03/2012	<u>a</u>	Amount 0
							0006	00 N/A	~2011 1	2 X 16 SHED MO K TERMITE	VED	06/07/2010	02/11/2011		o
							0005	00 N/A		HECK FOR ETION/IS ANYON	NE LIV	02/24/2009	03/12/2010		0
							0004	00 N/A	INSIDE,	IOUSE STRIPPEI SEE IF FIXE	D	01/30/2008	02/24/2009		٥
							0003	00 N/A	~2008 C COMPL UPDAT	HECK FOR ETION/NEED TO		10/24/2006	10/30/2007		o
	•						0002	00 N/A		HECK FOR MOR	RΕ	01/05/2006	10/24/2006		o
							0001	00 N/A	~2006 H REMOD			06/21/2005	01/05/2006		0
Model	0010145		Method	Description		ot Size		Spot Code			Value			ot Value	
12 COWLES	S/HUME	SHE	02 SqFoot	LEVEL   GRAVEL   WELL,SEP,ELEC,F	42,0 PRO	000.000	300.000	N		·	0.033		000	695	1360
Sale Date		Book	Page	Extend	I Ow	mership History	,			33,535	0.011				Amount
12/22/2008		02008	02033			NNEDY, PAUL 8									20,000
12/22/2008		02008	02033		KE	NNEDY, PAUL 8	MONICA								20,000
01/30/2008		02008	00249		DE	LL, HUGH A & N	IELBA L								12,000
09/21/2004		02004	01910			NNEDY, TRAVIS									18,800
05/15/2002		02002	01835			ITA, G ELWOOD									14,000
10/10/2001		02001	01980			MEQ SERVICIN									37,554
08/01/1996		01996	01273			NNADY,CHRIST									0
Year State 2018	ement Di 4471	200	Building 22.640	Other 0	Land			otal	Exempt			xable	Total Tax	Per	alty Tax
	9471 04600	200	22,640 29,295	0	695 695		23, 29.	335	0			3,335	389.34		0
	04600	200	29,295	0	695		29, 29.		0			9,990 9,990	490.64		0
-	04600	200	34,480	0	695		35.		0			9,990 5.175	490.70 574.76		0
	04600	200	26,930	o o	695		27,		0			5,175 7,625	574.7 <b>6</b> 504.82		ő
	04600	200	30,140	õ	695			335	0			0.835	616.50		ŏl

### MIPS Inc.

#### WEBSTER COUNTY

Appraisal Property Record Card

Page 2 RECORDCARD 1/8/19 01:50 PM

Parcel ID 000804600 (1360) Primary Image Sketch Image 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 & 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 (20) Property Valuation Buildings Residential Information Marshall & Swift Cost Approach (06/2013) 22,640 Single-family Residence 4.00 - Good Type Year/Effective Age 1923/0 Improvement Quality Land/Lot 695 Condition 2.50 - Badly Worn Plus 0.5 Total 23,335 Base/Total 1,458 / 2,187 Lot Information Style 100 % - 1 1/2 Story Finished LEVEL | GRAVEL | WELL, SEP, ELEC, PRO Exterior Wall Lot Size 80 % - Masonry, Common Brick Valuation Model COWLES/HOME SITE 20 % - Frame, Stucco 75 % - Warmed & Cooled Air Valuation Method 02 Square Ft Heating/Cooling Lot Value 695 Roof Cover Composition Shingle Review Information Area of Slab 0 inspect TS Entered 1,458 7/0 06/27/2016 Area of Crawl Fixture/Roughin Bed/Bathroom 2/1.5 Basement Area 0 Code Description Quality Year Dimensions Units PD, FD 706 Detached Garage(SF) 1.00 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 264 264 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 156 MS Residential 0 156 82.000 % SH1 SHED DIRT MS Residential 0 80 80 82,000 %

#### COMMERCIAL SALES FILE

PAGE 1 BOOK-PAGE 2018-2444-3	2445 DOCSTAMPS 4,52100	DEED TYPE CORP WD	SALES FILE # 323
	DATE OF DEED 3-2-2016		2-7-2018
GRANTOR'S NAME (SELLER) Oregon Trail	EquipillC GRANTEE'S	NAME (BUYER) LANDMARK H	oldings, LLC
LEGAL DESCRIPTION LOT 19 in Sci			
LOCATION ID PARCEL(S) DOL 915500 (	09055		
NEIGHBORHOOD/ PROPERTY CLASS 1000 - Rural Commerc	jul - 03 Rurul SITUS	MO2 Road 1100	
TAX DISTRICT / SCHOOL DISTRICT 45/91-0002	1 - USABILITY 2 - ADJUSTED	3 - SUBCHANGED 4 - DON'T USE	5 - AL / DON'T USE MOBILE HOME
TOTAL SALE PRICE 521 ADJ	ASS'R ADJ	ADJ SALE PR	ICE
YEAR AG LAND TOTAL + NON AG LAND TOTAL	LAND TOTAL HOUSE +	BUILDING IMPROVE	MENT TOTAL TOTAL ALL
		1	

## 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.

1 County Name	THE GEEG WIN	HOLDE RECORD	ea uniess ini:	s statemer	it is signed and	items 1-25 are accu	rately complet	ted.
. County Name		County Number			3 Date of Sale/Tra	ansfer	4 Date of Dee	ď
	WEBSTER	₹ - 91			Mo. 01 Da	<sub>ey</sub> <u>01</u> <sub>Yr.</sub> <u>2016</u>	Mo03	Day 02 Yr. 2016
5 Grantor's Name, Ad		e (Please Print)			<u> </u>	e, Address, and Teleph	one (Please Pri	nt)
Grantor's Name (Seller Oregon Trail Eq					Grantee's Name (	Buyer) oldings, LLC		
Street or Other Mailing 702 Road 1100	Address				Street or Other M PO Box 675	ailing Address		
City Red Cloud		State NE	Z	ip Code 68970	City Holdrege		State NE	Zip Code 68949
Phone Number (402) 746-2239 Email Address					Phone Number (308) 995-65 Email Address	Is the grante of 11 If Yes, is the	ee a 501 (c)(3) org grantee a 509(a	
n/a					n/a			
7 Property Classifica	tion Number. Check	one box in cate	egories A and B	. Check C i	property is also a	mobile home.	-	
(A) Status				(B)	Property Type			(C)
✓ Improved ☐ Unimproved ☐ IOLL	Single Family Multi-Family Commercial	<u>□</u> ,	ndustrial Agricultural Recreational		Mineral Interests Mineral Interests	• -	State Asses	Ssed Mobile Home
8 Type of Deed	Conservator Corrective Death Certificate	<u> </u>	Distributi	nt 🔲 Lea		Partition Personal Rep. Quit Claim	Sheriff Trust/Trustee Warranty	Other
9 Was the property pupart of an IRS like-k (I.R.C. § 1031 Excha Yes / I Was ownership trans	ange) L No [ sferred in full? (If No, e	Type of Transfer Auction Court Decree explain the division	Easement Exchange	Gift	Life Esta	Satisfactio	n of Contract	Transfer on Death Trustee to Beneficiary Other (Explain) HFIL (If No, state the intended use.)
13 Was the transfer bety		a tructor am th		<del> </del>	ſ			
✓ YesN  14 What is the current m  \$675,110	Brothers an		Gr			Self Spouse Step-parent and age assumed? (If Yes, s		Other AFFILIATED RELATED ENTITIES and interest rate.)
16 Does this conveyance	e divide a current paro	cel of land?	·		17 Was transfer th	rough a real estate age		any? (If Yes, include the name
Yes 🗸 N	lo			:	of the agent or	title company contact.)	Yes	No
8 Address of Property				-	19 Name and Add	ress of Person to Whom	the Tax Stateme	nt Should be Sent
702 Road 1100 Red Cloud, NE 68	070				LandMark Hole	dings, LLC		
8a No address ass		\ <i>I</i> ====45==4			PO Box 675	60040		
0 Legal Description	signed 18b	Vacant land			Holdrege, NE	68949		
See Exhibit "A		nereto and	l incorpor	ated he	rein by this	reference		
		abilities assum	ed				22  \$	0,00
2 Total purchase price	ce, including any lia						\$	
		purchase? [	]Yes ☑ No	o (If Yes, en	ter dollar amount	and attach itemized li	st.) 23	
3 Was non-real prop	perty included in the			-	ter dollar amount	and attach itemized li		otoo
23 Was non-real prop 24 Adjusted purchase	perty included in the price paid for real	estate (line 22	minus line 23	)		and attach itemized li	st.) 23 \$	oloo
3 Was non-real prop 4 Adjusted purchase 5 If this transfer is ex Und	perty included in the price paid for real empt from the doc	estate (line 22 umentary stan I declare that I h orized to sign this	minus line 23	)exemption	numbern/a	and attach itemized li	st.) 23 \$	
3 Was non-real prop 4 Adjusted purchase 5 If this transfer is ex  Und  correct an	perty included in the price paid for real compt from the doc er penalties of law, and that am duly author	estate (line 22 sumentary stant I declare that I horized to sign this LC, 1	minus line 23 mp tax, list the lave examined the statement.	)exemption	numbern/a	e best of my knowledg	st.) 23 \$	e, complete, and 995–86 2
23 Was non-real prop 24 Adjusted purchase 25 If this transfer is ex- und correct an AndM Print or Ty	perty included in the price paid for real compt from the document penalties of law, and that Jam duly author lark Holdings, L	estate (line 22 numentary stam I declare that I horized to sign this LC, or Authorized Re	minus line 23 mp tax, list the lave examined the statement.	exemption in statement	numbern/a	······································	st.) 23 \$	e, complete, and 95-86 2 (308) 995-6511
sign Print or Ty	perty included in the price paid for real sempt from the doc er penalties of law, and that I am duly author lark Holdings, Laype Name of Grantee	estate (line 22 sumentary stam I declare that I horized to sign this LC, or Authorized Re zed Representat	minus line 23 mp tax, list the clave examined the statement.	exemption in statement	number n/a t and that it is, to th	e best of my knowledg	st.) 23 \$	(308) 995-6511 Phone Number 12/04/2018 Date
23 Was non-real prop 24 Adjusted purchase 25 If this transfer is ex- und correct an AndM Print or Ty	perty included in the price paid for real compt from the document penalties of law, and that Jam duly author per terms of Grantee of Grantee of Grantee of Grantee	estate (line 22 sumentary stam I declare that I horized to sign this LC, or Authorized Re zed Representat	minus line 23 mp tax, list the clave examined to statement.  presentative five	exemption in its statement	number n/a t and that it is, to th	e best of my knowledg	st.) 23 \$	(308) 895-6511 Phone Number 12/04/2018

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

	BK2018, Pg 2444
Entered on the numerical index and filed for record in the Clerk's office of said county this day of day. Deputy deputy deputy deputy deputy deputy County Clerk Comp Assessor Carded deputy deputy	NEBRASKA DOCUMENTARY STAMP TAX Date_/2~7~/8 \$!/521
Do not write above this line Dier, Osborn, Cox & Nelsen, P.C., L.L.O., 815 Fourth	e, for filing purposes only Avenue, P.O. Box 586, Holdrege, Nebraska 68949
CORPORATION W.	ARRANTY DEED
<b>GRANTOR:</b> Landmark Implement, Inc., A surviving entity pursuant to Articles of Mergo Nebraska Limited Liability Company, with an Nebraska Corporation.	er of Oregon Trail Equip., L.L.C., A
GRANTEE: LandMark Holdings, LLC, A Ne	braska Limited Liability Company.
The above-named GRANTOR, In consideration and valuable consideration received from the to GRANTEE, the following-described real estimates the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the	above-named GRANTEE, hereby conveys
See legal description on Exhibit "A" attherein by this reference.	tached hereto and incorporated
GRANTOR covenants with GRANTEE that GR	ANTOR:
except easements, restrictions, and (2) has legal power and lawful authorit	e and that it is free from encumbrances l liens of record; y to convey the same; and e real estate against the lawful claims of
EXECUTED on this <u>and</u> day of <u>MARI</u>	<u>CH</u> , 20 <u>[6</u> .
	Landmark Implement, Inc., A Nebraska Corporation, GRANTOR,
	By Jolla President
STATE OF NEBRASKA ) COUNTY OF PHELPS )	
The foregoing instrument was acknowledged by ARCH—, 2016, by Andrew P. C. Implement, Inc., A Nebraska Corporation, on	Grollmes, President of Landmark
	Modary Public
(SEAL)	UV

GENERAL NOTARY - State of Nebraska JEFFREY M. COX My Comm. Exp. December 9, 2016

13K2018, 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.

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page		Sal	e Date			A y M	4.	Sc	hool Di:	strict Cod	e	94 (j. )	
91	2018	2444	]	L/1,	/2016	Base:	91-	0002		Affil	iated:	<u></u>	Un	ified:	
Location	ID S	ale Number	Useab	ility	& Code#						Parcel .	Number			100
001915	500	323	4		09	GeoCde	Tw	n R	ng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	Date of	Sale Assessed	Value	175		4371	2	1	1	35	3	00000		000	9055
Land	I.	mprovements		T	otal			Date	of S	ale I	Propert	y Classific	ation	Code	and the second
12	,170	309,740	0		321,910	Status	F	ropert	у Туј	ре	Zoning	Location	ı C	ity Size	Parcel Size
Assessor Lo	cation: REI	CLOUD (F	RC)			A) 1	В	) 0	3		<sup>C)</sup> 5	D) 3	E)	0	F) 6
				100	Residential							Comme	cial		
	Multiple I	mprovements:	Multiple. I	пргоу	ements.:	· · · · · · · · · · · · · · · · · · ·		Multi	ple.	Improv	vements.:	8			
	Соп	struction Date:	Construction	on Da	te:			Cons	tructi	on Da	te:	2013			· · · · · · · · · · · · · · · · · · ·
		Floor:	Floor Sq. I	īL:				Floor	Sq. 1	Ft. :		450			
	Build	ling Cost New:	Cost:					Cost	:		10	0,107			
Single Family	Style:		Resident	ial C	ondition:			Com	mer	cial (	Occupan	cy Code:	1139		- 77
(100) 🗆 Mol	bile Home		(10)	W	om Out			Prim	ату:	46	8 O	ther1:		Other2:	
(101) 🗆 One	e Story		(20)	Ba	dly Worn	******		Com	mer	cial (	Construc	tion Class:	5		
(102) 🗆 Two	o Story		(30)	Av	erage			(1)		Fire	proof Str	uctural Stee	l Fram	e	
(103) 🗆 Spli	it Level		(40)	Go	ođ			(2)		Rein	iforced C	oncrete Fra	me		
(104) 🗆 1 1/2	2 Story	:	(50)	Ve	ry Good			(3)		Mas	опгу Веа	ring Walls			
(111) 🗆 Bi-L	Level		(60) 🗆	Ex	cellent			(4)		Woo	od or Stee	el Framed E	xt. Wa	lls	
(106) 🗆 Oth	er							(5)	×	Meta	al Frame	and Walls			
Townhouse or	Duplex Style	e e e e e e e e e e e e e e e e e e e	Residenti	al Q	uality:			(6)		Pole	Frame				
(301) 🗆 One	Story		(10)	Lo	w			Cost	Ran	ık: 2	20		Conditi	on: 30	The first of
(302) 🗆 Two	Story		(20)	Fai	r			(10)		Low		(	10) 🗆	l Worn (	Out
(307) 🗆 1 1/2	2 Story		(30)	Av	erage			(20)	×	Aver	rage	(	20) 🗆	l Badly	Wom
(308) 🗆 Split	t Level		(40)	Go	od			(30)		Abo	ve Avera	ge (	30) 🗷	Averag	е
(309) 🗆 2 1/2			(50)	Ve	y Good			(40)		High	L	(-	40) 🗆	Good	
(304) 🗆 One	<del></del>		(60) 🗆	Exc	ellent				<u>V 7</u>	50 50 30 5		<u> </u>	50) 🗆	Very G	ood
(305) 🗆 Two	Story Duplex			. 95								(	50) 🗆	Excelle	nt
Assessor's	Adjustme	nt to Sale Pr	ice (+ o	r -)	•										
Assessor Co	mments and	Reason for Ac	ljustmen	t:			JI.						-		
COPPORA		ייייי אווא או	D 00777	1 71	ATTO 3000			ients:		nm-c-	`\TTT				
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		<u>,,</u>													
														(Contin	ue on back)

### MIPS Inc.

#### **WEBSTER COUNTY**

Real Estate Breakdown Report

Page 1 RECORDCARD

www.nebraskaas	36220120	mine.us_r			Real Esta	te Bre	akdown	кероп						1/11/19	11:07 AM
Parcel ID Owner	0019155	000		Legal LOT 19 IN SV	M/4 25 0 44					Card Fil Situs	e	001915500			
LANDMARK HÖLD	NNCC LL	•		S-T-R: 35-02-					ľ	Situs 702 \R!	3 4 4 0 0				
PO BOX 675	· ·	<b>-</b>		3-1-1(, 33-02-						/02 \R!	1100				
HOLDREGE, NE	58949			<u> </u>											
County Area	0	N/A		Class Code	01-03-	-05-03-0	0-06		• •	Value			Previous		Current
Neighborhood	1000	RURAL COMMER	RCIAL	State GEO	4371-3	35-3-000	000-000-90	55		Buildina	ıs		309,740		309,740
Location / Group	60	RED CLOUD (RO	:)	Cadastral	00001	-00098-	00041		l i	Improve	ment		0		
District	45	2F2S - 91-0002	•	Book / Page	2018 /	2444 E	xt: 2445		li	Land / L	ot		12,170		12,170
School	91-0002			Sale Date Sale Amount	01/01/ 0	2016			-	Total			321,910		321,910
Date Added Notes	5			Sale Amount	U										
		RED CLOUD JURI	SDICTION SUBURB	AN											
							Permit No		Descript			Date Open	Date Close	d	Amount
							0004	00 N/A	TORN DO	NWC	JILDINGS	03/12/2015			C
							0003	00 N/A	~2015 NE COMPL,		G 100% R QUONS	03/04/2014	03/12/2015		C
							0002	00 N/A	~2014 ÇI BUILDIN		OR NEW	12/05/2013	03/04/2014		C
						Ì	0001	00 N/A	~2010 AI BLDG.	DDED A	WNING TO	05/04/2009	02/02/2010		0
Model		Method	Description		Lot Size	F	rontage S	pot Code		Cutoff	Valu	ie Add	(+/-) L	ot Value	Appr ID
25 RURAL COMME	RCIAL	05 Build	11		9.000		0.000 1	ı	99	1 9,999	8,170.00 500.00		.000	12,170	4581
Sale Date	Book	Page	Extend	ı (	Ownership Hi	istory									Amount
01/01/2016	2018	2444	2445	L	ANDMARK H	OLDIN	GS, LLC								0
04/29/2013	02013	01245		C	DREGON TRA	AIL EQU	JIP, LLC								85,000
04/29/2013	02013	01245			DREGON TRA										85,000
05/01/2008	02008	00859			UNNAMAN, T	'HTOMI									67,000
Year Statement E		Building	Other	La			To		Exempt			axable	Total Tax	Per	nalty Tax
2018 1328	45	309,740	0	12,1			321,9		0			321,910	4,146.44		0
2017 915500	45	309,740	0 .	12,1			321,9		0			321,910	4,330.92		0
2016 915500	45	309,740	٥	12,1			321,9		0			321,910	4,452.70		0
2015 915500	45	662,940	0	12,1			675,1		0			75,110	9,294.14		0
2014 915500	45	454,520	0	12,1			466,6		0			166,690	7,136.90		0
2013 915500	45	52,520	0	12,1	70		64,6	90	0			64,690	1,055.24		0



Appraisal Property Record Card

Page 2 RECORDCARD 1/11/19 11:07 AM

(4581) Parcel ID Marshall & Swift Cost Approach 001915500 (07/2013) Cadastral ID 00001-00098-00041 PAD Class Code 01-03-05-03-00-06 /// (1.50) 5-17-2016 State GEO 4371-35-3-00000-000-9055 Owner LANDMARK HOLDINGS, LLC PO BOX 675 HOLDREGE, NE 68949 Situs 702 \RD 1100 1000 - RURAL COMMERCIAL Neighborhood 45 - 2F2\$ - 91-0002 District Legal S-T-R: 35-02-11 LOT 19 IN SW1/4 35-2-11 Primary Image Information Image ID 2 Image Date 04/13/2018 File Name ConvertedPic.jpg Description Converted Image Property Valuation Valuation Method Income Approach Cost Approach Improvement 309,740 Land/Lot 12,170 321,910 10.98/SqFt Total Lot Information Buildable Valuation Model RURAL COMMERCIAL Valuation Method 05 Buildable Lot Value 12,170 Review Information CJ Entered 03/13/2017 08/17/2016 Inspect Date Added Notes

03/06/2018 69055 ZONING RED CLOUD JURISDICTION SUBURBAN

## MIPS Inc.

#### **WEBSTER COUNTY**

Appraisal Sketch

Page 3 RECORDCARD 1/11/19 11:07 AM

Parcei ID 001915500 Owner LANDMARK HOLDINGS, LLC

Situs 702 \RD 1100

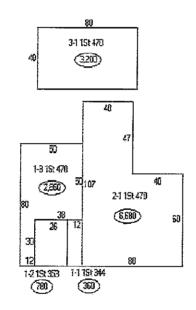
Neighborhood 1000 - RURAL COMMERCIAL

(4581) Legal S-T-R: 35-02-11 LOT 19 IN SW1/4 35-2-11

Cadastral ID PAD Class Code State GEO

00001-00098-00041 01-03-05-03-00-06 4371-35-3-00000-000-9055

Parcel #: 001915500



- Denotes conunen 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
L			Total Building Area	29,319		29,319



Appraisal Building

Page 4 RECORDCARD 1/11/19 11:07 AM

	<del></del>			Appraisai Building		1/11/19 11:07 AM
Parcel ID	001915500	(4581)			Marshall & Swift Cost Appro	ach
Cadastral ID	00001-00098-00041	İ			Appraisal Zone	1000
PAD Class Code	01-03-05-03-00-06				Zone Description	DEFAULT
State GEO	4371-35-3-00000-000-9055				Manual Date	(07/2013)
Owner						(51,2510)
LANDMARK HOLD PO BOX 675 HOLDREGE, NE 6	·					
Situs						
702 \RD 1100						
Neighborhood	1000 - RURAL COMMERCIAL					
District	45 - 2F2S - 91-0002				i	
Legal		İ				
S-T-R: 35-02-11						
LOT 19 IN SW1/4 3	35-2-11					
					<b>,</b>	
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			ile Name		Í	
			ne Name Description			
Building Data		D	rescription	<del> </del>	<del></del>	
Building ID	1	-	onstruction Class	S - Metal frame and walls		<del></del>
Sequence	1		ank		Basement Area	0
Occupancy 1	468 - Material Storage Shed 100		ank Condition	2.00 - Average	Basement Levels	0
Оссирансу 1	400 - Material Storage Sned 100		xterior Wall	3.00 - Average	Basement Finish	
Occupancy 3				100 % - Single -Metal on Steel Frame	Finish Code - 1	
Total Floor Area	450		leating/Cooling	100 % - Package Unit	Finish Area - 1	0
Average Perimeter			oor type oof Cover		Finish Code - 2	_
Number of Stories	90	R	ooi Cover		Finish Area - 2	0
Average Wall Heigh	-	i				
Average wan neigr Year Built	2013					
	2013					
Effective Age	1					



Appraisal Building

Page 5 RECORDCARD 1/11/19 11:07 AM

			Appraisal Building		1/11/19 11:07 AN
Parcel ID	001915500	(4581)		Marshall & Swift Cost Appre	oach
Cadastral ID	00001-00098-00041			Appraisal Zone	1000
PAD Class Code	01-03-05-03-00-06			Zone Description	DEFAULT
State GEO	4371-35-3-00000-000-9055			Manual Date	(07/2013)
Owner		1			,
LANDMARK HOLD:	DINGS, LLC				
PO BOX 675 HOLDREGE, NE. 6	20040				
Situs	10348				
702 \RD 1100				į	
Neighborhood	1000 - RURAL COMMERCIAL	1			
District	45 - 2F2S - 91-0002	i			
Legal	45 - 2F23 - 91-0002				
S-T-R: 35-02-11					
LOT 19 IN SW1/4 3	85_2_11				
201 101110111040	70-2-11				
		Building In	age Information		
		lmage ID	0		
		Image Date			
		File Name			
		Description	<u> </u>		
Building Data					
Building ID	2	Construction	on Class S - Metal frame and walls	Basement Area	0
Sequence	2	Rank	2.00 - Average	Basement Levels	0
Occupancy 1	297 - 100 %	Condition	4.00 - Good	Basement Finish	
Occupancy 2		Exterior Wa	100 % - Single -Metal on Steel	Frame Finish Code - 1	
Оссирапсу 3		Heating/Co	oling 100 % - Package Unit	Finish Area - 1	0
Total Floor Area	1,800	Roof Type		Finish Code - 2	
Average Perimeter	180	Roof Cover		Finish Area - 2	0
Number of Stories	1			1	-
Average Wall Heigh	ht 24.00				
Year Built	2013				
Effective Age	1				
THECHYE AUE					



Appraisal Building

Page 6 RECORDCARD 1/11/19 11:07 AM

www.nebraskaas	sessorsonine.us /			Appraisal Building		1/11/19 11:07 A
Parcel ID	001915500	(4581)		<del></del>	Marshall & Swift Cost Appro	oach
Cadastral ID	00001-00098-00041	l			Appraisal Zone	1000
PAD Class Code	01-03-05-03-00-06				Zone Description	DEFAULT
State GEO	4371-35-3-00000-000-9055				Manual Date	(07/2013)
Owner					,	(
LANDMARK HOLD PO BOX 675 HOLDREGE, NE 6	•					
Situs						
702 \RD 1100		ŀ			ĺ	
Neighborhood	1000 - RURAL COMMERCIAL					
District	45 - 2F2S - 91-0002					
Legal					]	
S-T-R: 35-02-11 LOT 19 IN SW1/4 3	5-2-11					
201 10 111 017 174 0	5-2-11					
		Building Ima	age Inforr			
		Image ID		0		
		Image Date				
		File Name				
Building Data		Description		<u> </u>		
Building ID	3	Construction	. 01	S - Metal frame and walls		
Sequence	3	Rank	i Class	2.00 - Average	Basement Area	0
Occupancy 1	353 - Retail Store 100 %	Condition		4.00 - Good	Basement Levels	0
Occupancy 2	355 - Retail 31016 100 76	Exterior Wal			Basement Finish	
Occupancy 3		Heating/Coo		100 % - Single -Metal on Steel Frame 100 % - Warmed and Cooled Air	Finish Code - 1	
Total Floor Area	4,500	Roof Type	iiig	100 % - Walmed and Cooled Air	Finish Area - 1	0
Average Perimeter	280	Roof Cover			Finish Code - 2	
Number of Stories	250	Acoi Cover			Finish Area - 2	0
Average Wall Heigh						
rear Built	2013					
	49	f				
Effective Age						



Appraisal Building

Page 7 RECORDCARD

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Parcel ID	001915500	(4581)		Marshall & Swift Cost Appro	pach
Cadastral ID	00001-00098-00041			Appraisal Zone	1000
PAD Class Code	01-03-05-03-00-06			Zone Description	DEFAULT
State GEO	4371-35-3-00000-000-9055			Manual Date	(07/2013)
Owner					, ,
LANDMARK HOLD	DINGS, LLC				
PO BOX 675 HOLDREGE, NE. 6	8040			i	
Situs	00343	ł			
702 \RD 1100					
Neighborhood	1000 - RURAL COMMERCIAL				
District	45 - 2F2S - 91-0002				
Legal	45 - 2F23 - 91-0002			ļ	
S-T-R: 35-02-11					
LOT 19 IN SW1/4 3	85-2-11	İ			
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		Image ID	0		
		Image Date			
		File Name			
		Description			
Building Data	····	2			
Building ID	4 4	Construction Class		Basement Area	0
Sequence	-	Rank Condition	2.00 - Average	Basement Levels	0
Occupancy 1 Occupancy 2	528 - Service Repair Garage 100 %		4.00 - Good	Basement Finish	
Occupancy 3		Exterior Wall	100 % - Single -Metal on Steel Frame	Finish Code - 1	_
Total Floor Area	11,200	Heating/Cooling Roof Type	100 % - Package Unit	Finish Area - 1	0
Average Perimeter		Roof Cover		Finish Code - 2 Finish Area - 2	_
Number of Stories	440	Robi Cover		Finish Area - 2	0
	-	ĺ			
	24.00				
Average Wall Heigh					
Average wall Heigr Year Built Effective Age	2013				



Appraisal Building

Page 8 RECORDCARD 1/11/19 11:07 AM

Mester 1/2 middyddddd	essursulane.us		Appraisal Building		1/11/19 11:07 A
Parcel ID	001915500	(4581)		Marshali & Swift Cost Appre	oach
Cadastral ID	00001-00098-00041			Appraisal Zone	1000
PAD Class Code	01-03-05-03-00-06			Zone Description	DEFAULT
State GEO	4371-35-3-00000-000-9055		•	Manual Date	(07/2013)
Owner		ŀ		i	` ,
LANDMARK HOLDIN	NGS, LLC				
PO BOX 675 HOLDREGE, NE 68	949				
Situs					
702 \RD 1100					
Neighborhood :	1000 - RURAL COMMERCIAL				
District	45 - 2F2S - 91-0002				
Legal				!	
S-T-R: 35-02-11		l .		i	
LOT 19 IN SW1/4 35	i-2-11				
		De Halling for any lafe	· · · · · · · · · ·		
		Building Image Info Image ID	mation 0	<del> </del>	
			U	1	
		Image Date File Name			
Dellaine Dete		Description			
Building Data Building ID	5	Construction Class	S - Metal frame and walls	Basement Area	
				Basement Area Basement Levels	0
Sequence	5	Rank	2.00 - Average		0
Occupancy 1	468 - Material Storage Shed 100 %	Condition	2.00 - Badly Wom	Basement Finish	
Occupancy 2		Exterior Wall	100 % - Single -Metal on Steel Frame	Finish Code - 1	_
Occupancy 3	4.000	Heating/Cooling	100 % - No HVAC	Finish Area - 1	0
Total Floor Area	4,000	Roof Type		Finish Code - 2	
Average Perimeter	280	Roof Cover		Finish Area - 2	0
Number of Stories	7				
Average Wall Height					
	1950			1	
Year Built Effective Age	3				



Appraisal Building

Page 9 RECORDCARD 1/11/19 11:07 AM

				Appraisal building		1/11/19 11:07
Parcel ID	001915500	(4581)			Marshall & Swift Cost Appr	oach
	00001-00098-00041				Appraisal Zone	1000
PAD Class Code	01-03-05-03-00-06				Zone Description	DEFAULT
State GEO	4371-35-3-00000-000-9055				Manual Date	(07/2013)
Owner						, ,
LANDMARK HOLDI	NGS, LLC					
PO BOX 675					}	
HOLDREGE, NE 68	3949					
Situs						
702 \RD 1100						
	1000 - RURAL COMMERCIAL					
	45 - 2F2S - 91-0002					
Legal						
S-T-R: 35-02-11					1	
LOT 19 IN SW1/4 35	5-2-11					
		1				
			Building Image Infor	mation		
			Image ID	0		
			Image Date	•		
			File Name			
			Description			
Building Data			2 00 01 publi			
Building ID	6		Construction Class	S - Metal frame and walls	Basement Area	0
Sequence	6		Rank	2.00 - Average	Basement Levels	0
Occupancy 1	468 - Material Storage Shed 100 %		Condition	2.00 - Badly Worn	Basement Finish	
Occupancy 2	-		Exterior Wall	100 % - Single -Metal on Steel Frame	Fînish Code - 1	
Occupancy 3			Heating/Cooling	100 % - No HVAC	Finish Area - 1	0
Total Floor Area	1,880		Roof Type		Finish Code - 2	•
Average Perimeter	174		Roof Cover		Finish Area - 2	0
Number of Stories	1					•
Average Wall Heigh	t 24.00					
Year Built	1950	ļ			1	
Effective Age	49	i			1	

#### MIPS Inc. www.nebraskaassessorsonline.us

#### **WEBSTER COUNTY**

Appraisal Building

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Parcel ID	001915500	(4581)			Marshall & Swift Cost App	roach
Cadastral ID	00001-00098-00041	1			Appraisal Zone	1000
PAD Class Code	01-03-05-03-00-06				Zone Description	DEFAULT
State GEO	4371-35-3-00000-000-9055	- 1	1		Manual Date	(07/2013)
Owner	10.1.00.0000000000000000000000000000000	i			manda bate	(5772013)
	NINGS LLC					
PO BOX 675	Medo, LLO		<u> </u>			
LANDMARK HOLD PO BOX 675 HOLDREGE, NE 6	88949				1	
Situs					1	
702 \RD 1100						
Neighborhood	1000 - RURAL COMMERCIAL	1				
District	45 - 2F2S - 91-0002					
	40 - 2723 - 91-0002					
Legal						
S-T-R: 35-02-11 LOT 19 IN SW1/4 3	25.0.44					
LOT 19 IN SW1/4 3	35-2-17				1	
		ł				
		<b>⊢</b>			<b>-</b>	
			ilding Image Infor		_	
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			age Date			
			e Name			
		De	scription			
Building Data						
Building ID	7	Co	nstruction Class	S - Metal frame and walls	Basement Area	0
Sequence	7	Ra	nk	2.00 - Average	Basement Levels	o o
Occupancy 1	468 - Material Storage Shed 100 %		ndition	2.00 - Badly Wom	Basement Finish	v
Occupancy 2	400 Matchar Glorage Grica 100 %		terior Wall	100 % - Single -Metal on Steel Frame	Finish Code - 1	
Оссиралсу 3			ating/Cooling	100 % - No HVAC		•
Total Floor Area	4.900		of Type	100 76 - NO TIVAG	Finish Area - 1	0
	4,800				Finish Code - 2	
Average Perimeter	280	Ro	of Cover		Finish Area - 2	0
Number of Stories					İ	
Average Wall Heigl						
Year Built	1950	i				
Effective Age	49					
						•



Appraisal Building

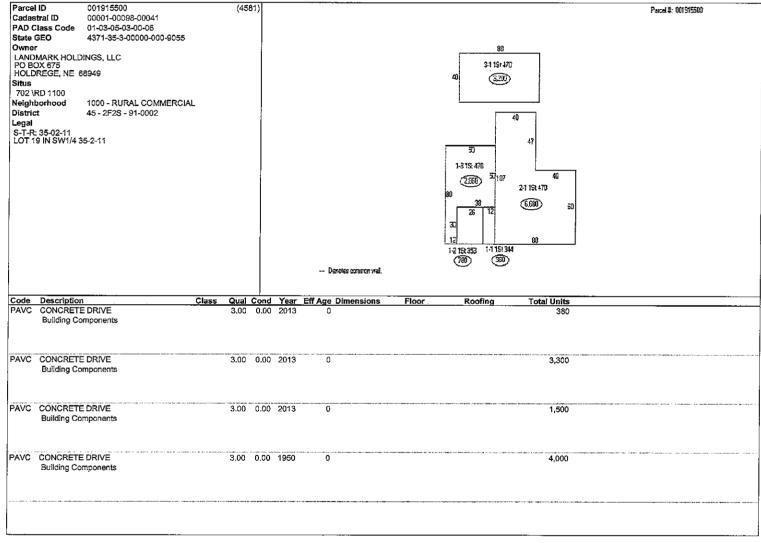
Page 11 RECORDCARD 1/11/19 11:07 AM

				Appraisai bulluliig		1/11/19 11:07 A
Parcel ID	001915500	(4581)	77		Marshall & Swift C	ost Approach
Cadastral ID	00001-00098-00041	i			Appraisal Zone	1000
PAD Class Code	01-03-05-03-00-06				Zone Description	DEFAULT
State GEO	4371-35-3-00000-000-9055				Manual Date	(07/2013)
Owner						• •
LANDMARK HOLDI PO BOX 675 HOLDREGE, NE 68	•					
Situs	70-10	1			f	
702 \RD 1100		1				
	1000 - RURAL COMMERCIAL					
	45 - 2F2\$ - 91-0002					
Legal	-0-2120-01-0002					
S-T-R: 35-02-11						
LOT 19 IN SW1/4 35	i-2-11					
		1			Ì	
			Building Image Inform			
			mage ID	0		
			nage Date			
		Fi	ile Name			
		D	escription		}	
Building Data						
Building ID	8		onstruction Class	S - Metal frame and walls	Basement Area	0
Sequence	8		lank	2.00 - Average	Basement Levels	0
Occupancy 1	468 - Material Storage Shed 100 %		ondition	2.00 - Badly Worn	Basement Finish	
Occupancy 2			xterior Wall	100 % - Single -Metal on Steel Frame	Finish Code - 1	
Occupancy 3			eating/Cooling	100 % - No HVAC	Finish Area - 1	D
Total Floor Area	689	R	oof Type		Finish Code - 2	
Average Perimeter	132	R	oof Cover		Finish Area - 2	0
Number of Stories	1	1				
Average Wall Heigh	12.00	l				
Year Built	1950	l				



Appraisal Outbuilding

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## MIPS Inc.

### WEBSTER COUNTY

Appraisal Outbuilding

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					Appraisaro				-	1/11/19 11:07 AN
Parcel	ID 001915500		(4581) Q		LANDMARK HOLDING	S, LLC		Legal LOT	19 IN SW1/4 35-2-11	
Code	Description	Class	Qual Con-	i Year	Eff Age Dimensions	Floor	Roofing	Total Units	-	
PAVC	CONCRETE DRIVE		3.00 0.0	1950	Ö			760		
	Building Components									
	• ,									
PAVC	CONCRETE DRIVE		3.00 0.00	1950	0			504		
•	Building Components		0.00		· ·			504		
	Daniel G Componente									
PAVC	CONCRETE DRIVE		3.00 0.00	1050	0			300		
	Building Components		3.00 0.00	1830	U			300		
	Building Components									
DAVC	CONCRETE DRIVE		200 000	2042						
FAVG	GUINGRETE DRIVE		3.00 0.00	2013	0			1,260		
	Building Components									
FSHD	FARM SUN SHADE SHLTR	D	3.00 0.00	1	0			560		
	Building Components									
								•		

PAGE1	BUOK-PAGE AOLS	-2468	DOC STAMP	s 2.25	DEED TYPE J 7	WD	SALES FILE # 324
DATE OF SALE	12-11-2018		DATE OF DEED	12-11-2018	DATE REC	ORDED 12-11-	2018
GRANTOR'S NAMI	e (seller) Rona	12 + Steph	ani J. Olson	GRANTEE'S NAM	E (BUYER) DUST	y+Amanda	
LEGAL DESCRIPTIO						ition to Re	
LOCATION ID PAR	<sup>CEL(S)</sup> 50013:	7100 - 3	37190				
NEIGHBORHOOD / PROPERTY CLASS TAX DISTRICT / SC	/ ~~	Single fan	nily 1-USABILITY		acast Lot 3-subchanged 4	- DON'T USE 5 - AL / DO	ON'T USE MOBILE HOME
TOTAL SALE PRICE	1,000	521 ADI		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
9018		940	940				940
		1			 		
		<u> </u>			<u> </u>		
		:					
COMMERCIA							
COMMENTS	Em	pty lot					
		V					

## 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	ent is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 12 Day Yr. 2018 Mo. 12 Day 7 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Ronald & Stephani J. Olson	Grantee's Name (Buyer)
Street or Other Mailing Address	Dusty & Amanda Wulf Street or Other Mailing Address
146 N Locust City State Zip Code	505 N Chestnut St
Red Cloud NE 68970	112 003/0
Phone Number (402) 746-0094	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   No   If Yes, is the grantee a 509(a) foundation?   Yes   No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	if preperty is also a mobile home.
(A) OL	3) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	1 January
	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee
	neral Quit Claim 🗹 Warranty
9 Was the property purchased as part of an IRS like-kind exchange?  [LR.C. § 1031 Exchange]  10 Type of Transfer  Distribution  Forect  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distribution  Distri	losure Irrevocable Trust Revocable Trust Transfer on Death
	☐ Life Estate
Yes Y No Court Decree Exchange Gram	or 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 rel	
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	☐ 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
18 Address of Property	of the agent or title company contact.) Yes V No
Vacant Lot	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Red Cloud, NE 68970	same as Grantee
18a  No address assigned 18b  √ Vacant land	
20 Legal Description	
Lot Four (4) and the North Half of Lot Five (5) Block	Three (3), LeDuc's Addition to Red Cloud, Webster
County, Nebraska.	Timee (o), Lebuc's Addition to Red Cloud, Webster
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	4 00000
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, er	Salver Call C
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 correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and
hary T. McCrackon	1/10 - 711/ - 21 10
Print or Type Name of Grantee or Authorized Representative	907 - 796 - 361 3 Phone Number
sign	HT0000 17/11/10
here Signature of Gantee or Authorized Representative	itle Date
Register of Deed's Use On	Y For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 12 Day 11 Yr. 18 \$ 2.35	BK 2018, 192468
Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2814	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss.
County of Webster ss.

County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of 12 day of 12 day of 12 day of 13 day of 14 day of 15 day of 15 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of 16 day of

Book 2018, Pg 2468

#### 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	Stephani J. Olson
STATE OF NEBRASKA, COUNTY OF	Nebster ) ss.
The foregoing instrument was acknown by Ronald Olson, a married person.	owledged before me on December _\(\begin{align*} \text{y+h}, 2018,
by Konaid Olsoil, a married person.	MAI
A GENERAL NOTARY - State of Nebraska MARY + HUNT  Comm - My Jona Ep May 12 2022	Mary Line
	Notaly Public
STATE OF NEBRASKA, COUNTY OF	Landout St.
The foregoing instrument was acknowled by Stephani I. Olson, a married person	weledged before me on December 3th, 2018,

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970

Comm. expires 11/3/19

T. MAG.

Phone/Fax: (402) 746-3613 KORY:C:wp:800:WULF\_OLS.FID 12/6/18

lotary Public

Page 1 of 1 Pages

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

Hadron (Morn)

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

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

621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us			
Seller: OLSON, RONALD & STER Buyer: WULF, DUSTY & AMAND Parcel ID: 000137100 Additional Parcels: Book: 2018 Page: 2468 Sale Date: 12/11/2018 Legal Description: LOT 4 & NOR	A	ADDITION RED CLOUD	
Describe the basement fin:	ish; flooring, walls, ceil	ing finish?	
	this home manufactured of at brand?	ff site then moved to this location? $\_$ y	7 <b>e</b> s
manufactured; what type of	home is this?	Mobile Home	
		ufactured is the home still siton on	
(circle one) Metal Frame	Foundation Basement		
Signature:		Buyer/Seller	
(girale one) Phone#	Date:	-	

WEBSTER COUNTY ASSESSOR

# Residential & Commercial Sales Worksheet

Cnty No.	Bool	k	Page	. i		Sal	e Date		ta est. Seria,		S	chool Dis	trict Cod	e 1 - 1, 7		۲.	
91	201	8	2468		12/11/2018 I		Base:	91-	0002	iliated:		Unified:					
Location ID Sale Number					seabi	lity	& Code#			Parcel Number							
0001371	L00	32	24		1			GeoCde	Tw	n Rng	Se	ct Ort	Subdiv	Агеа	Bik	Parcel	
	Dat	e of Sal	e Assessec	l Val	Value		4371			0	0 0	10025		003	0000		
Land	Land Improvements Total								Date of	Sale	Property	Classific	ation	Code			
	940						940	Status		Property Ty	тре	Zoning	Location	Ci	ty Size	Parcel Size	
Assessor Location: RED CLOUD (RC)						A) 2	E	3) 01		<b>ා</b> 1	D) 1	E)	6	F) 3			
				1,5,1	J. pril.	. //:-	Residentia	L			j.	i de la company	Commer	cial			
	Multip	ole Impro	ovements:	Multi	ple. Im	prov	ements.:		<del></del>	Multiple.	Impr	ovements.:	·		- <u>-</u>		
	C	Construc	tion Date:	Cons	truction	ı Dat	:e :			Construc	tion I	Pate:				•••••	
			Floor:	Floor	Sq. Ft.	:				Floor Sq.	Ft.:		··				
	В	uilding (	Cost New:	Cost	:					Cost:							
Single Family	Style:			Resi	dentia	I Co	ndition:			Comme	rcial	Occupano	y Code:	i. ee eig			
(100) □ Mol	bile Home			(10)		Wo	en Out		Primary: Other1: Other2:							·	
(101) 🗆 One	Story			(20)   Badly Wom  Commercial Construction Class:													
(102) 🗆 Two	Story			(30)		Av	erage			(1) ☐ Fireproof Structural Steel Frame							
(103) 🗆 Split Level				(40)		Go	od			(2)	Re	inforced Co	oncrete Fra	me			
(104) □ 1 1/2 Story				(50)		Ver	ry Good			(3)	Ma	asonry Bear	ring Walls				
(111) □ Bi-Level				(60)   Excellent (4)   Wood or Steel Framed Ext. Walls													
(106) □ Other				(5)  Metal Frame and Walls													
Townhouse or Duplex Style:				Resi	dentia	l Qı	ıality:		ar eag	(6) 🗆	Po	le Frame					
(301)  One Story				(10)		Lov	V			Cost Ra	nk:		C	onditio	n:		
	Story			(20) □ Fair (10) □ Low (10) □ Worm (					Out								
(307) 🗆 1 1/2				(30)  Average				(20)   Average (20)   Badly Worn									
	Level			(40) □ Good				(30)  Above Average (30)  Average									
(309) 🗆 2 1/2				(50) □ Very Good					(40)	Hiş	gh	(4	10) 🗆	Good			
(304) 🗆 One				(60)		Exc	ellent						(5	0) 🗆	Very C	food	
(305) 🗆 Two	Story Dup	olex				100								0) 🗆	Excelle	nt	
Assessor's							3										
Assessor Cor	nments a	nd Reas	son for Ac	ljust	ment:												
													•••				
				<del></del>			<del></del>						<del></del>				
Comments fr	om.								OH:								
JTWD-EM		T						C	vMII	nents:							
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Real Estate Breakdown Report

Page 1 RECORDCARD 1/8/19 03:24 PM

- www.neoraskaas	Sessorsor	mine.us r		R	eal Estate	e Breakdown Report							03:24 PM
Parcel ID Owner WULF, DUSTY & A 505 N CHESTNUT RED CLOUD, NE (	ST	00		Legal LOT 4 & NORTH ADDITION RED	25' LOT 5 CLOUD	BLOCK 3 LEDUC'S		ard File litus 521 N CHESTI RED CLOUD, I	NUT ST	37100		_	
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	4371-00		E II L	/alue duildings mprovement and / Lot		F	Previous 0 0 940 940		Curren ( ( 935
<b>Date Added Notes</b> 11/04/2002 37190		<del></del> .											
Model	<del>'</del>	Method D	escription	Lc	t Size	Frontage Spot Code		utoff	Value	Add (+/-)		4 V-I	Appr ID
6 RED CLOUD		02 SqFoot		10,68	50.000	75.000 N	2: 130	5,000 0,680 0,999	0.088 0.007 0.003	0.000		935	277
Sale Date	Book	Page	Extend	Owi	ership Hiş	tory	-	,					Amoun
11/04/2014 11/04/2014	02014 02014	02617 02617				LD & STEPHANI J							200
05/23/2005	02014	01465			ON, RONA	LD & STEPHANI J							200
Year Statement D		Building	Other	Land		Total	Exempt		Taxab	le To	tal Tax	Per	alty Tax
2018 2212	65	0	0	940		940	0			40	18.90		011 <b>9 102</b>
2017 137100	65	0	0	940		940	0		-	40	18.62		ň
2016 137100	65	0	0	940		940	0			40	19.28		Ď
2015 137100	65	0	0	940		940	0		9.	40	21.14		ŏ
2014 137100	65	0	0	940		940	0		9	40	22.32		ō
2013 137100	65	0	0	940		940	0		94	40	23.32		ō



Appraisal Property Record Card

Page 2 RECORDCARD 1/8/19 03:24 PM

Parcel ID 000137100 Cadastral ID 00002-00100-00069

PAD Class Code State GEO

02-01-01-01-06-03 4371-00-0-10025-003-0000

Owner
WULF, DUSTY & AMANDA
505 N CHESTNUT ST
RED CLOUD, NE 68970

Situs
521 N CHESTNUT ST RED CLOUD NE 68970
Neighborhood 200 - RED CLOUD
55 205 241,0002 65 - 2CS - 91-0002

District

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



Sketch Image

Property Valuation	1	Residential Information	Marshall & Swift Cost Approach	(06/2013)
Buildings	0	Type	Year/Effective Age	0/0
Improvement	0	Quality .00 -		
Land/Lot	935	Condition .00 -		i
Total	935	Base/Total 0 / 0		
Lot Information		Area of Slab 0	İ	
Lot Size	11	Area of Crawi 0		
Valuation Model	RED CLOUD	Fixture/Roughin 0 / 0		
Valuation Method	02 Square Ft	Bed/Bathroom 0 / 0.0		
Lot Value	935	Basement Area 0		i
Review Informatio	n			
10/24/2016	Entered CJ			
09/28/2016	Inspect TS			
Date Added Note:	9			

11/04/2002 37190

PAGE 1	BOOK-PAGE 2018	?-2480	DOC STAM	PS Exempt 15	DEED TYPE Trusto	es Deed	SALES FILE# 325
DATE OF SALE	10-3-20	018	DATE OF DEED 10-3	-2018	DATE RECORDED	12-14-2	018
GRANTOR'S NA	ME (SELLER) SUSa	n K. Alex Success	ander	GRANTEE'S NA	ME (BUYER) Emili	y Ann W	ulf
LEGAL DESCRIP	TION NEI14	Success <u>3le-2-9</u>	Yz int.			/	•
LOCATION ID PA	ARCEL(S) 00113	5400 - Ce,	1755				
NEIGHBORHOO PROPERTY CLAS	s 01-Ag	/ Rural Ao	1	situs	36-2-9		
TAX DISTRICT /		5/ Je5-0011	$\sim$	TY 2 - ADJUSTED	3 - SUBCHANGED 4 - DO	ON'T USE 5 - AL / I	DON'T USE MOBILE HOME
TOTAL SALE PRI	CE C	521 ADJ	1	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	4			221500
2017	238180	 	238180				238180
2018	238180		238180	p <del>r</del>			238180
				·			
*****		ļ					
			100.0	· · · · · · · · · · · · · · · · · · ·		**************************************	
			2 2001				
		i 	7,100				
		<u> </u>					
COMMENTS	Parents +	to child					

#### BOOK-PAGE

IRRIGATION WELL	IRRIGATION BOSTWICK	IRRIGATION GOTSCH WASTE	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL/BOSTWICK	IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1	1A1 B	1A1 F	1A1 K	1A1 R	1A1 S	1A1 V	1A1 U
1A	1A B	1A F	1A K	1A R	1A S	1A V	1A U
2A1	2A1 B	2A1 F	2A1 K	2A1 R	2A1 S	2A1 V	2A1 U
2A	2A B	2A F	2A K	2A R	2A S	2A V	2A U
3A1	3A1 B	3A1 F	3A1 K	3A1 R	3A1 S	3A1 V	3A1 U
3A	за в	3A F	за к	3A R	3A S	3A V	3A U
4A1	4A1 B	4A1 F	4A1 K	4A1 R	4A1 S	4A1 V	4A1 U
4A	4A B	4A F	4A K	4A R	4A S	4A V	4A U
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
GREENBELT IRRIGATION WELL	GREENBELT IRRIGATION BOSTWICK	GREENBELT IRRIGATION GOTTSCH WASTE WATER	GREENBELT IRRIGATION CREEK	GREENBELT IRRIGATION REPUBLICAN RIVER	GREENBELT IRRIGATION STREAM	GREENBELT IRRIGATION WELL / BOSTWICK	GREENBELT IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 G	1A1 B G	1A1 F G	1A1 K G	1A1 R G	1A1 S G	1A1 V G	1A1 U G
1A G	1A B G	1A F G	1A K G	1A R G	1A S G	1A V G	1A U G
2A1 G	2A1 B G	2A1 F G	2A1 K G	2A1 R G	2A1 S G	2A1 V G	2A1 U G
2A G	2A B G	2A F G	2A K G	2A R G	2A S G	2A V G	2A U G
3A1 G	3A1 B G	3A1 F G	3A1 K G	3A1 R G	3A1 S G	3A1 V G	3A1 U G
3A G	3A B G	3A F G	3A K G	3A R G	3A S G	3A V G	3A U G
4A1 G	4A1 B G	4A1 F G	4A1 K G	4A1 R G	4A1 S G	4A1 V G	4A1 U G
4A G	4A B G	4A F G	4A K G	4A R G	4A S G	4A V G	4A U G
TOTAL	TOTAL	TOTAL	TOTAL				

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

FORM 521

Good Life. Great Service.

The deed will not be recorded unless this state	ement is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed						
WEBSTER - 91	Mo. 10 Day 3 Yr. 2018 Mo. 10 Day 3 Yr. 2018						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Susan K. Alexander, Successor Trustee Street or Other Mailing Address	Grantee's Name (Buyer) Emily Ann Wulf Street or Other Mailing Address						
P. O. Box 1151	1254 N. Commercial						
City State Zip Code Hastings NE 68902-11	151 Superior NE 68978						
Phone Number (402) 463-7088	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Yes No						
Email Address	Email Address						
7 Property Classification Number. Check one box In categories A and B. Chec	ek C if wennerby is also a mabile harma						
(A) Status							
Improved   Single Family   Industrial	(B) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home						
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt						
IOLL   Commercial   Recreational	Williela melesis-i soudding						
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						
	Foreclosure   Irrevocable Trust   Revocable Trust   Transfer on Death						
part of an IRS like-kind exchange?	Gift ☐ Life Estate ☐ Sale						
	Grantor Trust Partition Satisfaction of Contract Other (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)						
√ Yes  No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiar	ry relatives? (If Yes, check the appropriate box.)						
✓ Yes  No  Aunt or Uncle to Niece or Nephew  Family Co	orp., Partnership, or LLC Self Other						
☐ Brothers and Sisters ☐ Grandpare	rents and Grandchild Spouse						
Ex-spouse ✓ Parents at	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						
16 Does this conveyance divide a current parcel of land?  ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
	Emily Wulf						
	1254 N. Commercial						
18a ✓ No address assigned 18b ☐ Vacant land	Superior, NE 68978						
20 Legal Description							
An undivided one-half (1/2) interest in and to the Northeast Quart Nine (9), West of the 6th P.M., Webster County, Nebraska.	rter (NE1/4) of Section Thirty-six (36), Township Two (2) North, Range						
21 If agricultural, list total number of acres							
22 Total purchase price, including any liabilities assumed	22 \$						
23 Was non-real property included in the purchase?  Yes No (If Ye	res, 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 exempt							
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.	atement and that it is, to the best of my knowledge and belief, true, complete, and						
Sign Prinflor Type Name of Gratitee or Attinorized Representative	Phone Number 10/3/19						
here Signature of Grantee or Authorized Representative	Title Date						
Register of Deed's Us	se Only For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. 12 Day 14 Yr. 18 \$ Fremof #15	BK2018, Pg 2480						
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)						

State of Nebraska 🕽 👡
State of Nebraska Ss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of December A.D., 20 18, at 9:45
o'clock A M. Recorded in Book 2018
on Page <u>2480</u>
Deb Klingenberger County Clerk
\$10.00 BR Deputy
IndCompAssessorCarded
• — —

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

#### 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.

GENERAL NOTARY - State of Nebraska

JAN C. ARMES

My Comm. Exp. February 29, 2020

Notary Bublic

PAGE 1	BOOK-PAGE 2018	- 2481	DOC STAMI	PS Eccenpt #5	DEED TYPE TVU	Stees Deed	SALES FILE # 326				
DATE OF SALE	10-3-2018		DATE OF DEED / 8 -	3-2018 esgor		DED 12-14-18					
GRANTOR'S NA	ME (SELLER) SUSA	en K. Ale	xander Th	UTCC GRANTEE'S NA	ME (BUYER) Zaco	hany Allen A	fult				
LEGAL DESCRIP		36-2-9				/					
LOCATION ID PARCEL(S) 00 115400 - 61755											
NEIGHBORHOOD/ PROPERTY CLASS 01-Ag (Ruval Ag SITUS Ruval 36-2-9											
TAX DISTRICT / SCHOOL DISTRICT DS / 65-00 // 1-USABILITY 2-ADJUSTED 3-SUBCHANGED 4-DON'T USE MOBILE HOME											
TOTAL SALE PR	ICE	521 AD	1	ASS'R ADJ		ADJ SALE PRICE	7,755.4				
YEAR	AG LAND TOTAL+	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL				
2016	221500		221500				221500				
2017	238180		238180				33 8180				
2018	238180		238180				238180				
<b>100.0</b>					1						
		- 34987									
				******	1						
				Marie de la companya de la companya de la companya de la companya de la companya de la companya de la companya							
COMMENTS							7.1V-14-1-1-1				
COMMINICALIS	Parents	to enila			<del></del>						

#### BOOK-PAGE

IRRIGATION WELL	mildrion		IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL/BOSTWICK	IRRIGATION UNKNOWN SOURCE		
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	
1A1	1A1 B	1A1 F	1A1 K	1A1 R	1A1 S	1A1 V	1A1 U	
1A	1A B	1A F	1A K	1A R	1A S	1A V	1A U	
2A1	2A1 B	2A1 F	2A1 K			2A1 V	2A1 U	
2A	2A B	2A F	2A K	2A R	2A S	2A V	2A U	
3A1	3A1 B	3A1 F	3A1 K	3A1 R	3A1 S	3A1 V	3A1 U	
ЗА	за в	3A F	за к	3A R	3A S		3A U	
4A1	4A1 B	4A1 F	4A1 K	4A1 R	4A1 S	4A1 V	4A1 U	
<b>4</b> A	4A B	4A F	4A K	4A R	4A S	4A V	4A U	
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	
		•	·					
GREENBELT	GREENBELT	GREENBELT	GREENBELT	GREENBELT	GREENBELT	GREENBELT	GREENBELT	

GREENBELT IRRIGATION WELL	GREENBELT IRRIGATION BOSTWICK	GREENBELT IRRIGATION GOTTSCH WASTE WATER	GREENBELT IRRIGATION CREEK	GREENBELT IRRIGATION REPUBLICAN RIVER	GREENBELT IRRIGATION STREAM	GREENBELT IRRIGATION WELL / BOSTWICK	GREENBELT IRRIGATION UNKNOWN SOURCE	
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	
1A1 G	<b>1</b> A1 B G	1A1 F G	1A1 K G	1A1 R G	1A1 S G	1A1 V G	1A1 U G	
1A G	1A B G	1A F G	1A F G 1A K G		1A S G	1A V G	1A U G	
2A1 G	2A1 B G	2A1 F G	2A1 K G	2A1 R G	2A1 S G	2A1 V G	2A1 U G	
2A G	2A B G	2A F G	2A K G	2A R G	2A 5 G	2A V G	2A U G	
3A1 G	3A1 B G	3A1 F G	3A1 K G	3A1 R G	3A1 S G	3A1 V G	3A1 U G	
3A G	3A B G	3A F G	3A K G	3A R G	3A S G	3A V G	3A U G	
4A1 G	4A1 B G	4A1 F G	4A1 K G	4A1 R G	4A1 S G	4A1 V G	4A1 U G	
4A G	4A B G	4A F G	4A K G	4A R G	4A S G	4A V G	4A U G	
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	

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.

i additional space is needed, and all								
the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the sa	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91	Mo. 10 Day 3 Yr. 2018 Mo. 10 Day 3 Yr. 2018							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Susan K. Alexander, Successor Trustee	Grantee's Name (Buyer) Zachery Allen Ault							
Street or Other Mailing Address P. O. Box 1151	Street or Other Mailing Address 1122 West Division							
City         State         Zip Code           Hastings         NE         68902-1151	City State Zip Code Grand Island NE 68801							
Phone Number (402) 463-7088	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes No							
Email Address	Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.							
(2)	Property Type (C)							
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home							
✓ Unimproved	Mineral Interests-Producing Exempt							
8 Type of Deed Conservator Distribution Lan	nd Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Lea								
Cernetery Death Certificate – Transfer on Death Executor Min								
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  10 Type of Transfer Distribution Foreck Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant Grant	osure							
	r 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.	tives? (If Yes, check the appropriate box.)							
	artnership, or LLC Self Other							
☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse							
Ex-spouse Parents and Ch	ild 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							
	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
· · · · · · · · · · · · · · · · · · ·	Zachery A. Ault							
;	1122 West Division							
	Grand Island, NE 68801							
20 Legal Description								
An undivided one-half (1/2) interest in and to the Northeast Quarter (Nine (9), West of the 6th P.M., Webster County, Nebraska.	JE1/4) of Section Thirty-six (36), Township Two (2) North, Range							
21 If agricultural, list total number of acres								
22 Total purchase price, including any liabilities assumed	22 \$							
23 Was non-real property included in the purchase?  Yes No (If Yes, en	ter dollar amount and attach itemized list.) 23							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	nin S							
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 correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and  4024637088							
Print of Type Name of Grappee or Authorized Representative	Phone Number							

Register of Deed's Use Only

27 Value of Stamp or Exempt Number \$ Exempt # 15

For Dept. Use Only

Nebraska Department of Revenue

Mo. 12 Day 14 Yr. 18

26 Date Deed Recorded

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

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

28 Recording Data

BK2018, Pg 2481

State of Nebraska 🔪
State of Nebraska Ss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of December A.D., 2018 at 9:50
o'clock A M. Recorded in Book 2018
on Page 248/
Deb Klingenberger County Clerk
*/0.00 BB Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY STAMP TAX Date 12-14-18 \$Exempt #/S By 13-18

#### 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, 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

Notary Public

PAGE 1 BOOK-PAGE 2018 - 248	7-2488 DOC STAMP	S Exempt #4	DEED TYPE TYUSO	tees Deed.	SALES FILE # 327
DATE OF SALE 11-27-3018	DATE OF DEED //-	29-2018	DATE RECO	ORDED 12-18-18	,
GRANTOR'S NAME (SELLER) Thomas 2	ocher Trustee	GRANTEE'S NAI			· · · · · · · · · · · · · · · · · · ·
LEGAL DESCRIPTION NIZ LOTS 1, 2, 3					
LOCATION ID PARCEL(S)	,-lele30			•	
PROPERTY CLASS 300-Blue Hill-		SITUS L	05 W Sel;	ne Street	
TAX DISTRICT / SCHOOL DISTRICT   95/ 91-0	07 <u>4</u> 1 - USABILITY	Y 2 - ADJUSTED	3 - SUBCHANGED 4	DON'T USE 5 - AL / D	ON'T USE MOBILE HOME
TOTAL SALE PRICE 56,000	521 ADJ	ASS'R ADI		ADJ SALE PRICE	
YEAR AG LAND TOTAL + NON AG LAN	D TOTAL LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
			<del> </del>		
comments for e closure -	our Velue:	.00,485	·		

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.

I ne need will not be recorded linicee this etatoms	
	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 11 Day 27 Yr. 2018  4 Date of Deed  Mo. 11 Day 24 Yr. 2018
WEBSTER - 91	1
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Thomas Locher	Grantee's Name (Buyer) US Bank National Association
Street or Other Mailing Address 2002 Douglas St	Street or Other Mailing Address 4801 Frederica St
City State Zip Code Ornaha NE 68102	City State Zip Code Owensboro KY 42301
Phone Number	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   V No
(402) 898-7000	If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
(A) Status (E	) Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing   State Assessed   Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee
Cemetery Death Certificate - Transfer on Death Executor M	neral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange?	losure   Irrevocable Trust   Revocable Trust   Transfer on Death
part of an IRS like-kind exchange?   Auction   Easement   Gift	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes    No	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	hild 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.)
\$56,000	☐ Yes
10 D 41	
16 Does this conveyance divide a current parcel of land?	17 was transfer inrough a real estate agent or a title company? (If Yes, include the name
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
	of the agent or title company contact.)  Yes
Yes V No  18 Address of Property  605 W. Saline Street	or the agent or trile company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent
Yes No 18 Address of Property	of the agent of the company contact.}
Yes V No  18 Address of Property  605 W. Saline Street	or the agent or trile company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent
Yes V No  18 Address of Property  605 W. Saline Street Blue Hill, NE 68930	or the agent or trile company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent
Yes No  18 Address of Property 605 W. Saline Street Blue Hill, NE 68930  18a No address assigned 18b Vacant land 20 Legal Description	The agent of the company contact.)  Yes
Yes V No  18 Address of Property 605 W. Saline Street Blue Hill, NE 68930  18a  No address assigned 18b  Vacant land  20 Legal Description  THE NORTH HALF (N 1/2) OF LOTS ONE (1), TWC	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK
Yes No  18 Address of Property 605 W. Saline Street Blue Hill, NE 68930  18a No address assigned 18b Vacant land 20 Legal Description	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK
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Yes No  18 Address of Property 605 W. Saline Street Blue Hill, NE 68930  18a No address assigned 18b Vacant land  20 Legal Description  THE NORTH HALF (N ½) OF LOTS ONE (1), TWO SIXTEEN (16), ORIGINAL TOWN OF BLUE HILL, V	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK
Yes No  18 Address of Property 605 W. Saline Street Blue Hill, NE 68930  18a No address assigned 18b Vacant land  20 Legal Description  THE NORTH HALF (N ½) OF LOTS ONE (1), TWO SIXTEEN (16), ORIGINAL TOWN OF BLUE HILL, V	The agent of the company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK VEBSTER COUNTY, NEBRASKA.
Yes	The agent of the company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK  VEBSTER COUNTY, NEBRASKA.  22 56,000,00
	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK WEBSTER COUNTY, NEBRASKA.
Yes	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK WEBSTER COUNTY, NEBRASKA.
Yes   No	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK WEBSTER COUNTY, NEBRASKA.  22 \$ 56,000,00  Inter dollar amount and attach itemized list.) 23 \$ 56,000,00
Yes   No	The agent of the company contact.)  Yes
Yes   No	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK WEBSTER COUNTY, NEBRASKA.  22 \$ 56,000,00  Inter dollar amount and attach itemized list.) 23 \$ 56,000,00
Yes   No	The agent of the company contact.)  Yes
Yes   No   18 Address of Property   605 W. Saline Street   Blue Hill, NE 68930   18a	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK WEBSTER COUNTY, NEBRASKA.  22 \$ 56,000,00  Inter dollar amount and attach itemized list.)  23 \$ 56,000,00  Inter dollar amount and attach itemized list.)  10 \$ 56,000,00  11 Tumber 24
Yes   No	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK WEBSTER COUNTY, NEBRASKA.  22 \$ 56,000,00  Inter dollar amount and attach itemized list.) 23 \$ 56,000,00  Inter dollar amount and attach itemized list.)  10 \$ 56,000,00  11 Tumber 24  Int and that it is, to the best of my knowledge and belief, true, complete, and  (402) 898-7000
Yes   No   18 Address of Property   605 W. Saline Street   Blue Hill, NE 68930   18a	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Line 6  (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK WEBSTER COUNTY, NEBRASKA.  22 \$ 56,000,00  Inter dollar amount and attach itemized list.)  23 \$ 56,000,00  Inter dollar amount and attach itemized list.)  10 \$ 56,000,00  11 Tumber 24
Yes	Title  Tes
Yes   No	Title  Tes
Yes	Title  of the agent of the company contact.)  Yes  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  No  No  No  No  No  No  No  No  N
Yes	Title  of the agent of the company contact.)  Yes  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  Yes  No  No  No  No  No  No  No  No  No  N

BK2018,13 2487

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of <u>Ceember A.D.</u>, 20 18, at 9:00 o'cleck A. M. Recorded in Book 2018 on Page 2487-2488

Deb Kingenhemer County Clerk 516 Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-18-18
\$ Exempt 24 By 12 R

Prepared by and return to: LOCHER PAVELKA DOSTAL BRADDY & HAMMES, LLC, Gregory L. Galles, #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:

- 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.
- 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 <u>The Red Cloud Chief</u>, 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

RK2018, Pg 2488

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

Attorney for Grantor conducted a sale of the real property at public auction on November 6. 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. Trustee and Grantor By: OCHER PÄVELKA DOSTAL BRADDY & HAMMES, LLC 200 The Omaha Club 2002 Douglas Street Omaha, Nebraska 68102 Phone: (402) 898-7000 (402) 898-7130 Thomas M. Locher, #15797 STATE OF NEBRASKA

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. Mas Vardenbrow

GENERAL NOTARY - State of Nebraska VICTORIA L. VANDENBROUCKE My Comm. Exp. January 19, 2019

PAGE 1 BOOK-PAGE	2018-2492	DOC STAMPS	6.75	DEED TYPE COPPO	ration WD	SALES FILE # 328					
DATE OF SALE 12-13	-2018	DATE OF DEED	202018	DATE RECOR	RDED 12-20-	2018					
	3laden Sand										
LEGAL DESCRIPTION W42 of Lots 9, 10, 11, original Town of Bladen Except Vz interest in large wall Eside											
LOCATION ID PARCEL(S) 600505300 - Bladen Original Town											
NEIGHBORHOOD/ PROPERTY CLASS 405 Bladen Commercial/Commercial SITUS 208 N thorne St.											
TAX DISTRICT / SCHOOL DISTRICT	TAX DISTRICT / SCHOOL DISTRICT 140/01-0123 1-USABILITY 2-ADJUSTED 3-SUBCHANGED 4-DON'T USE 5-AL/DON'T USE MOBILE HOME										
TOTAL SALE PRICE 3, C	521 AD	,	ASS'R ADJ		ADJ SALE PRICE						
YEAR AG LAND	TOTAL + NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	(MPROVEMENT TOTAL	TOTAL ALL					
2016	870	870		205	205 205	1075					
2011	870	870		1 205	205	1075					
			1								
	1			1							
			,								

# ENLIE

## Real Estate Transfer Statement

**FORM** 

• 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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name 2018 Mo. 12 Day 12 Day 13 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Selle) Bladen Sand & Gravel, Inc. John Gerten Street or Other Mailing Address 5138 West 134th Place Street or Other Mailing Address PO Box 296 Zip Code 90250 Zip Code State NE 68935 Hawthorne Edgar Phone Number Phone Number Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type √ Improved Single Family noustrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Eamily Mineral Interests-Producing Exempt Recreational TOLL Commercial Sheriff Other\_ Distribution Land Contract/Memo 8 Type of Deed Personal Rep. Trust/Trustee Easement Lease Bill of Sale Corrective Mineral Quit Claim √ Warranty Executor Death Certificate - Transfer on Death Cemetery Was the property purchased as part of an IRS like-kind exchange? (i.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 18 Type of Transfer Dictribution Terredosure √ Sale Trustee to Beneficiary Life Estate Auction Partition Satisfaction of Contract Other (Explain) ✓ No Exchange Grantor Trust Yes Court Decree 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No. explain the division.) ✓ Yes ☐ No √ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Other. Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Spouse Brothers and Sisters Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) 14 What is the current market value of the real property? V No \$ \$1,075 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **√** No ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 208 N Thorne St same as Grantee Bladen, NE 68928 18a No address assigned 18b Vacant land 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 3.000!00 0,00 23 Was non-real property included in the purchase? Tyes 🕡 No (If Yes, enter dollar amount and attach itemized list.) 23 3,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Phone Number orized Beprese Attorney Title ture of Grantee Register of Deed's Use Only For Dept. Use Only 25 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day **20** Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK2018, Pg 2492

State of Nebraska Ss.
County of Webster Ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Densee A.D., 2018, at 10:45 o'clock A.M. Recorded in Book 2008 on Page 2492

Dels Klingenberger County Clerk P.D. 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 30th, 2018.

BLADEN SAND AND GRAVEL, INC.

Pilinp D. Boyd, President

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December \_\_\_\_\_\_\_, 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 -09 -9099

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 INTEREEST IN PARTY
<u>Commercial</u>
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?YesNo 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?

explain\_

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 PART
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?YesNo 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?YesNo If no explain:
Was the sale between family members?YesNo If yes, explain
Was there any prior association between the buyer and the seller or with the property?YesNO 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?YesNo If yes what kind of business?

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717 Website: www.co.webster.ne.us	
Seller: 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 Bl	LADEN ORIGINAL TOWN EXCEPT 1/2 INTEREEST IN PART
Do you think this property sold for its full ma	rket value?YesNo
Comments/other information:	
Signature:	
Phone#:	Date:

WEBSTER COUNTY ASSESSOR

621 N CEDAR RED CLOUD, NE 68970

# Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page			Sale Date			w.j.di		S	chool Dis	strict Cod	e <sub>re</sub> .		
91	201	L8	2492		12,	/13/2018	Base:	Base: 01-0123 Affiliated: Unified:								
Location	ID	Sale	Number	U	seabi	lity & Code#						Parcel	Number			
0005053	00		328		1		GeoCde		Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel
	Da	te of S	ale Assessec	l Val	ue		4131				0	0 0	30005		011	0500
Land		Imp	rovements			Total		3	Ι	Date of	Sale	Propert	y Classific	ation	Code	
	870 20			5		1,075	Status	Status Pi			operty Type Zoning L			Location City Size		Parcel Size
Assessor Loc	cation:	BLAD	EN (BLA)	+			A) 1		B)	03		C) 3	D) 1	E)	7	F) 3
						Resident	ial				A.		Comme	cial	No.	
	Multiple Improvements				iple. Im	provements.:			┪	Multiple.	Impr	ovements.:		····		
		Constr	uction Date:	Cons	truction	Date:				Construc	ion E	Pate :	1900			
	* ( <sub>1,1</sub>		Floor:	Floor	Sq. Ft	. :				Floor Sq. Ft.: 2,946						
		Buildin	g Cost New:	Cost	:					Cost:		58	8,802			
Single Family	Style:			Resi	dentia	l Condition:				Comme	rcial	Occupan	cy Code:			
(100) □ Mot	oile Home	е		(10)		Worn Out			_	Primary			ther1:		Other2:	
(101) 🗆 One	Story			(20)		Badly Worn				Commercial Construction Class: 3						
(102) 🗆 Two	Story			(30) ☐ Average						(I) ☐ Fireproof Structural Steel Frame						
(103) 🗆 Split	t Level			(40) □ Good						(2)   Reinforced Concrete Frame						
(104) 🗆 1 1/2	2 Story			(50) U Very Good						(3) Masonry Bearing Walls						
(111) 🗆 Bi-L	_			(60)   Excellent						(4) U Wood or Steel Framed Ext. Walls						
(106) 🗆 Othe	er			(5)   Metal Frame and Walls												
Townhouse or		Style:		Residential Quality: (6)   Pole Frame												
(301) □ One	Story			(10)		Low			1	Cost Ra	nk:	20	-	Conditio	on: 20	
(302) □ Two				(20)		Fair			_	• •	Lo		(	<u>`                                    </u>	Worn	
(307) 🗆 1 1/2				(30)		Average			_			erage			Badly	
(308) 🗆 Split				(40)		Good						ove Avera	<del></del>		Averag	ge
(309) 🗆 2 1/2				(50)		Very Good			_	(40)	Hig	gh	7.07	<u> </u>	Good	
(304) 🗆 One				(60)		Excellent	Table 1 and the same		- 1					· · · · · · · · · · · · · · · · · · ·	Very (	
(305) 🗆 Two	Story Di	uplex			Pleto H					All and the				60) 🗆	Excell	ent
Assessor's	Adjust	tment	to Sale P	rice	(+ 01	r -) <b>:</b>										
Assessor Cor	mments	and R	eason for A	djust	ment	•										
Comments fr	***				• .			Car	*****	te+						
CORPORA		WD						COI	RTTIE(	ents:						
<b>*</b>																
															(Conti	nue on back)



# WEBSTER COUNTY Real Estate Breakdown Report

Page 1 RECORDCARD

WW	w.nebraskaa	ssessorso	nline.us		Rea	il Estate Bi	reakdown Report						1/10/19	12:58 PM
5138			600		Legal W 42' OF LOTS 9- BLADEN ORIGINA		BLK 11		Card File Situs 208 N THORN BLADEN, NE 6		00			
Neigh Locat Distri School	ol Added Note	0 405 10 140 01-0123 ss D#: 500 G	N/A BLADEN COMMER BLADEN (BLA) B123FN - 01-0123		Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	01-03-03-01 4131-00-0-3 00002-0006 2018 / 2492 12/13/2018 3,000	0005-011-0500 2-002+0		Value Buildings Improvement Land / Lot Total		P	205 0 870 1,075		205 0 860 1,065
Mode		D #. 300 G		Description	Lot :	Size	Frontage Spot Code		Cutoff	Value	Add (+/-)		ot Value	Appr ID
	ADEN COM			LEVEL   BLACKTO ALL			30,897.700 N		21,000 99,999	0.034 0.015	0.000		860	
Sale I		Book	Page	Extend		rship History	!							Amount
12/13/		2018	2492			EN, JOHN J EN SAND & G	RAVEL INC. (DN)							3,000
	Statement		Building	Other_	Land		Total	Exempt		Taxable	То	tal Tax	Per	nalty 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 2015	505300	140 140	205 205	0	870 870		1,075 1,075	U		1,075 1,075		14.32 14.56		0
2014	505300 505300	140	205 205	0	870 870		1,075	0		1,075		21.98		0
2013	505300	140	203 185	0	870		1,055	0		1,075		24.60		0



### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 2 RECORDCARD 1/10/19 12:58 PM

(4432)Marshall & Swift Cost Approach (07/2013) 000505300 Cadastral ID 00002-00062-002+0 PAD Class Code State GEO 01-03-03-01-07-03 4131-00-0-30005-011-0500 Owner GERTEN, JOHN 5138 WEST 134TH ST HAWTHORNE, CA 90250 Situs 208 N THORNE ST BLADEN NE 68928 Neighborhood 405 - BLADEN COMMERCIAL District 140 - B123FN - 01-0123 Legai W 42' OF LOTS 9-10 ALL 11-14 BLK 11 BLADEN ORIGINAL TOWN Primary Image Information Image ID Image Date 04/13/2018 File Name ConvertedPic.jpg Description Converted Image Property Valuation Income Approach Valuation Method Cost Approach 205 improvement Land/Lot 860 Total 1,065 0.36/SqFt Lot Information LEVEL | BLACKTOP | ALL BLADEN COMMERCIAL Lot Sîze Valuation Model Valuation Method 02 Square Ft Lot Value 860 Review Information 11/14/2007 Inspect BW Entered

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



### **WEBSTER COUNTY**

Appraisal Sketch

Page 3 RECORDCARD 1/10/19 12:58 PM

Parcel #: 000905300

72 1-215-470 (3098)

-- Denotes common wall.

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



## **WEBSTER COUNTY**

Appraisal Building

Page 4 RECORDCARD 1/10/19 12:58 PM

WWW.Hebraskaas	363301301111116.03		Appraisa	li Bullaing		1/10/19 12:58
Parcel ID	000505300	(4432)		*	Marshall & Swift Cost App	roach
adastral ID	00002-00062-002+0	` 1			Appraisal Zone	1000
AD Class Code	01-03-03-01-07-03				Zone Description	DEFAULT
tate GEO	4131-00-0-30005-011-0500				Manual Date	(07/2013)
wner						, ,
SERTEN, JOHN 5138 WEST 134TH HAWTHORNE, CA						
itus						
:08 N THORNE ST	BLADEN NE 68928					
eighborhood	405 - BLADEN COMMERCIAL	1				
istrict	140 - B123FN - 01-0123					
.egal		İ				
W 42' OF LOTS 9-1 BLADEN ORIGINAL	10 ALL 11-14 BLK 11 L TOWN					
			ge Information			
		Image ID	0			
		Image Date				
		File Name				
		Description				
uilding Data				***		
uîlding ID	1	Construction		ry bearing walls	Basement Area	0
equence	1	Rank	2.00 - Aver		Basement Levels	0
ccupancy 1	468 - Material Storage Shed 100 %		2.00 - Badi		Basement Finish	
ccupancy 2		Exterior Wal			Finish Code - 1	
ссирапсу 3		Heating/Coo	ing 100 % - Fo	orced Air Unit	Finish Area - 1	0
otal Floor Area	2,946	Roof Type			Finish Code - 2	
verage Perimeter		Roof Cover			Finish Area - 2	0
umber of Stories						
verage Wall Heigh						
ear Built	1900					
ffective Age	99	l l				

PAGE 1 BOOK-PAGE 20	18-2493		s 184,50	E. DEED TYPE WI	>	SALES FILE # 329							
DATE OF SALE 12-21-20	18	DATE OF DEED 12	-21-2018	DATE RECO	ORDED 12-21-20	018							
GRANTOR'S NAME (SELLER) Lau	ura A. Ja												
LEGAL DESCRIPTION Lots 13, 14, Block of Grusel's SUBDIVISION of Rohser's Addition													
•	94-9060		,			•							
NEIGHBORHOOD / SOOB	ue Hill/ S	ingle fami	ly situs 20	99 W Can	caster St.								
TAX DISTRICT / SCHOOL DISTRICT	95-1 91-00	1-USABILITY	$\neg$		- DON'T USE 5 - AL / D	ON'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	27/5	72545	165	72710	75425							
2017	2715	2715	72545	165	72710	75425							
			1000	165	72710	15 405							
	i 												
				,									
COMMENTS	· H- 112												
not Adve	Hised - K	Dew Carl+	other - Br	t not vo	t for 80,00	din 1997							

**FORM 521** 

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Tran  • To be filed with the Register of Deeds • If additional space is needed, add an		de. 339
The deed will not be recorded unless this statement	t is signed and items 1-25 are accura	tely completed.
2 County Number	3 Date of Sale/Transfer	4 Date of Deed
WEBSTER - 91   ▼	Mo. 12 Day 21 Yr. 2018	Mo. 12 Day
cc. and Talanhana (Places Print)	6 Grantee's Name Address and Telepho	na (Please Print)

1 County Name	2 Count	y Number		3 Date of Sale/Transfer	4 Date of Deed	
	WEBSTER - 91	₹		Mo. 12 Day 21 Yr. 2018	Mo. 12 Day	21 <sub>Yr.</sub> 2018
5 Grantor's Name, A	ddress, and Telephone (Plea	ase Print)		6 Grantee's Name, Address, and Telephor	ne (Please Print)	
Grantor's Name (Selle Laura A. Jackso	er)			Grantee's Name (Buyer) Dustin J. Dotson		
Street or Other Mailing 403 Whitman C	g Address			Street or Other Mailing Address 209 W Lancaster St		
City Hastings	Sta NI			City Blue Hill	State NE	Zip Code 68930
Phone Number				Phone Number Is the grantee	a 501(c)(3) organizat	ion? Yes 🗸 No
<u>くわ</u> スーイして Email Address	1-832X		_4	02-467-5667 If Yes, is the g	rantee a 509(a) found	lation? Yes No
n/a				n/a		
7 Property Classific	ation Number. Check one b	ox in categories A and B. Che	ck C if	property is also a mobile home.		
(A) Status			(B)	Property Type		(C)
Improved	Single Family	Industrial		Mineral Interests-Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural	L	Mineral Interests-Producing	Exempt	
IOLL	Commercial	Recreational				
8 Type of Deed	Conservator	Distribution	=		_	Other
Bill of Sale Cemeterv	Corrective Death Certificate - Transfe	☐ Easement ☐ Executor ☐	Lea Min		Trust/Trustee Warranty	
			Foreck		<u></u>	nsfer on Death
9 Was the property part of an IRS like-	burchased as kind exchange?		roreck Gift	Life Estate Sale		stee to Beneficiary
(I.R.C. § 1031 Exch	(Lings)	= =		r Trust Partition Satisfaction	=	er (Explain)
	sferred in full? (If No, explain		Gianio	12 Was real estate purchased		
	No			Yes ☐ No		· · · · · · · · · · · · · · · · · · ·
13 Was the transfer be	tween relatives, or if to a trus	tee, are the trustor and beneficial	ry relat	ives? (If Yes, check the appropriate box.)		
Yes 🗸	No Aunt or Uncle to I	Niece or Nephew 🔲 Family C	orp., P	artnership, or LLC Self	Other	
	Brothers and Sist	ers Grandpa	rents a	nd Grandchild Spouse		
	Ex-spouse	Parents a	and Ch	ild Step-parent and S	Step-child	
14 What is the current :	market value of the real prope	erty?		15 Was the mortgage assumed? (If Yes, sta	te the amount and in	terest rate.)
-\$22,000- 8/i	500			Yes No \$		%
	ce divide a current parcel of la	and?		17 Was transfer through a real estate agent	or a title company? (	If Yes, include the name
Yes 🗸	No			of the agent or title company contact.)	✓ Yes Southern Ti	tle, LLC No
18 Address of Property			i	19 Name and Address of Person to Whom t	he Tax Statement Sh	ould be Sent
209 W Lancast	er St			Grantee		
Blue Hill NE	F-7					
18a No address as	ssigned 18b 🗸 Vacan	t land				
20 Legal Description	(40)	(4.4) 51 1.0	,-			E 1 . 1 . 100m. 1
			эп (7	7), Grusel's Subdivision of	Rohrer's Ad	dition, Blue
Hill, Webster	County, Nebrasl	ка				
21 If agricultural, list tot	al number of acres	•				
		_			\$	04 500 00
22 Total purchase p	rice, including any liabilitie	es assumed	• • • • •		. 22	81,500,00
23 Was non-real pro	perty included in the pure	chase? 🔲 Yes 🛮 🗷 No (If Y	es, en	ter dollar amount and attach itemized lis	t.) 23 <sup>©</sup>	i I
Of Additional Succession		- (line 00 minus line 00)			<u>\$</u> \$	81,500,00
24 Adjusted purchas	se price paid for real estat	e (line 22 minus line 23)			. 24	01,000,00
		ntary stamp tax, list the exem	· · · · · · · · · · · · · · · · · · ·			
	ider penalties of law, I deck and that I am duly authorized		itemen	t and that it is, to the best of my knowledge	and belief, true, com	plete, and
⊾ <del>Dasti</del> i	1	arese taxov	ا مد	, d	UM.	2-74107224
Print or	Type Name of Grantee or Aut			1.	, 5 .	Phone Number
sign	Touse	y surals	<b>#</b>	Closiva Grantee Ac	nent	12/21/2018
here Signatur	re of Grantee or Authorized R	epresentative	يســــــــــــــــــــــــــــــــــــ	ītle	1	Date
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26 Date Deed Recorded	27 Value (	Register of Deed's Us of Stamp or Exempt Number		28 Recording Data		For Dept. Use Only
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K2018, Pg 2493

State of Nebraska ? County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2/ day of December A.D., 20 18, at 4:20 o'clock P M. Recorded in Book 2018 on Page\_249 ngenbengen County Clerk Assessor\_\_\_Carded\_ Comp NEBRASKA DOCUMENTARY 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. STATE OF NEBRASKA ) ss. COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on December 3/ , 2018 by Laura A. Jackson, a single person.

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

Notary Public

WEDSTED COUNTY ASSESSOD
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)
Though the primary matimatics for supplied of supplied of
Check the primary motivation for purchase of property? Location Outbuildings Price Investment Size
Doubleton Outburgs IIIco Investment Dize
How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales
Now was the sale price set: Cricle one. Applaisal Audition Comparable Weighborhood Sales  Mutual Agreement Set by Seller Other (Explain)
f Appraised, what was the appraised value?
the thic cools of mornial interest in the grounded. Yet N. T
as this a sale of partial interest in the property?YesNo If yes, explain
id this sale involve a trade or exchange of property?Yes No If yes,
xplain
<del></del>

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

DATE OF DOTOON BUOTING	
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 GRUSSEL	LS ADDITION
Describe the basement finish; flooring, walls, ceil	ing finish?
Manufactured Housing: Was this home manufactured of: No If manufactured; what brand?	
manufactured; what type of home is this?	Mobile Home
Manufactured If manu (circle one) Metal Frame Foundation Basement	ıfactured is the home still siton on
Signature:	Buyer/Seller
(circle one)Phone# Date:	

WEBSTER COUNTY ASSESSOR

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale D	ate			School District Code										
91	20	18	2493		12	/21/	2018	Base:	91	-00	-0074 Affiliated: Unified:									
Location	ID	Sale	Number	Useability & Code #					Parcel Number											
0003294	00	3	29	1		GeoCde	7	wn	Rng	Se	ct	Qrt	Subdiv	Аг	ea	Blk	F	Parcel		
	Da	ate of Sa	ile Assessed	Val	ue			4133				0	0	0	20035			007	9	060
Land	Land Improvement						1			Date of Sale Property Classification Code										
2	2,715 72,7						5,425	Status		Prop	perty Ty	ре	Zor	ning	Location	on .	Cit	ity Size Par		cel Size
Assessor Lo	cation:	BLUE	HILL (E	H)				A) 1		B)	01		C)	1	D) 1	1	E)	6	F)	1
					74 1	$\mathbf{R}$	esidentia	i .							Comme	rcial			٠.,	
	Mult	tiple Imp	rovements:	Multi	ple, In	nprovem	ents.:			N	/Jultiple.	Impr	oveme	nts.:	·				•	
		Constru	iction Date:	Cons	tructio	n Date :	19	78		C	Construct	ion I	Date:							
7 - 3 - 14 - 1			Floor:	Floor	Sq. F	L:	1,3	58		F	loor Sq.	Ft. :								
		Building	Cost New:	Cost	:		177,6	70		C	Zost :									
Single Family	Style:	101		Resi	denti	al Conc	lition: 3	0	(17) (13)	C	omme	rcial	l Occu	pand	y Code:			Taright (	14 .4. 5 .51	
(100) □ Mol	bile Hom	e		(10)		Worn	Out			P	rimary:	:		Ot	herl:		C	Other2:		
(101) <b>因</b> One	Story	<b></b>		(20)		Badly	Wom			C	Commercial Construction Class:									4. <sup>11</sup> 1
(102) 🗆 Two	Story			(30) El Average							(1)   ☐ Fireproof Structural Steel Frame									
(103) □ Spli	t Level			(40) □ Good						_	(2) ☐ Reinforced Concrete Frame									
(104) 🗆 1 1/2				(50) Uery Good							(3) 🗆	Ma	asomy	Bea	ring Walls	1				
(111) 🗆 Bi-L	.evel			(60)   Excellent							(4) Usod or Steel Framed Ext. Walls									
(106) ☐ Oth	er									(5) 🗆	Me	etal Fr	ame :	and Walls						
Townhouse or		Style:					ity: 30		<i></i>		(6) <b></b>	Po	le Fran	me			,			
(301) 🗆 One				(10)		Low			<u>.</u>		ost Ra		** *		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Conc	litio	n:	• • •	<u> </u>
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(307) 🗆 1 1/2				(30)	<u>*</u>	Avera	ge			<del>-   `</del>	20) 🗆					(20)		Badly '		1
(308)  Split				(40)	<u> </u>	Good				┯	(30)  Above Average (30)  Average						e			
(309) 🗆 2 1/2				(50)	<u> </u>	Very (		. <del></del> .		(						Good				
(304) □ One				(60)		Excell		ildi kiron vir				B1				(50)		Very C		
(305) 🗆 Two			<u> </u>			7		Arran Jawa A				1	4 4 9 Det		4.475/2014	(60)	Ц	Excelle	ent	
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# MIPS Inc.

## **WEBSTER COUNTY**

Real Estate Breakdown Report

Page 1 RECORDCARD 1/9/19 04:39 PM

44.04.64	.nebraskaa:	2202201201	mane.us -					1/9/19	04:39 PM					
209 W		RST	500		Legal LOTS 13 & 14 ADDITION	BLOCK 7 BLUE	HILL GRUSSELLS		Card File Situs 209 W LANCA: BLUE HILL, NE		00			
Locatio	orhood on / Group	0 300 20	N/A BLUE HILL BLUE HILL (BH)		Class Code State GEO Cadastral	00002-000	20035-007-9060 71-00007		Value Buildings Improvement		:	Previous 72,710 0		72,71
District School		195 91-0074	74HF6N - 91-0074		Book / Page Sale Date Sale Amount	2018 / 2493 12/21/2018 81,500			Land / Lot Total			2,715 75,425		75,42
Model			Method	Description		Lot Size	Frontage Spot Code		Cutoff	Value	Add (+/-)	t	ot Value	Appr II
8 BLUE	HILL			ROLLING   GR,P,C ALL	>&B] 10	1,894.000	130.000 N	1	17,000 22,000 99,999	0.249 0.080 0.029	0.000		2,715	801
Sale Da	rte	Book	Page	Exten	d C	wnership Histor	<b>/</b>		•					Amoun
08/31/2	017	02017	02125		J.	ACKSON, LAURA								(
09/29/1	997	01997	01505			ACKSON,CARL J OTSON, DUSTIN		_						(
	Statement		Building	Other	Lai		Total	Exempt		Taxable	T	otal Tax	Per	nalty Tax
2018	4194	195	72,710	0	2,7		75,425	54,175		21,250		370.80		(
2017	329400	195	72,710	0	2,7		75,425	63,180		12,245		181.22		(
2016	329400	195	72,710	0	2,7		75,425	62,655		12,770		190.06		(
2015	329400	195	104,605	0	2,7		107,320	56,880		50,440		905.82		(
2014	329400	195	104,605	0	2,7		107,320	55,445		51,875		1,042.00		
2013	329400	195	106,795	0	2,7	15	109,510	56,265		53,245	•	1,159.60		C

## MIPS Inc.

#### WEBSTER COUNTY

Appraisal Property Record Card

Page 2 RECORDCARD 1/9/19 04:39 PM

Parcel ID 000329400 (807) Primary Image Sketch Image Cadastral ID 00002-00071-00007 Pared# 00029480 PAD Class Code 01-01-01-01-06-01 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 Œ 195 - 74HF6N - 91-0074 District Legal LOTS 13 & 14 BLOCK 7 BLUE HILL GRUSSELLS ADDITION Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) 72,710 Single-family Residence Buildings Type Quality 1978/0 Year/Effective Age 3.00 - Average Improvement 0 Land/Lot 2,715 Condition 3.00 - Average Total 75,425 Base/Total 1,358 / 1,358 Lot Information Style 100 % - One Story ROLLING | GR,P,C&B | ALL Lot Size Exterior Wall 100 % - Frame, Siding, Wood Valuation Model BLUE HILL Heating/Cooling 100 % - Warmed & Cooled Air Composition Shingle Valuation Method 02 Square Ft Roof Cover Lot Value 2,715 Area of Slab 0 Review Information 07/28/2015 Area of Crawl 0 Fixture/Roughin Entered CJ 8/0 3/2.0 07/09/2015 Bed/Bathroom Inspect Basement Area 1,302 1,158 Part Code Description Year Dimensions Quality Units PD, FD 701 Attached Garage(SF) 0.00 0.000 % / 0.000 % Approximate value after 56.000 % physical, 7.200 % functional and 0.000 % economic depreciation is 5,045 Code Cost Source MS Residential Description Size Units Depreciation PAVC Paving, Concrete 4 - 6 Inch. 220 0 220 0.000 % YDS Yard Shed MS Residential 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 %

PAGE 1 BOOK-PAGE 2018-2508	DOCSTAMP	s 258. 75	DEED TYPE W	D	SALES FILE # 330
DATE OF SALE 12-21-2018	DATE OF DEED 2.	21-2018	DATE RECO	RDED 12-21-	2018
GRANTOR'S NAME (SELLER) Steven E. + Lindo	J. Comme	GRANTEE'S NAM	e (BUYER) Darr		n+Kathleen
LEGAL DESCRIPTION A Tract in NW14		·		F	mry-mefferd
LOCATION ID PARCEL(S) 00 1005100 - (	e0340	10-1	1-9		
PROPERTY CLASS 05 Ag - Single	family	SITUS /	205 univ	ersity Stree	et
TAX DISTRICT / SCHOOL DISTRICT 05/ 65-00(	1 - USABILIT	Y 2 - ADJUSTED	3 - SUBCHANGED 4 -	DON'T USE 5 - AL / E	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	41.890	59185
2011 11515	17515	22 005	2/455	43 460	100 975
	7 7073	26720	21455	48175	Los 690
·					
comments 2.95 Acres - Su	burban				

## Real Estate Transfer Statement

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

**FORM** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 12 Day 21 Yr. 2018 Mo. 12 2018 Day \_ 21 WEBSTER - 91 Ma Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Steven E. Grummert and Linda J. Grummert Darrell Johnson and Kathleen Emry-Mefferd Street or Other Mailing Address 120 S University St City Guide Rock Zip Code 68942 NE is the grantee a 501(c)(3) organization? Yes √ No 8226 If Yes, is the grantee a 509(a) foundation? Email Address n/ã n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Single Family ✓ Improved Industrial Mineral Interests-Nonproducino State Assessed Mobile Home Unimproved ☐ Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt IOLL Commercial Recreational Distribution 8 Type of Deed Conservator Land Contract/Memo Partition Sheriff Other\_ Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Quit Claim Executor ✓ Warranty Was the property purchased as part of an IRS like-kind exchange 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Life Estate √ Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (if No. state the intended use.) ✓ Yes ☐ No √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse 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.) \$115,000 ✓ No \$\_ 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Agri Affiliates. Inc. ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 120 S University St Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description See Attached 21 If agricultural, list total number of acres 115.000:00 23 Was non-real property included in the purchase? Tyes Vol (If Yes, enter dollar amount and attach itemized list.) 23 115,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and authorized to sign this statement. huso u Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 3K2018, Pg 2508 \$ Day 3 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

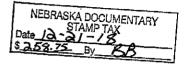
The West 360 feet of County Surveyors Lots Seven (7) and Eight (8) lying North of Minnie Creek, in the Northwest Quarter (NW½) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska EXCEPT that portion conveyed to the County of Webster of the State 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 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2/day of December A.D., 20/8, at 4:25 or clock M. Recorded in Book 20/8 on Page 2508

Orb Klingenberger County Clerk 2/0.92 Beputy Ind Comp Assessor Carded

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 (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.

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.

Steven E. Grummert

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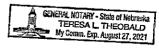
Steven E. Grummert

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Susa Honobald
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 EMF Parcel ID: 001005100 Additional Parcels: Book: 2018 Page: 2508 Sale Date: 12/21/2018 Legal Description: TRACT IN NW1/4 10-1-9	RY-ME
Residential	
County is required to furnish sales in Revenue, regarding real estate transact please complete the following question essential to establish real property of questionnaire will provide a solid bas have any questions, please contact the	cate Statute 77-1327, the Assessor's Office for Webster information to the State of Nebraska Department of etions in Webster County. As a recent seller/buyer, maire. The verification of accurate sales data is valuations in Webster County. Completing this se in the determination of the use of this sale. If you a Assessor's Office at (402)746-2717. You can mail, fax:402-746-2717 e-mail dlwebcoassr@outlook.com
What was the total purchase price?explain	Yes/No If no
Were any changes made to the property (example: Remodeling, Renovations, Add	either before or after the sale?YesNo litions, Repairs, Demolition) If yes, Explain:
How did you learn the property was for Newspaper Seller Prior Knowledge Other	sale? (Circle one): Advertising Brokder/Realtor Family (Explain)
Check the primary motivation for purch Location Outbuildings P	ase of property? rice Investment Size
How was the sale price set? Circle one Mutual Agreement Set by Seller Other (	: Appraisal Auction Comparable Neighborhood Sales Explain)
If Appraised, what was the appraised va	alue?
Was this a sale of partial interest in	the property?YesNo If yes, explain

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

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 & KATHLEEI Parcel ID: 001005100 Additional Parcels: Book: 2018 Page: 2508 Sale Date: 12/21/2018 Legal Description: TRACT IN NW1/4 10-1-9	N EMRY-ME	
Describe the basement finish; flo	oring, walls, ceiling finish?	
Manufactured Housing: Was this how No If manufactured; what brand		es
manufactured; what type of home is	s this? Mobile Home anufactured If manufactured is the home still siton on	
(circle one) Metal Frame Foundat:	ion Basement	
Signature:	Buyer/Seller	
(circle one)Phone#	Date:	

# Residential & Commercial Sales Worksheet

Cnty No. Book Page			Sale Date					fj.	School District Code										
91	91 2018 2508			12/21/2018				Base: 65-0011				. Affiliated:					Unified:		
Location ID Sale Number				Useability & Code #					Parcel Number										
001005100 330			1		GeoCde Tw		vn .	Rng	Sec	ct Qr	t	Subdiv	Area	Blk	Parcel				
Date of Sale Assesses			i Val	ue			4487	1		9	10	) 2		00000		000	0340		
Land Improvements				Total					Date of Sale Property Classi						Classific	ation (	Code		
17,515 48,17				5 65,690				Status		Property Type			Zoning	Zoning L		Location City Size		Parcel Size	
Assessor Lo	cation:	RURA	L (RUR)					A) 1	I	3)	01	$\neg$	C) 5		D) 2	E)	0	F) 5	
						1	Residentia		13,0			100			Commer	cial			
	Multiple Improvements:				Multiple. Improvements. :						Multiple. Improvements.:								
			uction Date:							Cor	Construction Date :								
			Floor:	Floor	Sq. Ft	<u>.</u> :	1,2	88		Floo	Floor Sq. Ft. :								
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Building	g Cost New:	Cost			140,8	80		Cos	Cost:								
Single Family	Single Family Style: 104				dentia	al Cor	dition: 3	0		Co	Commercial Occupancy Code:								
(100) 🗆 Mol	bile Home	e		(10)		Wor	n Out			Prir	Primary: Other1: Other2:								
(101) 🗆 One	Story			(20) □ Badly Wom						Cor	Commercial Construction Class:								
(102) 🗆 Two	Story			(30) M Average						(1)	(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spli	t Level			(40) 🛘 Good						(2)	(2)   Reinforced Concrete Frame								
(104) 🗷 11/	2 Story			(50) U Very Good						(3)	(3)   Masonry Bearing Walls								
(111) 🗆 Bi-L	.evel			(60)   Excellent						(4)	(4) Uood or Steel Framed Ext. Walls								
(106) □ Other											(5)								
Townhouse or	Duplex :	Style:		Resi	dentia	ıl Qua	lity: 40	a tayini	TV	(6)	) 🗆	Pol	e Frame	:			-		
(301) ☐ One Story				(10) □ Low						Cos	Cost Rank: Condition:								
(302) 🗆 Two	Story			(20) □ Fair						(10) ☐ Low (10) ☐ Worn Out								Out	
(307) □ 1 1/2 Story				(30) □ Average						(20) ☐ Average (20) ☐ Badly Won							Wom		
(308) □ Split Level				(40) <b>№</b> Good						(30) ☐ Above Average (30) ☐ Average								ge	
(309) 🗆 2 1/2 Story				(50) □ Very Good						(40) ☐ High (40) ☐ Good									
(304) 🗆 One	Story Du	plex		(60) ☐ Excellent						(50) U Very Good								lood	
(305) 🗆 Two	Story Du	ıplex										S.		÷	(6	0) 🗆	Excelle	ent	
Assessor's						_													
Assessor Cor	mments	and Re	ason for A	ljust	ment	:											•		
			***																
		-																	
Comments fr	·om												·						
WD	OIH .							C	omi	nents	<b>::</b>								
																	(Contin	ue on back)	



## WEBSTER COUNTY Real Estate Breakdown Report

Page 1 RECORDCARD

Cli Str Ca Bo Sa	egal RACT IN NW1/4 -T-R: 10-01-09  ass Code ate GEO adastral pok / Page ale Date ale Amount  LVG Descrip BLD1SU RESSUB	01-01-05-02 4487-10-2-0 00002-0002 2018 / 2508 12/21/2018 115,000	Permit N 0002		COND	Value Buildings Improvement Land / Lot Total  ption CHECK QUAL ITION OF THI BOB W. INVEI	nt  ITY AND (  NTORIED, (  Assessed  5,765  1,750	Date Ope 06/25/200 06/05/200 1 Sub 5 0	Previous 26,720 21,455 17,515 65,690  n	Curren: 26,72( 21,456 17,516 65,690  Amount 0  Market Sub
Strict St	ate GEO adastral ook / Page ale Date ale Amount  LVG Descrip BLD1SU RESSUB	4487-10-2-0 00002-0002 2018 / 2508 12/21/2018 115,000	Permit N 0002 0001 Spot	D. Type 00 N/A 00 N/A	~2008 COND ~2003 ADD B Acres 1.000 0.950	Buildings Improvement Land / Lot Total ption CHECK QUAL ITION OF THI BOB W. INVEI LDG. Value/Acre 5,765	Assessed 5,765	06/25/200 06/05/200 1 Sub 5 0	26,720 21,455 17,515 65,690 m Date Closed 7 12/03/2007 12 01/03/2003	26,72( 21,45( 17,51) 65,69( Amoun
Ca Bc Sa Sa SUBURBAN	adastral ook / Page alle Date alle Amount  LVG Descrip BLD1SU RESSUB	00002-0002 2018 / 2508 12/21/2018 115,000	7-016A0    Permit N   0002   0001   Spot N	D. Type 00 N/A 00 N/A	~2008 COND ~2003 ADD B Acres 1.000 0.950	Improvement Land / Lot Total  ption CHECK QUAL ITION OF THI BOB W. INVEIL LOG LOG 5,765	Assessed 5,765	06/25/200 06/05/200 1 Sub 5 0	26,720 21,455 17,515 65,690 m Date Closed 7 12/03/2007 12 01/03/2003	26,720 21,455 17,515 65,690 Amount
SUBURBAN  ption SITE 1ST ACRE, S	LVG Descrip BLD1SU RESSUB	2018 / 2508 12/21/2018 115,000	Permit N   0002   0001     Spot N   N	00 N/A 00 N/A	~2008 COND ~2003 ADD B Acres 1.000 0.950	ption CHECK QUAL ITION OF THI BOB W. INVEILDG. Value/Acre 5,765	Assessed 5,765	06/25/200 06/05/200 1 Sub 5 0	21,455 17,515 65,690 n Date Closed 17 12/03/2007 12 01/03/2003	21,456 17,518 65,690 Amount
SUBURBAN  ption SITE 1ST ACRE, S	LVG Descrip BLD1SU RESSUB	12/21/2018 115,000	Permit N 0002 0001 Spot N	00 N/A 00 N/A	~2008 COND ~2003 ADD B Acres 1.000 0.950	ption CHECK QUAL ITION OF THI BOB W. INVEI LDG. Value/Acre 5,765	NTORIED, ( Assessed 5,765 1,750	06/25/200 06/05/200 1 Sub 5 0	17,515 65,690 n Date Closed 12/03/2007 12 01/03/2003	17,518 65,690 Amoun
SUBURBAN  ption SITE 1ST ACRE, S	LVG Descrip BLD1SU RESSUB	115,000	0002 0001 Spot N	00 N/A 00 N/A	~2008 COND ~2003 ADD B Acres 1.000 0.950	ption CHECK QUAL ITION OF THI BOB W. INVEI LDG. Value/Acre 5,765	NTORIED, ( Assessed 5,765 1,750	06/25/200 06/05/200 1 Sub 5 0	65,690  n Date Closed 17 12/03/2007 12 01/03/2003	65,690 Amoun
SUBURBAN  ption  SITE 1ST ACRE, S	LVG Descrij BLD1SU RESSUB		0002 0001 Spot N	00 N/A 00 N/A	~2008 COND ~2003 ADD B Acres 1.000 0.950	ption CHECK QUAL ITION OF THI BOB W. INVEI LDG. Value/Acre 5,765	NTORIED, ( Assessed 5,765 1,750	06/25/200 06/05/200 1 Sub 5 0	n Date Closed 17 12/03/2007 12 01/03/2003	Amoun
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ption SITE 1ST ACRE, S	BLD1SU RESSUB	ption	0002 0001 Spot N	00 N/A 00 N/A	~2008 COND ~2003 ADD B Acres 1.000 0.950	CHECK QUAL ITION OF THI BOB W. INVEI LDG. Value/Acre 5,765	NTORIED, ( Assessed 5,765 1,750	06/25/200 06/05/200 1 Sub 5 0	7 12/03/2007 2 01/03/2003	(
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SITE 1ST ACRE, S	BLD1SU RESSUB	ption	0001 Spot	00 N/A	2003 ADD B Acres 1.000 0.950	ITION OF THI BOB W. INVEI LDG. Value/Acre 5,765	Assessed 5,765 1,750	06/05/200 Sub 0	2 01/03/2003	
SITE 1ST ACRE, S	BLD1SU RESSUB	ption	Spot N		ADD B Acres 1.000 0.950	LDG. Value/Acre 5,765	Assessed 5,765 1,750	Sub 0		
SITE 1ST ACRE, S	BLD1SU RESSUB	ption	N	Code	1.000 0.950	5,765	5,765 1,7 <b>5</b> 0	0	Market/Acre	Market Sub
,	RESSUB				0.950		1,750	0		
IAL SUBURBAN			N			1,840		-		
	HOM1SU				1 050					
	HOM1SU				1.000		7,515	•		
	CONTRACTOR CONTRACTOR CONTRACTOR		N		1.000	10,000	10,000	0		
				and Total	2.950		17,515	i	_	
Extend	Own	ership History					_			Amount
		, LINDA MMERT, STEV	EN E & LIN	DA J						65,000 0
Other	Land		To	tal	Exempt		Taxa	ble	Total Tax	Penalty Tax
21,455	17,515		65,6	90	0		65.	690	1.033.04	0
21,455	17,515		60,9	75	0		60,	975	892.72	ō
21,455	17,295		59,1	85	0		59.	185	839.46	ō
22,215	15,765		51,9	85	0					Ö
23,270	13,780		51,0	55	0		51.	055		0
6,790	13,780		37,3	30	0					Õ
	21,455 21,455 21,455 22,215 23,270	Other         Land           21,455         17,515           21,455         17,515           21,455         17,515           21,455         17,295           22,215         15,765           23,270         13,780	GRUMMERT, STEV	GRUMMERT, STEVEN E & LIN           Other         Land         To           21,455         17,515         65,6           21,455         17,515         60,9           21,455         17,295         59,1           22,215         15,765         51,9           23,270         13,780         51,0	GRUMMERT, STEVEN E & LINDA J           Other         Land         Total           21,455         17,515         65,690           21,455         17,515         60,975           21,455         17,295         59,185           22,215         15,765         51,985           23,270         13,780         51,055	GRUMMERT, STEVEN E & LINDA J           Other         Land         Total         Exempt           21,455         17,515         65,690         0           21,455         17,515         60,975         0           21,455         17,295         59,185         0           22,215         15,765         51,985         0           23,270         13,780         51,055         0	GRUMMERT, STEVEN E & LINDA J           Other         Land         Total         Exempt           21,455         17,515         65,690         0           21,455         17,515         60,975         0           21,455         17,295         59,185         0           22,215         15,765         51,985         0           23,270         13,780         51,055         0	GRUMMERT, STEVEN E & LINDA J           Other         Land         Total         Exempt         Tax           21,455         17,515         65,690         0         65,           21,455         17,515         60,975         0         60,           21,455         17,295         59,185         0         59,           22,215         15,765         51,985         0         51,           23,270         13,780         51,055         0         51,	GRUMMERT, STEVEN E & LINDA J           Other         Land         Total         Exempt         Taxable           21,455         17,515         65,690         0         65,690           21,455         17,515         60,975         0         60,975           21,455         17,295         59,185         0         59,185           22,215         15,765         51,985         0         51,985           23,270         13,780         51,055         0         51,055	GRUMMERT, STEVEN E & LINDA J           Other         Land         Total         Exempt         Taxable         Total Tax           21,455         17,515         65,690         0         65,690         1,033,04           21,455         17,515         60,975         0         60,975         892,72           21,455         17,295         59,185         0         59,185         839,46           22,215         15,765         51,985         0         51,985         720,94           23,270         13,780         51,055         0         51,055         830,74



#### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 2 RECORDCARD 1/10/19 09:40 AM

Sketch Image Parcel ID 001005100 (1506) Primary Image 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 Property Valuation Buildings Improvement Residential Information Marshall & Swift Cost Approach (06/2013) 26,720 Type Quality Single-family Residence 4.00 - Good 1912/0 21,455 Land/Lot 17,515 3.00 - Average Condition Total Base/Total 1,062 / 1,288 Review Information Style 88 % - 1 1/2 Story Finished 12 % - One Story 100 % - Frame, Siding, Wood 80 % - Baseboard, Hot Water 01/15/2016 Enfered TS TS Exterior Wall inspect Heating/Cooling Roof Cover Composition Shingle Area of Slab Area of Crawl Fixture/Roughin 8/0 Bed/Bathroom 0 / 2.0 Basement Area 902 Code Description Cost Source Size Year In Units Depreciation 256 320 Knee-Wall Porch Wood Deck MS Residential 256 0.000 % WOD MS Residential 320 0.000 % Date Added Notes

06/06/2013 ZONING GUIDE ROCK JURISDICTION SUBURBAN



#### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 3 RECORDCARD 1/10/19 09:40 AM

(1506) Parcel ID 001005100 Cadastral ID 00002-00027-016A0 PAD Class Code 01-01-05-02-00-05 State GEO 4487-10-2-00000-000-0340 JOHNSON, DARRELL & KATHLEEN EMRY-ME 120 S UNIVERSITY STREET GUIDE ROCK, NE 68942 Situs 120 \S UNIVERSITY \$T Neighborhood District 1 - AREA 1 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 Concrete 880 BARN Bam (Obsolete) 1.00 2.00 Composition-Roll 0 0 36 x 50 x 0 Concrete 1,800 **Building Components** PAVC Paving, Concrete 4 - 6 Inch. 3.00 3.00 0 10 x 10 x 0 100 Concrete **Building Components** DTGR Detached Garage 1.00 1.00 0 20 x 14 x 0 Concrete Asphalt-Shingles 280 **Building Components** 

## MIPS ITC.

### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 4 RECORDCARD 1/10/19 09:40 AM

					Appraisal Proper					1/10/19 09:40 AM
Parcel	ID 001005100		(1506)		JOHNSON, DARRELL			Legal	TRACT IN NW1/4 10-1-9	***
Code	Description	Class	Qual Co	nd. Year	Eff Age Dimensions	Floor	Roofing	Total	Units	
3MS	3 Sided Shed - Garage	0	3.00 3.	00 C	0 40 x 20 x 10	Dîrt	Metal		800	
	Building Components									
PAVC	Paving, Concrete 4 - 6 Inch.	D	3.00 3.	00 0	0 30 x 24 x 0	Concrete			700	
AVC	Building Components		3.00 3.	30 0	0 30 X 24 X 0	Concrete			720	
	Delicang Components									
	** WIR / W				·······	PP				
MCI	MACHINE SHED	0	3.00 3.	00 0	0 30 x 30 x 20	Concrete	Metal		900	
	Building Components									
BMS	3 Sided Shed - Garage	0	3.00 3.	00 0	0 12 x 12 x 0	Dirt	Metal		144	
	Building Components									
						**	***************************************			* · · · · · · · · · · · · · · · · · · ·
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					<del></del>					

PAGE 1	BOOK-PAGE 2018	-2518-252	3 DOC STAMF	s Evenpt #2	DEED TYPE WD		SALES FILE # 331
DATE OF SALE	9-8-2018	٧ 	DATE OF DEED 9-8	3-2018	DATE RECORDE	ED 12-210-20	018
GRANTOR'S NA	ME (SELLER) Lisa F	eese + Man	s. Feese Co	Mylags GRANTEE'S NA	ME (BUYER) Nebras	Kw Dept. T	ransportation
LEGAL DESCRIP	TION A Tract of L	and located	in Sw 14 2	31-2-12			,
LOCATION ID PA	ARCEL(S) 002	304300 -	- 72195	SW14 2	31-2-12		
NEIGHBORHOO PROPERTY CLAS	· /e /	RuralAg		SITUS	Rural 31	1-2-12	
TAX DISTRICT /	SCHOOL DISTRICT	1 91-0002	1 - USABILIT	Y 2 - ADJUSTED	3 - SUBCHANGED 4-1	DON'T USE 5 - AL / DO	ON'T USE MOBILE HOME
TOTAL SALE PRI	6,400	521 ADJ	,	ASS'R ADJ		ADI SALE PRICE	
YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAŁ AŁL
2016	552500		552500				
2017	332590		332590	-			
2018	332580		332590		E .		ANA - Laboratoria
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<b>3.</b> ************************************			-		<u> </u> 		
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COMMANDATE				4.11			
COMMENTS	Row '	Jall		·			
P-1							

#### BOOK-PAGE

IRRIGATION WELL	IRRIGATION BOSTWICK	IRRIGATION GOTSCH WASTE	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL/BOSTWICK	IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1	1A1 B	1A1 F	1A1 K	<b>1</b> A1 R	1A1 S	1A1 V	1A1 U
1A	1A B	1A F	1A K	1A R	1A S	1A V	1A U
2A1	2A1 B	2A1 F	2A1 K	2A1 R	2A1 S	2A1 V	2A1 U
2A	2A B	2A F	2A K	2A R	2A S	2A V	2A U
3A1	3A1 B	3A1 F	3A1 K	3A1 R	3A1 S	3A1 V	3A1 U
3A	за в	3A F	за к	3A R	3A S	3A V	3A U
4A1	4A1 B	4A1 F	4A1 K	4A1 R	4A1 S	4A1 V	4A1 U
4A	4A B	4A F	4A K	4A R	4A S	4A V	4A U
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

GREENBELT IRRIGATION WELL	GREENBELT IRRIGATION BOSTWICK	GREENBELT IRRIGATION GOTTSCH WASTE	GREENBELT IRRIGATION CREEK	GREENBELT IRRIGATION REPUBLICAN RIVER	GREENBELT IRRIGATION STREAM	GREENBELT IRRIGATION WELL / BOSTWICK	GREENBELT IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	WATER ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 G	1A1 B G	1A1 F G	1A1 K G	1A1 R G	1A1 S G	1A1 V G	1A1 U G
1A G	1A B G	1A F G	1A K G	1A R G	1A S G	1A V G	1A U G
2A1 G	2A1 B G	2A1 F G	2A1 K G	2A1 R G	2A1 S G	2A1 V G	2A1 U G
2A G	2A B G	2A F G	2A K G	2A R G	2A \$ G	2A V G	2A U G
3A1 G	3A1 B G	3A1 F G	3A1 K G	3A1 R G	3A1 5 G	3A1 V G	3A1 U G
3A G	3A B G	3A F G	3A K G	3A R G	3A S G	3A V G	3A U G
4A1 G	4A1 B G	4A1 F G	4A1 K G	4A1 R G	4A1 S G	4A1 V G	4A1 U G
4A G	4A B G	4A F G	4A K G	4A R G	4A S G	4A V G	4A U G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

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.

	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 9 Day 8 Yr. 2018  4 Date of Deed  Mo. 9 Day	y <u>8</u> Yr. <u>2018</u>
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	y 11
Grantor's Name, Address, and relephone (Please Phili)  Grantor's Name (Seller)	Grantee's Name (Buyer)	
See Attached Copy Street or Other Mailing Address	Nebraska Department of Transportation     Street or Other Mailing Address	
6010 Clarion Circle	PO Box 94759 *	
City State Zip Code Minnetonka MN 55343-7903  Phone Number	City State Lincoln NE  Phone Number Is the grantee a 501(c)(3) organize	Zip Code 68509-4759 ation? Yes √No
(612) 554-9837	(402) 471-4567 If Yes, is the grantee a 509(a) fou	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
	) Property Type	(C)
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved	Mineral Interests-Producing Exempt	
		Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
part of an IBS like-kind exchange?		ansfer on Death
		ustee to Beneficiary ther (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If i	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 rel		
	Partnership, or LLC Self Solf Other And Grandchild Spouse	er
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$5,400	☐ Yes	%
16 Does this conveyance divide a current parcel of land?  ✓ Yes  No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
NE corner of HWY 136 & Road 100, Red Cloud, NE 68970	Nebraska Department of Transportation PO Box 94759	
18a No address assigned 18b Vacant land	Lincoln, NE 68509-4759	
20 Legal Description	4 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
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? Tyes Ve No (If Yes, e	nter dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	5,400ॄ00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	int and that it is, to the best of my knowledge and belief, true, co	emplete, and
Tina Yates		(402) 479-4491
Sign Print or Type Name of Grantee or Authorized Representative	Lieburg Dight of May Apparent	Phone Number
Cinesture of Ordates or Authorized Pengagon tative	Highway Right of Way Accountant  Title	- 12/20/2018 Date
liele . 0		
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1ly 28 Recording Data	For Dept. Use Only
Mo. 12 Day 26 Yr. 18 \$Exempt H 2	BK2018, Pg 2518-2523	
lebraska Department of Revenue	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)



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: 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., 20 8 at 12:45 o'clock P. M. Recorded in Book 20/8 on Page 25/8 2523

Deb Klingenberger County Clerk \$40.99 B. Deputy ind Comp. Assessor Carded

NEBRASKA DOCUMENTA. LY
STAMP TAX
Date 12-26-78
\$Exempt\* 2 By BB

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

PROJECT: 136-4(115)

WARRANTY DEED

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 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

BK2018,Pg 2519

#### **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.

## **WARRANTY DEED**

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 1

Duly executed this 8th day of September, A.D. 20 18.
Mark S. Feese, Co-Trustee of the Sandra M. Feese Trust
STATE OF Minnes of A )ss.  COUNTY OF Henneyin )ss.
On this day of
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

PROJECT: 136-4(115)	WARRANTY DEED C.N.: 42617	TRACT: 1
Duly executed this $\underline{\hspace{1cm} Y}$ day of _	September, A.D. 20 18.	

Lisa Feese Burns Co-Trustee
of the Sandra M. Feese Trust

STATE OF Minnes of A
COUNTY OF Henregin )ss.
On this Haday of September, A.D., 20 17, before me, a General
Notary Public, duly commissioned and qualified, personally came <u> </u>
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

JAMES A SOUDER

NOTARY PUBLIC - MINNESOTA

MY COMMISSION EXPIRES 01/31/2021

BK2018,Pg 2522

## 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 G-Trustee for the Sandra M. Feese Trust, (title) (name of organization) organized in accordance with the laws of the State of MINNESTA and/or lawfully operating in the State of Nebraska; and 2. In that capacity or by resolution of the 2 st Amendment to the 1st Complete Syren(governing body) seeding Amenddated ,\_\_\_, I am authorized to sign any and all documentation on behalf ment to the 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. Lisi fuse Bune Signature Lisa Feese Buens Print Name State of Minnesola County of <u>Henrepin</u>) ss Subscribed and sworn before me this 29th day of September, 20 19. Mm NUM

Notary Public NOTARY PUBLIC - MINNESOTA

Project No.: 136-4(115)

Project Name: Red Cloud West Control Number: 42617

Tract No.: 1

13K2018/Pg 2523

# NEBRASKA

Good Life, Great Journey.

**DEPARTMENT OF TRANSPORTATION** 

# STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

					Affida	vit			
I, <u>//</u> /	lark	5	Feese		, the undersi	igned, swear	or affirm tha	t the following	
is true a	and accur	rate te	o the best of	my knowledge	<del>)</del> :				
l.	organiz	zed in	accordance		for the Sax of the State of aska; and				
2.	dated _ of the a with th	STabove	named entity te of Nebrask	, <u>2017</u> , I ar y regarding the ka - Departmer	m authorized to si e sale or use of pr nt of Transportation	ign any and a roperty rights on project as	all documenta s in general or	tion on behalf specifically	me
Dated th	his //	da	y of	eptember	^,20 <u>_/</u> 8	<i>:</i>		_	
Samuel Sa	MILE M		MARC N COHN RY PUBLIC - MINNES IISSION EXPIRES 01		Mar	7/5 S Pr	ignature Feese int Name	7	_
State of County	of <u>[12</u>	nes,	ifa lin	) ) ss )					
Subscri	bed and	swon	n before me t	his <u>2914</u> da	y of 5-1/2	mber	,20 <u>/8</u>	· •	
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		~~~ MAF		z 2	Man M.	Mm otary Public		<del></del>	

Project No.: 136-4(115)
Project Name: Red Cloud West

Control Number: 42617

Tract No.: 1

PAGE 1	BOOK-PAGE 2018	- a532	DOC STAM	1PS 756	DEED TYPE W	D	SALES FILE # 332
DATE OF SALE	12-21-20	18	DATE OF DEED 16	2-21-20	DATE RECOR	NDED 12-27-8	2018
GRANTOR'S NA	ME (SELLER) Zache	y+Tara	Ault + Emil	GRANTEE'S N	IAME (BUYER) Mi		
LEGAL DESCRIP	TION NE14	36-2-9	Wulf	<u>"</u>		hare L. Hy	
LOCATION ID PA		400 - 617					
NEIGHBORHOO PROPERTY CLAS	ss 01-Ag	Rural-	Ag	SITUS	36-2-9		
TAX DISTRICT /	SCHOOL DISTRICT OS	1650011	1 - USABILI	TY 2 - ADJUSTED	3 - SUBCHANGED 4	I - DON'T USE 5 - AL /	DON'T USE MOBILE HOME
TOTAL SALE PRI	a 336,00		1	ASS'R ADJ		ADI 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	 	23.8180	700			238180
		1					-
				**************************************	<u> </u>		
<del></del>		<u> </u>					
		1			<del> </del>		
					i I		
COMMENTS		<u> </u>			<u> </u>		

#### BOOK-PAGE

IRRIGATION WELL ACRES	IRRIGATION BOSTWICK	IRRIGATION GOTSCH WASTE	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL/BOSTWICK	IRRIGATION UNKNOWN SOURCE
1A1	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A	1A1 B	1A1 F	1A1 K	1A1 R	1A1 S	1A1 V	1A1 U
	1A B	1A F	1A K	1A R	1A S	1A V	<b>1</b> A U
2A1	2A1 B	2A1 F	2A1 K	2A1 R	2A1 S	2A1 V	2A1 U
2A	2A B	2A F	2A K	2A R	2A S	2A V	2A U
3A1	3A1 B	3A1 F	3A1 K	3A1 R	3A1 S	3A1 V	3A1 U
3A	3A B	3A F	за к	3A R	3A S	3A V	3A U
4A1	4A1 B	4A1 F	4A1 K	4A1 R	4A1 S	4A1 V	4A1 U
4A	4A B	4A F	4A K	4A R	4A S	4A V	4A U
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
GREENBELT IRRIGATION WELL	GREENBELT IRRIGATION BOSTWICK	GREENBELT IRRIGATION GOTTSCH WASTE WATER	GREENBELT IRRIGATION CREEK	GREENBELT IRRIGATION REPUBLICAN RIVER	GREENBELT IRRIGATION STREAM	GREENBELT IRRIGATION WELL / BOSTWICK	GREENBELT IRRIGATION UNKNOWN SOURCE
IRRIGATION	IRRIGATION	IRRIGATION GOTTSCH WASTE	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION
IRRIGATION WELL	IRRIGATION BOSTWICK	IRRIGATION GOTTSCH WASTE WATER	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL / BOSTWICK	IRRIGATION UNKNOWN SOURCE
IRRIGATION WELL ACRES	IRRIGATION BOSTWICK ACRES	IRRIGATION GOTTSCH WASTE WATER ACRES	IRRIGATION CREEK ACRES	IRRIGATION REPUBLICAN RIVER ACRES	IRRIGATION STREAM ACRES	IRRIGATION WELL / BOSTWICK ACRES	IRRIGATION UNKNOWN SOURCE ACRES
IRRIGATION WELL ACRES 1A1 G	IRRIGATION BOSTWICK  ACRES 1A1 B G	IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G	IRRIGATION CREEK ACRES 1A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G	IRRIGATION STREAM ACRES 1A1 S G	IRRIGATION WELL / BOSTWICK  ACRES 1A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES 1A1 U G
IRRIGATION WELL ACRES 1A1 G 1A G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G	IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G 1A F G	IRRIGATION CREEK ACRES 1A1 K G 1A K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G	IRRIGATION STREAM  ACRES  1A1 S G  1A S G	IRRIGATION WELL / BOSTWICK  ACRES 1A1 V G  1A V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G
IRRIGATION WELL ACRES 1A1 G 1A G 2A1 G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G	IRRIGATION CREEK  ACRES  1A1 K G  1A K G  2A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G	IRRIGATION STREAM  ACRES  1A1 S G  1A S G  2A1 S G	IRRIGATION WELL / BOSTWICK  ACRES 1A1 V G 1A V G 2A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G
IRRIGATION WELL  ACRES  1A1 G  1A G  2A1 G  2A G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G  2A B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G  2A F G	IRRIGATION CREEK  ACRES  1A1 K G  1A K G  2A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G  2A R G	IRRIGATION STREAM  ACRES  1A1 S G  1A S G  2A1 S G  2A S G	IRRIGATION WELL / BOSTWICK  ACRES  1A1 V G  1A V G  2A1 V G  2A V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G  2A U G
IRRIGATION WELL ACRES  1A1 G  1A G  2A1 G  2A G  3A1 G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G  2A B G  3A1 B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G  2A F G  3A1 F G	IRRIGATION	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G  2A R G  3A1 R G	IRRIGATION STREAM  ACRES  1A1 S G  1A S G  2A1 S G  2A S G  3A1 S G	IRRIGATION WELL / BOSTWICK  ACRES  1A1 V G  1A V G  2A1 V G  2A V G  3A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G  2A U G  3A1 U G
IRRIGATION WELL  ACRES  1A1 G  1A G  2A1 G  2A G  3A1 G  3A G	IRRIGATION   BOSTWICK   ACRES   1A1	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G  2A F G  3A1 F G	IRRIGATION	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G  2A R G  3A1 R G	IRRIGATION	IRRIGATION WELL / BOSTWICK  ACRES  1A1 V G  1A V G  2A1 V G  2A V G  3A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G  2A U G  3A1 U G  3A U G

## Good Life. Great Service.

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

	t 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 21 Yr. 2018  4 Date of Deed 9
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Zachery and Tara Ault and Emily Wulf	Michael L. Hynek
Street or Other Mailing Address P. O. Box 1151	Street or Other Mailing Address 1058 Rd 2300
City State Zip Code Hastings, NE 68902	Guide Rock State Zip Code NE 68942
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(0) 0) 4	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was the property purchased as part of an IRS like-kind exchange? Distribution Foreck	
(I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Yes No Court Decree Exchange Granto	r 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.	ives? (If Yes, check the appropriate box.)
Yes Von Aunt or Uncle to Niece or Nephew Family Corp., Pr	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	nd Grandchild Spouse
Ex-spouse Parents and Ch	Id 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.)
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 Yes
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Michael L. Hynek
	1058 Rd 2300
18a ✓ No address assigned 18b	Guide Rock, NE 68942
Northeast Quarter (NE1/4) of Section Thirty-six (36), the 6th P.M., Webster County, Nebraska	Township Two (2) North, Range Nine (9), West of
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	22 33 6,000 00
23 Was non-real property included in the purchase? Yes No (If Yes, ent	er dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	336.00000
25 If this transfer is exempt from the documentary stamp tax, list the exemption i	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Michael L. Hynek	and that it is, to the best of my knowledge and belief, true, complete, and
Sign	Phone Number
- Walling & Wall	Grantee 12/21/2018  Date
liele "	
Register of Deed's Use Only	
12 27 19 6 75 100	28 Recording Data
Mo. 1 Day 22 Yr. 18 \$ /36.	15K 2018, 19 25 52

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 510.09

Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-37-18
\$ 756. By 1313

#### 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 Allen Ault

Jan A Ault

Emily Ann Wulf

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on the 19th 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

Notary Public

# Agricultural Land Sales Worksheet

Cnty No. B	ook	Page	S	ale Date				Sc	hool Dis	trict Cod	<b>D</b>		
91 20	)18 :	2532	12/	21/2018	Base: 6	55-00	11	Affil	ated:		Unified:		
Location ID	Sale Nun	aber	Useabili	ty & Code#					Parcel I	Number			
001115400	332		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Агеа	Bik	Parcel
ı	Date of Sale A	ssessed	Value		4375	2	9	36	1	00000	1	000	1755
Land	Improve	ments		Total	Date of Sa				ale Property Classification Code				
238,180				238,180	Status	Status Property Type		ре	Zoning Location		Ci	City Size I	
	Irrigation T	уре:			A) 2	B)	05	(	<b>")</b> 5	D) 3	E)	0	F) 9
LCG	ACRI	:S:	v	ALUE:		LCG		£.	ACR	ES:		VAL	UE:
IRRIGATED 1A	1				GR	ASSLA	ND 10	G1					
1.4	A		_		1G		G	39.000		55,57!		55,575	
2A	1				2G1		<b>31</b>						
2./	1					2G 10.0		0.000	14,250				
3A:	1				3G1		31						
3 <i>A</i>	3A.				3G 50.000			0.000			71,250		
4A.	1						40	31					
4.4	<b>L</b>						4	G	40.000				57,000
DRYLAND 1D					s	helterbe	lt/Timb	er					
11	5	.000		13,525			Accretic	m					
2D1							Was	te					
<u> 2</u> E					W-1///		Oth		****				
3D1	+				AG L	AND T	OTA	L	· · · · · ·	6.000		2	38,180
3E		.000		9,060			Road	ls		4.000			A Control of
4D1	<del> </del>					F	arm Site	≋s					
4D	<u> </u>	.000		17,520			me Site	_					
STATEMENT COLUMN TO THE PROPERTY OF THE PROPER	121112412401410441					R.	ecreatic	n					
Dwellings							Oth		***************************************				
Outbuildings		,			Non	-AG T	OTA.	[,	4	1.000			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
744		
Comments from	Comments:	
WD	COMMENTER	
	TARRES .	
		(Continue on back)

## MIPS Inc.

## WEBSTER COUNTY

Page 1 RECORDCARD

Legal   Card File   001115400     NE1/4 36-2-9   Situs   S-T-R: 36-02-09   Acres: 160.000   36.2.0	
S-1-R: 36-02-09 Acres: 160.000 36-2-9	
Class Code   02-05-05-03-00-09   Value   Previous	238,180
cription LVG Description Spot Code Acres Value/Acre Assessed Sub Market/Acre	Market Sub
EGE SILT LOAM, 1-3% 1D N 5.000 2,705 13,525 0 HOBBS SOILS 4D N 8.000 2,190 17,520 0 EGE SOILS, 3-7% 3D N 4.000 2,265 9,060 0	
17.000 40,105	
EGE SILT LOAM, 1-3% 1G N 39.000 1,425 55,575 0 EGE SILT LOAM, 3-7% 2G N 10.000 1,425 14,250 0	
HOBBS SOILS 4G N 40.000 1,425 57,000 0 GES SOILS, 3-7% 3G N 50.000 1,425 71,250 0 GES SOILS, 3-7% 3G N 50.000 1,425 71,425 71,425 71,425 71,425 71,425 71,425 71,425 71,425 71,425 71,425 71,425 71,4	
139.000 198,075	
ROAD ROAD N 4.000 0 0 0  Land Total 160.000 238,180	
Extend Ownership History	Amount
ALEXANDER, SUSAN% ALEXANDER, SUSAN% ALEXANDER, SUSAN%	0
Other Land Total Exempt Taxable Total Tax	Penalty Tax
0 238,180 238,180 0 238,180 3,704.38	0
0 238,180 238,180 0 238,180 3,445,18 0 221,500 221,500 0 221,500 3,141,72	0
0 221,500 221,500 0 221,500 3,141.72 0 216,600 216,600 0 216,600 3,003.88	0
0 154,005 154,005 0 154,005 2,505,88	0
0 131,935 131,935 0 131,935 2,427,30	0

## MIPS Inc.

## **WEBSTER COUNTY**

Page 2 RECORDCARD

Parcel ID 001115400 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	(1783) Primary Image	Sketch Image	
District 5 - GR11F1S - 65-0011 Legal S-T-R: 36-02-09 NE1/4 36-2-9			
Property Valuation Buildings 0	Residential Information	Marshall & Swift Cost Approach	(06/201 0/0
Buildings	Type	Year/Effective Age	0/0
02/13/2006 Entered SK	Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0		

## COMMERCIAL SALES FILE

PAGE 1	BOOK-PAGE OLS	2541	DOC STAMPS	Example 5	DEED TYPE COVP -	WD	SALES FILE # 333			
DATE OF SALE	12-17-20	2/8				DED 12-28-				
GRANTOR'S NAM	e (SELLER) South	Central S	late Bonk	GRANTEE'S NAN	ME (BUYER) City C					
LEGAL DESCRIPTION					•		own Blue Hill			
LOCATION ID PARCEL(S) 000305800 - 6490 - Blue HILI										
NEIGHBORHOOD/ 305/Blue Hill Commercial SITUS 541 W Googe St.										
TAX DISTRICT / SCHOOL DISTRICT   95/91-0074 1-USABILITY 2-ADJUSTED 3-SUBCHANGED 4-DON'T USE MOBILE HOME										
TOTAL SALE PRICE		521 ADJ	Mint to .	ASS'R ADJ		ADJ SALE PRICE				
YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL)	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL			
201b		2460	2460		25 25		27585			
2017		2440	2440		25125		27565			
2018		2440	2440		125125		27565			
***************************************		! !			-					
		<u> </u>			<u> </u>					
		1								
· · · · · · · · · · · · · · · · · · ·		<u> </u> 								
		<u> </u>			1					

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	nt is signed and items 1-25 are accurately completed.	, L
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91 ▼		<sub>ly</sub> <u>17</u> <sub>Yr.</sub> <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
South Central State Bank	City of Blue Hill	
Street or Other Mailing Address PO Box 186	Street or Other Mailing Address PO Box 277	
City State Zip Code NE 68932	City State Blue Hill NE	Zip Code 68930
Phone Number (402) 756-3311	Phone Number (402) 756-2056 Is the grantee a 501(c)(3) organize (402) 756-2056 If Yes, is the grantee a 509(a) for	
Email Address jerry.schaefer@southcentralstatebank.com	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.	
·	Property Type	(C)
Improved   Single Family   Industrial     Unimproved   Multi-Family   Agricultural     IOLL   Commercial   Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	Other
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  10 Type of Transfer Distribution Force Auction Easement Gift	losure Irrevocable Trust Revocable Trust Trust Sale Trust	
	atives? (If Yes, check the appropriate box.)  Partnership, or LLC Self Oth  and Grandchild Spouse	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$25,125	Yes	%
16 Does this conveyance divide a current parcel of land?  Yes No .	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property 541 W Gage St  18a No address assigned 18b Vacant land	19 Name and Address of Person to Whom the Tax Statement S City of Blue Hill PO Box 277 Blue Hill, NE 68930	Should be Sent
20 Legal Description West 1/2 Lot 13 & All Lots 14 & 15 Block 14 Origina 21 If agricultural, list total number of acres	I Town Blue Hill	
22 Total purchase price, including any liabilities assumed	6ift 22 \$	0:00
23 Was non-real property included in the purchase? Yes No (If Yes, e	\$	l
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ ••••••••••••••••••••••••••••••••••••	0100
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Tricia Allen	nt and that it is, to the best of my knowledge and belief, true, or	omplete, and (402) 756-2056
sign Print or Type Name of Grantee or Authorized Representative	City Clork/Trassurer	Phone Number
- January III	City Clerk/Treasurer	12/17/2018 Date
Register of Deed's Use On	ily	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 13 Day 28 Yr. 18 \$ Exempt# 2	BK2018, Pg 2541	01 Cht 55 76 044 77 400

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of December A.D., 20 /8, at 9:15 o'clock A M. Recorded in Book 20/8 on Page 25 // Deb Klincenbergen County Clerk 3 // 0.00 Recorded Deputy Ind Comp Assessor Carded

BK2018, Pg 2541

NEBRASKA DOCUMENTARY STAMP TAX Date\_/2-28-78 \$ Exempl#2 By BB

#### CORPORATION WARRANTY DEED

SOUTH CENTRAL STATE BANK, a corporation organized and existing under the laws of the State of Nebraska, Grantor, in consideration of a gift received from Grantee, CITY OF BLUE HILL, a municipality, coveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

WEST HALF OF LOT THIRTEEN (13) AND ALL LOTS FOURTEEN (14) AND FIFTEEN (15) BLOCK FOURTEEN (14) ORIGINAL TOWN CITY OF 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 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 18 ,2018

SOUTH CENTRAL STATE BANK

By: Jerry Schaffer

Jerry Schaefer, President

STATE OF NEBRASKA ) ) ss COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on December \_18th\_, 2018, by Jerry Schaefer, President of South Central State Bank, a Nebraska Corporation, on behalf of the Corporation.

Comm. Expires <u>10-13-21</u>

Kathryn L. Anderson Notary Public

GENERAL NOTARY - State of Nebraska KATHRYN L. ANDERSON My Comm. Exp. October 13, 2021

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page		Sale Date				Sch	iool Di	strict Coc	ie		
91	2018	2541	12	2/17/2018	Base: 9	91-0	074	Affili	ated:		Uni	fied:	
Location II	) Sale	Number	Useal	ility & Code#					Parcel :	Number			
00030580	0	333	4	06	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	Date of S	ale Assessed	l Value		4133			00	0	20005		014	6490
Land	Imj	provements		Total		Ι	Date of	Sale P	ropert	y Classifi	cation	Code	
2,4	40	25,12	5 27,565 Status			Pr	operty Ty	ре	Zoning	Locatio	n Ci	ty Size	Parcel Size
Assessor Loca	tion: BLUE	HILL (	3H)		A) 1	B)	03	C	) 3	D) 1	E)	6	F) 1
				Residenti	al					Comme	rcial		
er i de dise	Multiple Im	provements:	Multiple, I	mprovements.:			Multiple.	Improv	ements. :	3			
	Consti	uction Date:	Construction Date :				Construc	tion Dat	e :	1900			
		Floor:					Floor Sq.	Ft.:	:	1,862			
	Buildir	g Cost New:	Cost:				Cost:		3.	5,508			
Single Family St	yle:		Resident		Comme	rcial O	ccupan	cy Code:					
(100) 🗆 Mobile	e Home		(10)				Primary	468	3 0	ther1:	(	Other2:	
(101) 🗆 One St	tory		(20) □ Badly Worn				Commercial Construction Class: 3						
(102) 🗆 Two S	tory		(30)		(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Split L	evel		(40) 🛘	Good			(2)	Rein	forced C	oncrete Fr	ame		
(104) 🗆 1 1/2 S	tory		(50)	Very Good			(3) 🐱	Maso	onry Bea	ning Walls			
(111) 🗆 Bi-Lev	el		(60)	Excellent			(4)	Woo	d or Ste	el Framed l	Ext. Wal	ls	
(106) □ Other							(5)   Metal Frame and Walls						
Townhouse or D	uplex Style:		Resident	ial Quality:			(6) 🗆	Pole	Frame				
(301) □ One St	ory		(10) 🗆	Low			Cost Ra	nk: 2	0		Conditio	on: 10	
(302) □ Two St	tory		(20) 🗆	Fair			(10)	Low		(	(10) <b>E</b>	Wom	Out
(307) 🗆 1 1/2 S	tory		(30)	Average			(20) 🖼	Avera	age	(	20) 🗆	Badly	Worn
(308) 🗆 Split Le	evel		(40)	Good			(30)  Above Average (30)  Average						
(309) 🗆 2 1/2 S	tory		(50)	Very Good			(40) 🗆	High		(	40) 🗆	Good	
(304) 🗆 One St	ory Duplex		(60) 🛘	Excellent				in n		arakat (	50) 🗆	Very (	<del>J</del> ood
(305) 🗆 Two St	ory Duplex						e gartage			41.13 <b>(</b>	60) 🗆	Excelle	ent
Assessor's A	djustment	to Sale Pr	rice (+ c	or -):									
Assessor Comp	nents and R	eason for A	djustmen	t:									
								•					
CORPORATION		D3307 (33)				omme							
CORPORATI	TON MD-	DANK GAV	E AS (	FIFT TO CI	TY OF E	PULE	HILL	l					
-													
	<del>.</del>											(Contin	ne on back)

## MIPS Inc.

## WEBSTER COUNTY

Real Estate Breakdown Report

Page 1 RECORDCARD

	en le Diagram	336330130	illitie.us_/		Re	eal Estate Br	eakdowr	Report						1/10/19 1	10:37 AF
PO BO	OF BLUE HI		300		Legal LOTS 14 & 15 B HILL	LOCK 14 ORIGII	NAL TOWN	BLUE		Card File Situs 541 W GAO BLUE HILL	SE ST	00305800			
	orhood on / Group t	0 305 20 195 91-0074	N/A BLUE HILL COM BLUE HILL (BH) 74HF6N - 91-0074		Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	01-03-03-01- 4133-00-0-26 00002-00067 2018 / 2541 12/17/2018 0	0005-014-6	490		Value Buildings Improveme Land / Lot Total	nt		Previous 25,125 0 2,440 27,565		Curren 25,128 ( 2,438 27,560
							Permit No	. Type	Descrip	lion		Date Open	Date Closed		Amount
						_	0002	00 N/A	~2015 N PLUMBI	O HEATING NG FIXTUR		10/10/2014	10/15/2014	<u></u>	C
							0001	00 N/A	~2013 C ONLY	HNG TO ST	ORAGE	10/10/2012	01/03/2013		C
Model			Method	Description	Lo	ot Size	Frontage S	Spot Code		Cutoff	Value	Add (	+/->	ot Value	Appr 10
9 BLUE	HILL COM	MERCIAL	02 SqFoot	П	5,94	40.000	44.000	1		3,000 99,999	0.740 0.073	0.0	000	2,435	4367
Sale Da		Book	Page	Exten	d Owr	nership History				70,000	0.010	·			Amount
02/18/20		02014	00385			ITZ, PHILIP	·	**				<del></del>			1.000
04/01/20		02003	02139			JTH CENTRAL S JTH CENTRAL S									73,430
	Statement I		Building	Other	Land		To		Exempt		Ta	xable	Total Tax	Pen	alty Tax
2018	4394	195	25,125	0	2,440	-	27,5	65	0		2	7,565	541.76		0
2017 2016	305800 305800	195	25,125	0	2,440		27,5		0		2	7,565	533.04		ō
2015	305800	195	25,125	0	2,440		27,5		0		2	7,565	531.42		0
2015	305800	195 195	21,660	0	2,440		24,1		0		2	4,100	458.36		0
2013	305800	195	37,915 30,725	0	2,440		40,3		0			0,355	841.48		0
	555550	130	30,725	0	2,555		33,2	80	0		3	3,280	747.98		O

MIPS Inc.

### **WEBSTER COUNTY**

Page 2 RECORDCARD 1/10/19 10:37 AM

Appraisal Property Record Card Parcel ID 000305800 (4367)Marshall & Swift Cost Approach (07/2013) 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 541 W GAGE ST BLUE HILL NE 68930 305 - BLUE HILL COMMERCI 195 - 74HF6N - 91-0074 Neighborhood District Legal LOTS 14 & 15 BLOCK 14 ORIGINAL TOWN BLUE HILL 374 Primary Image Information Image ID Image Date File Name 2 04/13/2018 ConvertedPic.jpg Converted image Description Property Valuation Valuation Method Income Approach Cost Approach Improvement 25,125 Land/Lot 2,435 Total 27,560 4.34/SqFt Lot Information Lot Size 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 ŝĸ

MIPS Inc.
www.nebraskaassessorsonline.us
Parcel ID 000305800

## WEBSTER COUNTY Appraisal Sketch

Page 3 RECORDCARD 1/10/19 10:37 AM

(4367) Legal LOTS 14 & 15 BLOCK 14 ORIGINAL TOWN BLUE HILL Parcel ID 000305800 Cadastral ID PAD Class Code State GEO 00002-00067-00045 Owner CITY OF BLUE HILL 01-03-03-01-06-01 4133-00-0-20005-014-6490 Situs 541 W GAGE ST BLUE HILL NE 68930

Neighborhood 305 - BLUE HILL COMMERCI Parcel #: 000305800 45 10 1-1151304 1-2158344 (147) (342) 48 22 1-3191391 (1862)18 -- Danieles common wall

Sequence	Code	Description	Base /	rea	Multiplier	Total Area
1	COMM	1-1 1St 304		147	1.00	
2	СОММ	1-2 1St 344		342	1.00	3,147
3	COMM	1-3 1St 391		862	1.00	1,342
4	COMM	Porch w/roof	ν.	20		1,862
İ			Total Building Area 6.	371	1.00	20 <b>6,371</b>
			······•	• •		0,0,1

## MIPS Inc.

### **WEBSTER COUNTY**

Appraisal Building

Page 4 RECORDCARD 1/10/19 10:37 AM

			Appraisal building		1/10/19 10:37 A
Parcel ID	000305800	(4367)		Marshall & Swift Cos	t Approach
Cadastral ID	00002-00067-00045			Appraisal Zone	1000
PAD Class Code	01-03-03-01-06-01			Zone Description	DEFAULT
State GEO	4133-00-0-20005-014-6490			Manual Date	(07/2013)
Owner					( , , , , ,
CITY OF BLUE HIL PO BOX 277 BLUE HILL, NE 68	<del>-</del>				
Situs					
	LUE HILL NE 68930				
Neighborhood	305 - BLUE HILL COMMERCI	ļ			
District	195 - 74HF6N - 91-0074			1	
Legal	100 7-1711 511-51-557-4			1	
LOTS 14 & 15 BLO	CK 14 ORIGINAL TOWN BLUE				
HILL					
		1		<b>,</b>	
		Decition and the			
		Building Image	normation		
		Image ID	U		
		Image Date File Name			
Building Data		Description	<del></del>		<del>_</del>
Building ID	1	Construction C	See C Means by the see		<u> </u>
Sequence	1	Rank	lass C - Masonry bearing walls 2.00 - Average	Basement Area	0
Occupancy 1	468 - Material Storage Shed 100 %	Condition	1.00 - Worn Out	Basement Levels Basement Finish	0
Occupancy 2	voo material oterage eried 100 70	Exterior Wall	100 % - Brick with Block Back-up	Finish Code - 1	
Occupancy 3		Heating/Coolin		Finish Area - 1	•
Total Floor Area	1,862	Roof Type	9 100 70 - 140 114 740	Finish Code - 2	0
Average Perimeter	206	Roof Cover		Finish Area - 2	
Number of Stories	1	1.301 00101		i mail Alea - 2	0
Average Wall Heigh	t 14.00			1	
Year Built	1900				
Effective Age	99				
Code Descripti	ОП		Year In Size	Units	Depreciation
SLRF Slab w/Ro	pof		0 20	20	86.000 %



## **WEBSTER COUNTY**

Appraisal Building

Page 5 RECORDCARD 1/10/19 10:37 AM

				Appraisal bulluling		1/10/19 10:37 AN
Parcel ID	000305800	(4367)			Marshall & Swift Cost	Approach
Cadastral ID	00002-00067-00045				Appraisal Zone	1000
	01-03-03-01-06-01				Zone Description	DEFAULT
	4133-00-0-20005-014-6490				Manual Date	(07/2013)
Owner					1	(5112515)
CITY OF BLUE HILL	_					
PO BOX 277 BLUE HILL, NE 689	200					
Situs	130				J	
	CIE LIN L ME ARROS				İ	
541 W GAGE ST BL						
•	305 - BLUE HILL COMMERCI					
	195 - 74HF6N - 91-0074					
Legal					ĺ	
LOTS 14 & 15 BLOC HILL	K 14 ORIGINAL TOWN BLUE					
HILL						
		i			1	
		Building In	nage Infor	nation	<del></del>	
		Image ID		0	<del></del>	
		Image Date	a	·	J	
		File Name	•		i	
		Description	n			
Building Data			<del></del> -			
Building ID	2	Construction	on Class	C - Masonry bearing walls	Basement Area	0
Sequence	2	Rank		2.00 - Average	Basement Levels	0
Occupancy 1	468 - Material Storage Shed 100 %	Condition		1.00 - Wom Out	Basement Finish	v
Occupancy 2	•	Exterior Wa	ali	100 % - Brick with Block Back-up	Finish Code - 1	
Оссирансу 3		Heating/Co	olina	100 % - No HVAC	Finish Area - 1	0
Total Floor Area	3,147	Roof Type		•	Finish Code - 2	0
Average Perimeter	240	Roof Cover	r		Finish Area - 2	0
Number of Stories	1				I misir Alea - 2	U
Average Wall Height	16.00					
Year Built	1900	1			İ	
Effective Age	99				1	

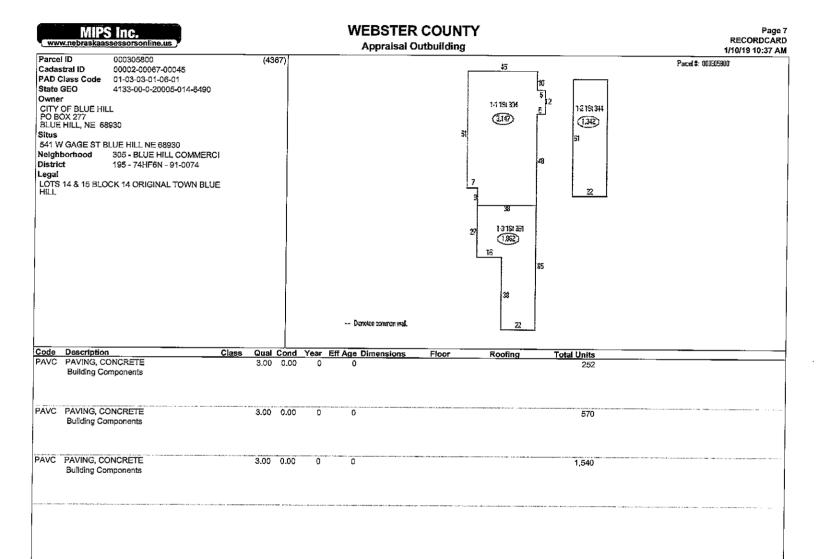


## **WEBSTER COUNTY**

Appraisal Building

Page 6 RECORDCARD

			Appraisal building		1/10/19 10:37 A
Cadastral ID PAD Class Code State GEO Owner CITY OF BLUE HILL PO BOX 277 BLUE HILL, NE 689 Situs 541 W GAGE ST BLI Neighborhood District Legal	30	Building Image Infor Image ID Image Date File Name	mation 0	Marshall & Swift Cost Appro Appraisal Zone Zone Description Manual Date	
		Description			
Building Data					
Building ID	3	Construction Class	C - Masonry bearing walls	Basement Area	0
Sequence Occupancy 1 Occupancy 2	3 468 - Material Storage Shed 100 %	Rank Condition Exterior Wall	2.00 - Average 1.00 - Worn Out 100 % - Brick with Block Back-up	Basement Levels Basement Finish Finish Code - 1	O
Occupancy 3		Heating/Cooling	100 % - No HVAC	Finish Area - 1	0
Total Floor Area	1,342	Roof Type		Finish Code - 2	-
Average Perimeter Number of Stories	166	Roof Cover		Finish Area - 2	0
Average Wall Height	1 1000				
	16.00				
ear Built	1900				



PAGE 1	BOOK-PAGE 2018	-2542	DOC STAM	15 79.50	DEED TYPE W	D	SALES FILE #	334
DATE OF SALE	12.28-201	8	DATE OF DEED /2-2	28-2018	DATE RECORDE	· 12:31-2018	/	_
GRANTOR'S NAI	ME (SELLER) Arth	cr C. Miller -	+ Sandra.D.	Miller GRANTEE'S NA	ME (BUYER) DAC.	J FARMS, CL	C	
LEGAL DESCRIPT		_ 17-2-//				•		
LOCATION ID PA	ARCEL(S) 0019	02000-6	8550		Elk	17-2-11		
NEIGHBORHOOI PROPERTY CLAS	01-Ag	Ag - Rui	al	SITUS	17-2-1	//		
TAX DISTRICT / S	SCHOOL DISTRICT 45	1 91-0002	1 - USABILI	2 - ADJUSTED	3 - SUBCHANGED 4 - E	OON'T USE 5 - AL / DO	N'T USE M	OBILE HOME
TOTAL SALE PRIC	CE 702,000	<u></u>		ASS'R ADJ	····	ADJ SALE PRICE		
YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL A	LL
2016								
2017								
2018								·
			111/12.		1		· · · · · · · · · · · · · · · · · · ·	
	, , , , , , , , , , , , , , , , , , ,				İ		<u> </u>	
****					<u> </u>		W-U.	
					1		<del></del>	
COMMENTS		·			<u>.</u>	<u>                                     </u>		

#### BOOK-PAGE

IRRIGATION WELL	IRRIGATION BOSTWICK	IRRIGATION GOTSCH WASTE	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL/BOSTWICK	IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1	1A1 B	1A1 F	1A1 K	1A1 R	1A1 S	1A1 V	1A1 U
1A	1A B	1A F	1A K	1A R	1A S	1A V	1A U
2A1	2A1 B	2A1 F	2A1 K	2A1 R	2A1 S	2A1 V	2A1 U
2A	2A B	2A F	2A K	2A R	2A S	2A V	2A U
3A1	3A1 B	3A1 F	3A1 K	3A1 R	3A1 S	3A1 V	3A1 U
3A	ЗА В	3A F	за к	3A R	3A S	3A V	3A U
4A1	4A1 B	4A1 F	4A1 K	4A1 R	4A1 S	4A1 V	4A1 U
4A	4A B	4A F	4A K	4A R	4A S	4A V	4A U
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
GREENBELT IRRIGATION WELL	GREENBELT IRRIGATION BOSTWICK	GREENBELT IRRIGATION GOTTSCH WASTE WATER	GREENBELT IRRIGATION CREEK	GREENBELT IRRIGATION REPUBLICAN RIVER	GREENBELT IRRIGATION STREAM	GREENBELT IRRIGATION WELL / BOSTWICK	GREENBELT IRRIGATION UNKNOWN SOURCE
IRRIGATION	IRRIGATION	IRRIGATION GOTTSCH WASTE	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION
IRRIGATION WELL	IRRIGATION BOSTWICK	IRRIGATION GOTTSCH WASTE WATER	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL / BOSTWICK	IRRIGATION UNKNOWN SOURCE
IRRIGATION WELL ACRES	IRRIGATION BOSTWICK ACRES	IRRIGATION GOTTSCH WASTE WATER ACRES	IRRIGATION CREEK ACRES	IRRIGATION REPUBLICAN RIVER ACRES	IRRIGATION STREAM ACRES	IRRIGATION WELL / BOSTWICK ACRES	IRRIGATION UNKNOWN SOURCE ACRES
IRRIGATION WELL ACRES 1A1 G	IRRIGATION BOSTWICK ACRES 1A1 B G	IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G	IRRIGATION CREEK ACRES 1A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G	IRRIGATION STREAM ACRES 1A1 S G	IRRIGATION WELL / BOSTWICK ACRES 1A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES 1A1 U G
IRRIGATION WELL ACRES 1A1 G 1A G	ACRES  1A1 B G  1A B G	IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G 1A F G	IRRIGATION CREEK ACRES 1A1 K G 1A K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G	IRRIGATION STREAM ACRES  1A1 S G  1A S G	IRRIGATION WELL / BOSTWICK  ACRES 1A1 V G  1A V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G
ACRES  1A1 G  1A G  2A1 G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G	IRRIGATION CREEK  ACRES  1A1 K G  1A K G  2A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G	IRRIGATION STREAM  ACRES  1A1 S G  1A S G  2A1 S G	IRRIGATION WELL / BOSTWICK  ACRES 1A1 V G 1A V G 2A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G
ACRES  1A1 G  1A G  2A1 G  2A G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G  2A B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G  2A F G	IRRIGATION CREEK  ACRES  1A1 K G  1A K G  2A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G  2A R G	IRRIGATION STREAM  ACRES  1A1 S G  1A S G  2A1 S G  2A S G	IRRIGATION WELL / BOSTWICK  ACRES  1A1 V G  1A V G  2A1 V G  2A V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G  2A U G
IRRIGATION WELL  ACRES  1A1 G  1A G  2A1 G  2A G  3A1 G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G  2A B G  3A1 B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G  2A F G  3A1 F G	IRRIGATION CREEK  ACRES  1A1 K G  1A K G  2A1 K G  2A K G  3A1 K G	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G  2A R G  3A1 R G	IRRIGATION   STREAM   ACRES     1A1	IRRIGATION WELL / BOSTWICK  ACRES  1A1 V G  1A V G  2A1 V G  2A V G  3A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G  2A U G  3A1 U G
### ACRES  1A1 G  1A G  2A1 G  2A G  3A1 G  3A G	IRRIGATION BOSTWICK  ACRES  1A1 B G  1A B G  2A1 B G  2A B G  3A1 B G	IRRIGATION GOTTSCH WASTE WATER ACRES  1A1 F G  1A F G  2A1 F G  2A F G  3A1 F G	IRRIGATION	IRRIGATION REPUBLICAN RIVER  ACRES  1A1 R G  1A R G  2A1 R G  2A R G  3A1 R G	IRRIGATION	IRRIGATION WELL / BOSTWICK  ACRES  1A1 V G  1A V G  2A1 V G  2A V G  3A1 V G	IRRIGATION UNKNOWN SOURCE  ACRES  1A1 U G  1A U G  2A1 U G  2A U G  3A1 U G

## NEBRASKA Good Life, Great Service.

## **Real Estate Transfer Statement**

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

334

FORM **521** 

The deed will not be recorded unless this statemen	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 28 Yr. 2018 Mo. 12 Day 28 Yr. 2018			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)			
arthur C. Miller and Sandra D. Miller	DACJ Farms, LLC, a Nebraska limited liability company			
Street or Other Mailing Address	Street or Other Mailing Address			
City Holsten NE 68950	City Blader NE 6872			
Phone Number (402) 461-6862		√ No		
Èmail Address n/a	Email Address n/a			
7 Property Classification Number, Check one box in categories A and B. Check C it	property is also a mobile home.			
(A) Status (B)	Property Type (C)			
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile F	Home		
Unimproved Multi-Family ✓ Agricultural L	Mineral Interests-Producing Exempt			
	d Contract/Memo Partition Sheriff Other			
Bill of Sale Corrective Easement Lea  Cemetery Death Certificate – Transfer on Death Executor Mir				
9 Was the property purchased as part of an IRS like-kind exchange?				
(I.R.C. § 1031 Exchange)	Life Estate   Sale   Trustee to Beneficiary  r Trust   Partition   Setisfaction of Contract   Other (Explain)			
Yes V No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended	d use.)		
✓ Yes    No	Ves			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela				
Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., F  ☐ Brothers and Sisters ☐ Grandparents a	artnership, or LLC Self Ster Other			
Ex-spouse Parents and Cl				
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
\$702.000	☐ Yes	6		
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 r of the agent or title company contact.)	name No		
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent			
Ag kınd	Grantees			
18a 📝 No address assigned 18b 🔲 Vacant land				
20 Legal Description				
The East Half (E½) of Section Seventeen (17), Tow	nship Two (2) North, Range Eleven (11) West of t	he		
6th P.M., Webster County, Nebraska				
21 If agricultural, list total number of acres320+				
22 Total purchase price, including any liabilities assumed		00		
23 Was non-real property included in the purchase? $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	nter dollar amount and attach itemized list.)			
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)		)0		
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 correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, complete, and			
Cindy <b>Willer</b> , Member, DACJ Farms, LLC	(402) 756-16	361		
sign Print or Type Name of Grantes or Authorized Representative	Phone Number	10		
	Grantee 12/285/201	10		
Register of Deed's Use Or	ly For Dept. Use C	Only		
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data			
Mo. 12 Day 31 Yr. 18 \$ 1,579.50	BK2018, Pa2542			
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1	327(2)		

BK 2018, Pg 254

State of Nebraska Ss. County of Webster
Fifeign on the
numerical index and filed for record in the
clark's office of said county this 3100 day
of December A.D., 2018 at 8.TL
o'clock A M. Recorded in Book 8018
an Dago (2542
Nehra dimenheraccounty clerk
diff Deputy
ind CompAssessorCarded

NEBRASKA DOCUMENTARY

Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, NE 68902-0907

TERESA L. THEOBALD

My Comm. Exp. August 27, 2021

### WARRANTY DEED

Arthur C. Miller and Sandra D. Miller, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, whether one or more, conveys to Grantee, DACJ Farms, L.L.C., a Nebraska Limited Liability Company, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

The East Half (E ½) of Section Seventeen (17), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will

defend the title to the real estate against the lawful claims of all persons. EXECUTED: December 28,2018. Arthur C. Miller, Grantor State of Nebraska ) ) ss. County of ADAMS The foregoing instrument was acknowledged before me on the 28 day of December 2018, by Arthur C. Miller and Sandra D. Miller, husband and wife, GRANTOR. GENERAL NOTARY - State of Nebraska

Notary Public

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
<u>Agriculture</u>
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?YesNo Personal Property was (circle all that apply): Pivot Irrigation Pipe (above ground/Buried) Motor Machinery Grain/Crops Other (please explain)
What is the dollar value of the personal property that was included in the purchase price?
If this sale was involved in a 1031 like kind exchane; is it going to a holding company?Yes No
How long was the property on the market?
How did you learn that the property was for sale? Circle one: Advertising Broker/Realtor Family Newspaper Seller Prior Knowledge Other (please explain):
f appraised, what was the appraised value?
Was this a sale of partial interest in the property?YesNo If yes,
· · · · · · · · · · · · · · · · · · ·

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us			·			
Seller: MILLER, ARTHUR C & SANDE 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	RA D					
If pasture, how do you water Other	your cattle?	Pond Dugout	Stream	Well		
Comments/other information:						
				•		
Signature:					Buyer/Seller	(circle one)
-					_	
Phone #		Date:				

# Agricultural Land Sales Worksheet

Cnty No. B	ook	Page	Sale Date	School District Code								
91 2	018	2542	12/28/2018	Base: S	Base: 91-0002 A		Affil	iated:		Unified:		
Location ID	Sale N	umber	Useability & Code #	Parcel Number								
001902000	33	34	1	GeoCde	Twn	Rng	Sec	Qrt	Subdiv	Агеа	Blk	Parcel
Date of Sale Assessed Value		4371	2	11	17	0	00000	1	000	8550		
Land	Impro	vements	Total		Date of Sa			Property	Classific	tion (	ode	
461,100			461,100	Status	Proj	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size
	Irrigation	1 Туре:		A) 2	B)	05		c) 5	D) 3	E)	0	F) 10
LCG	AC	RES:	VALUE:		LCG			ACR	ES:	Vita i ja	VAL	ma•
IRRIGATED 1A	.1			GR	ASSLA	ND 10	31				72123	<b>.</b>
12						1	G	1	9.000			27,075
2A	1					20	31	5	7.000			81,225
2./	A					2	G					
3A						30	31					
3.4	1					3	G	7	4.000		1	05,450
4A	1					40	31	1,	0.000			14,250
4.6						4	G	14	0.000		1	99,500
DRYLAND 1D	<del></del> [		· · · · · · · · · · · · · · · · · · ·	S	helterbe	lt/Timb	er	· <u>-</u>				
11					I	Accretio	n					
<b>2</b> D1		L2.000	29,220			Was	te					
20						Othe						
3D1	<del>                                      </del>			AG L	I DI	OTA.	Ĺ		1.000		46	1,100
30						Road		- (	5.000			
4D1		2 000				ırm Site	<del></del>					
4D		2.000	4,380			me Site	<del></del>					
CHARGE SERVICE STANDARDS					Re	creation	_					
Dwellings Outbuildings				NT		Othe		-			***************************************	
Cacoundings				INON	AG T	UIAI	4		.000			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
Comments from	Comments:	
WD		
The state of the s		
		(Continue on back)

## MIPS Inc.

# WEBSTER COUNTY

Page 1 RECORDCARD

WWW.IIEDIASI	aassessorsonlir	ie.us		Rea	al Estate Brea	akdown Repor	rt					RECORDOAR 1/10/19 03:49 P
Parcel ID Owner DACJ FARMS, PO BOX 1			E	egal 1/2 17-2-11 -T-R: 17-02-11	Acres: 320.000			Card File Situs 17-2-11	0019	02000		#10/13 03.49 P
BLADEN, NE	88928							<del> </del>			<del></del> "	
County Area		REA 1		ass Code	02-05-05-03-0	0-10		Value			Previous	Curre
Neighborhood		REA 1	1	ate GEO	4371-17-0-000			Buildings			0	<b>V</b> 4.10
Location / Grou District		URAL (RUR) F2S - 91-0002		adastral	00001-00090-0	00003		Improvemen	nt		0	
School	91-0002	F23 - 91-0002		ook / Page de Date	2018 / 2542			Land / Lot			461,100	461,10
00001	81-0002		1	ile Date ile Amount	12/28/2018 702,000			Total			461,100	461,10
Soil Use	LCG/	LVG Soil Descrip		LVG Descrip		Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	
2521 DR	Y 4D	COLY-HOBE	SS SILT LOAMS, O	)- 4D		N	2.000	2,190	4,380	<u>aub</u>	MarkevAcre	Market Su
3561 DR	Y 2D1	HOBBS SILT OCCASION	LOAM,	2D1		N	12.000	2,435	29,220	ō		
							14.000		33,600			
2521 GR/		COLY-HOBE	S SILT LOAMS, 0	)- 4G		N	70.000	1,425	99,750	0		
2668 GR/			SILT LOAM, 1-39			N	19.000	1,425	27,075	ō		
3247 GR/	AS 4G	MEADIN LOA SLOPES	AM, 6-30%	4G		N	56.000	1,425	79,800	0		
3561 GRA	AS 2G1	HOBBS SILT OCCASION	LOAM,	2G1		N	57.000	1,425	81,225	0		
3852 GRA		GEARY-HOP		4G		N	14.000	1,425	19.950	0		
1147 GRA		SLOP	SOILS, 3-7%	3G		N	74.000	1,425	105,450	ő		
1148 GRA	AS 4G1	HOLDREGE SLO	SOILS, 7-11%	4G1		N	10.000	1,425	14,250	0		
							300.000		427,500			
ROAD ROA	D ROAD	COUNTY RO	AD	ROAD		N	6.000	0	0	0		
						Land Tota	I 320.000		461,100			
ale Date 2/28/2018	Book	Page	Extend		ship History						<del></del>	Amoun
2/20/2016 8/31/2006	2018 02006	2542 02264			FARMS, LLC							702,000
8/31/2006	02006	02264			R, ARTHUR C &							240,000
ear Statemen		Building	Other	Land	R, ARTHUR C &	Total						240,000
018 1271		Ô	0	461,100	<del></del>	461.100	Exempt		Taxab		Total Tax	Penalty Tax
017 902000		0	ō	461,100		461,100	0		461,10 461.10		5,859.50 6,122.36	(
016 902000		0	O	425,100		425,100	ő		425,10		5,880.06	(
015 902000		0	0	407,150		407,150	ō		407,15		5,605.20	
014 902000		0	Ō	290,470		290,470	o		290,47		4,442.06	
013 902000	45	0	0	251,600		251,600	0		251,60		4,104.20	ā



M P	S ITC.		WEBSTER COUNTY		Page RECORDCAR
			Appraisal Property Record Ca	ırd	1/10/19 03:49 PI
Parcel ID Cadastral ID PAD Class Code State GEO Owner DACJ FARMS, LLC PO BOX 1 BLADEN, NE 689: Situs 17-2-11 Neighborhood District Legal S-T-R: 17-02-11 E1/2 17-2-11		(3057) <b>Primary</b>		Sketch Image	17/0/19 03:49 P
Property Valuation Buildings Improvement Land/Lot Total Review Information	0 0 461,100 461,100	Resident Type Quality Conditio Base/Tot Area of S	tal 0/0	Marshall & Swift Cost Approach Year/Effective Age	(06/2013 0/0
03/07/2006	Entered SK	Area of S Area of C Fixture/R Bed/Bath Basemer	Crawl 0 Roughin 0/0 broom 0/0.0		

PAGE 1	BOOK-PAGE 2018	'- 255/	DOC STAMPS	15.75	DEED TYPE True	sties Deed	SALES FILE # 335
DATE OF SALE	12-31-20	018	DATE OF DEED 12-8	20-2018	DATE REC		
GRANTOR'S NAM	ME (SELLER) Rich	A .	on, Successo		ME (BUYER) Roger	ORDED 12-31-2	······································
		· ·	the state of the s	1. / ./ - 1	- Noger	L. + Cilas	Bohrer
and Location id pai	0+3 19-24 iv	idusive, Block	3; + Lots 13	1, LOTS 1- 3-24 inclus	:24 inclusiv	lin Fairview Su	ots 1-12 inclusive abdivision to city RC.
NEIGHBORHOOD	, 50017	1900-42580	つめひ 1 だん	00/7/300	142530 +	000171500	-42540 +
PROPERTY CLASS	•	ingle famly		SITUS	Rural		
TAX DISTRICT / SO	CHOOL DISTRICT (65)	191-0002	1 - USABILITY	2 - ADJUSTED	3 - SUBCHANGED 4	- DON'T USE 5 - AL / DOI	N'T USE MOBILE HOME
TOTAL SALE PRICE	£ 46500.0	521 ADJ		ASS'R ADJ		ADJ SALE PRICE	14. A. A. A. A. A. A. A. A. A. A. A. A. A.
YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE +	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
					1		
				ţ	· · · · · · · · · · · · · · · · · · ·		
COMMENTS							
1201111	oreen bel	+ - En	pty Cot	Sinc	ludes 4	Parcels	
	LUB WELL	wis toge	ther is	=11090			

# Good Life, Great Service.

### **Real Estate Transfer Statement**

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

**FORM** 521

	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transier 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)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)	
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 State Zip Code	City State Zip Code	
Carmel CA 93922	Red Cloud NE 689	<u>970                                    </u>
Phone Number 3 ( 596 - 7590		No No
Ernail Address n/a	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	n/a	
	) Property Type (C)	
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile H	lome
✓ Unimproved  Multi-Family  Agricultural	Mineral Interests-Producing Exempt	
Ommercial Recreational		
	nd Contract/Merno Partition Sheriff Other	
	ase Personal Rep. Trust/Trustee	
	neral Quit Claim Warranty	
part of an IRS like-kind exchange?	losure Irrevocable Trust Revocable Trust Transfer on Death	
(I.R.C. § 1031 Exchange)	Life Estate ✓ Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended	use.)
✓ Yes	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
	Partnership, or LLC Self Other	
. —	and Grandchild Spouse	
Ex-spouse Parents and Ci		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$6,500  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 na	
Yes No	l	No No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent	
Empty Lots	Grantees	
18a V No address assigned 18b V 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		0
22 Man pan real property included in the growth and Table 1974	\$	
23 Was non-real property included in the purchase? $\square$ Yes $\square$ No (If Yes, er	nter dollar amount and attach itemized list.) 23	
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) $\ldots$		0
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	nt 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.  Reger L. Bohre	1 mil (1)	710
Print or Type Name & Grantee or Authorized Representative	HOLLY 6-76 Phone Number	<u> </u>
sign	Grantee 12/31/2018	}
here Signature of Grantee or Authorized Representative	Title Date	
	i.	<del></del> .
Register of Deed's Use On 26 Date Deed Recorded   27 Value of Stamp or Exempt Number	ly For Dept. Use On 28 Recording Data	зłу
Mo. 12 Day 31 yr 18 \$ 15 75	BK 2018, Pa 2551	
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-132	27(2)
Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016	J	·-/

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. merryy

Entered on the numerical index and filed for record in the Clerk's office of said county this 31st day of December A.D., 2018, at 11:45 o'clock A.M. Recorded in Louk 2018 on Page 255 Department County Clerk \$10.00 Assessor Carded

State of Nebraska 355.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6/31/18
\$\_15.75 By Q(b)

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, 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

Notary Public

BK2018,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., 20/8, at 10:15 o'clock A.M. Recorded in Book 2018 on Page 25/6-25/7

Deb Klingenberger County Clerk 5/6.9

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 20th, 2018 by Richard Watson, Successor Trustee of the John A. Mino Family Trust.

Notary Rublic

CHRISTINE J. KELSO
COMM. #2173598
Notary Public - California
Monterey County
My Comm. Expires Nov. 25, 2020

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

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 Book: 2018 Page: 2551 Sale Date: 12/31/2018 Legal Description: LOTS 13-24 BLOCK 1 F		CLOUD	
Describe the basement finish; flo	oring, walls, ceiling fi	nish?	
Manufactured Housing: Was this how	mo manufactured off cits	then moved to this leasting	
No If manufactured; what brand	?	then moved to this location?	yes
manufactured; what type of home is		Mobile Home	,
(circle one) Metal Frame Foundat:		ared is the home still siton on	
Signature:		Buyer/Selle:	r
(circle one)Phone#	Date:		
	53557		

# Residential & Commercial Sales Worksheet

Cnty No. Be	ook	Page			Sale Date	AFF.			S	School Di	strict Cod	e		
91 20	18	2551		12	/31/2018	Base: 9	91-0	0002	Af	filiated:		Uni	fied:	
Location ID	Sale	Number	U	seab	lity & Code#	Andrews			alik i ja Militari	Parcel .	Number			
000171100	3	35		1		GeoCde	Tw	n Rng	Se	ect Qrt	Subdiv	Area	Bik	Parcel
D	ate of Sa	ile Assesse	l Val	ue		4491			0	0 0	10125	1	001	0000
Land	Imp	rovements		14.3	Total			Date of	Sale	Propert	y Classific	ation	Code	
11,090					11,090	Status	P	roperty Ty	уре	Zoning	Location	n Ci	ty Size	Parcel Siz
Assessor Location:	RURA	L (RUR)	1			A) 2	B)	) 05		0 1	D) 1	E)	6	F) 3
	Tark Let y In		£ .		Residential			A STATE		de des	Comme	rcial		
Mul	tiple Imp	rovements:	Multi	iple. In	provements.:			Multiple	. Impi	rovements.:				
	1.17	uction Date:			n Date :			Construc						
		Floor:	Floor	Sq. F				Floor Sq	.FL:	:				
	Building	g Cost New:	Cost	:				Cost:						
Single Family Style:			Resi	denti	al Condition:			Comme	rcia	l Оссирап	cy Code:			
(100) 🗆 Mobile Hon	ne		(10)		Worn Out			Primary		0	ther1:	(	Other2:	*
(101) ☐ One Story			(20)		Badly Worn			Comme	rcia	l Construc	tion Class:	1.34		
(102) 🗆 Two Story			(30)		Average			(I) E	Fi	reproof Str	nctural Stee	l Frame	÷	
(103) 🗆 Split Level			(40)		Good			(2) E	I Re	einforced C	Concrete Fra	me		
(104) 🗆 1 1/2 Story			(50)		Very Good			(3) E	l M	asonry Bea	ning Walls			
(111) 🗆 Bi-Level			(60)		Excellent			(4) □	I W	ood or Ste	el Framed I	xt. Wal	ls	
(106) 🗆 Other			1 00	ya W.				(5) □	l M	etal Frame	and Walls			
Townhouse or Duplex	Style:		Resi	dentia	ıl Quality:			(6) E	Po	le Frame				
(301) 🗆 One Story			(10)		Low			Cost Ra	nk:			Conditio	on:	
(302)   Two Story			(20)		Fair			(10)	l Lo	νw	(	10) 🗆	Worn	Out
(307) 🗆 1 1/2 Story			(30)		Average			(20)	A	verage	(	20) 🗆	Badly	Wom
(308) 🗆 Split Level			(40)		Good			(30)	l Al	oove Avera	ge (	30) 🗆	Averaș	ge
(309) 🗆 2 1/2 Story			(50)		Very Good			(40)	Hi	gh	(	40) □	Good	
(304) ☐ One Story D	uplex		(60)	П	Excellent							50) 🗆	Very (	300d
(305) Two Story I	hiplex			er E.Y							(	60) 🗆	Excelle	ent
Assessor's Adjus	stment	to Sale P	rice	(+ o	r -):									
Assessor Comment	s and Re	ason for A	djust	ment	*** •								•	
							·							
Comments from		D1 D4TT						nents:						
TRUSTEES DE				IVOL	ARD IN SWI	K. THE	SE	ARE E	:MP	Y LOTS	, BUT 1	HAVE	A	
GREENBELT SO	> PKT(	TATE OF	A											-
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													(Contin	nue on back)
	T												,5000	

## MIPS Inc.

#### **WEBSTER COUNTY**

WW	w.nebraskaa	ssessorson	ine.us		Re	al Estate Breal	kdown Report						1/10/19 11:	
341 V		AVENUE			Legal LOTS 13-24 BLO RED CLOUD Ac	CK 1 FAIRVIEW SI pres: 0.970	JBDIVISION		Card File Situs	00	00171100			
Neigh	ty Area borhood ion / Group	1 80	AREA 1 AREA 1 RURAL (RUR) 2CS - 91-0002		Class Code State GEO Cadastral Book / Page	02-05-01-01-06- 4491-00-0-1012 00002-00097-00 2018 / 2551	5-001-0000		Value Buildings Improvement	nt		Previous 0 0	C	urrent C
School		91-0002	200 - 91-0002		Sale Date Sale Amount	12/31/2018 6,500			Total			2,195 2,195	_	2,195 2,195
Date /	Added Note 2002 4252					<u> </u>	- <u>-</u> -		Market Land	<u> </u>		3,010		3,010
Soil	2002 4252 Use		S/LVG Soil Descrip	tion	LVG Descrip	ntion	Spot Code	Acres	Value/Acre	Assesse	d Sub	Market/Acre	Market	Sub
2670	DRY	2D		SILT LOAM, 3		<u> </u>	N COGE	0.970	2,265	2,19			3,010	
							Land Total	0.970		2,19	)5		3,010	
Sale D	ate	Book	Page	Extend	l Own	ership History								mount
						D, JOHN A -TRUST								0
	Statement		Building	Other	Land		Total	Exemp			xable	Total Tax	Penali	ty Tax
2018	2174	65	0	ō	2,195		2,195	(	)		2,195	43.74		0
2017	171100	65	0	0	2,195		2,195	(	)		2,195	43.10		0
2016	171100	65	0	0	2,195		2,195	(	)		2,195	45.02		0
2015	171100	65	0	U	2,510		2,510	(	)		2,510	56.46		Q
2014 2013	171100 171100	65 65	0	0	1,745		1,745	(	)		1,745	41.46		0
2010	771100	0.0	v	v	1,455		1,455	C	,	'	1,455	36.10		U

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	marks the	
	MIPS Inc.	
11040	w.nebraskaassessorsonline.us	•
444	W.HBDI42K44326220LZOUILLETR	-

Page 2 RECORDCARD

Appraisal Property Record Card 1/10/19 11:58 AM Parcel ID (1417) Primary Image 000171100 Sketch Image 00002-00097-006+0 02-05-01-01-06-03 4491-00-0-10125-001-0000 Cadastral ID PAD Class Code State GEO BOHRER, ROGER L & 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 Property Valuation Buildings Improvement Residential Information Marshall & Swift Cost Approach Year/Effective Age (06/2013) 0 Type 0/0 ō Quality Condition - 00. Land/Lot 2,195 .00 -0 / 0 Total 2,195 Base/Total Review Information 03/16/2017 Area of Slab Entered DL Area of Crawl 09/08/2016 TS Fixture/Roughin Bed/Bathroom Basement Area Inspect 0/0 0/0.0 Date Added Notes 11/04/2002 42520

					2011 11 11			
			W	$\mathbf{P}$	Inc.			
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Page 1

ww	w.nebraskaa:	ssessorson	line.us		Re	al Estate Breakdown Report						RECORD 1/10/19 11:	
341 V		VENUE			Legal ALL BLOCK 2 FA CLOUD Acres: 1	IRVIEW SUBDIVISION RED .900		Card File Situs	0001	71300			
Neigh Locat	y Area borhood on / Group	1	AREA 1 AREA 1 RURAL (RUR)	:	Class Code State GEO Cadastral	02-05-01-01-06-04 4371-00-0-10125-002-0000 00002-00097-004+0		Value Buildings Improvemen	t		Previous 0 0	C	urrent 0
Distric School	-	65 91-0002	2CS - 91-0002		Book / Page Sale Date Sale Amount	2018 / 2551 12/31/2018 6,500		Land / Lot Total			4,305	_	4,305 4,305
	dded Notes				Sale Alliquit	6,500		Market Land			5,900		5,900
11/04/ Soil	Use	LÇ	G/LVG Soil Desc		LVG Descrip	otion Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2670	DRY	2D	HOLDREC	SE SILT LOAM, 3-	7% 2D	N	1.900	2,265	4,305	0	2,265	5,900	10
Sale D	ate	Book	Page	Extend	Own	ership History	1.900		4,305			5,900	mount
						O, JOHN A -TRUSTEE							0
	Statement I		Building	Other	Land	Total	Exempt		Taxal	ole	Total Tax	Penal	ty Tax
2018 2017 2016	2175 171300 171300	65 65	0	0	4,305 4,305	4,305 4,305	0		4,3 4,3	05	85.78 84.52		0
2015 2015 2014	171300 171300 171300	65 65	0	0	4,305 4,920	4,305 4,920	0		4,3 4,9	20	88.30 110.68		0
2013	171300	65 65	0	0	3,420 2,850	3,420 2,850	0		3,4 2,8		81.26 70.70		0

٠.	MIPS Inc.	Ì
WWW	nebraskaassessorsonline.us	•

Appraisal Property Record Card

Page 2 RECORDCARD 1/10/19 11:59 AM

Parcel ID 000171300 (1418) Primary Image Sketch Image Cadastral ID 00002-00097-004+0 PAD Class Code 02-05-01-01-06-04 State GEO 4371-00-0-10125-002-0000 Owner BOHRER, ROGER L & LILA J 341 WEST 10TH AVENUE RED CLOUD, NE 68970-0000 Situs Neighborhood District 1 - AREA 1 65 - 2CS - 91-0002 Legal
ALL BLOCK 2 FAIRVIEW SUBDIVISION RED
CLOUD Property Valuation Buildings Improvement Marshall & Swift Cost Approach Year/Effective Age Residential Information (06/2013) 0 Type Quality - 00. Land/Lot 4,305 Condition -00 Total 4.305 Base/Total 0/0 Review Information Area of Slab 0 Entered ĎL Area of Crawl 0 09/08/2016 Fixture/Roughin 0/0 Bed/Bathroom 0/0.0

Basement Area

Date Added Notes 11/04/2002 42530

	MIPS Inc.
WWW.ne	braskaassessorsonline.us

	nebraskaas					Re	al Estate Bro	eakdown Report						RECORE 1/10/19 11	
341 WI		VENUE	J		1	Legal LOTS 1-12 & 19-2 SUBDIVISION RE				Card File Situs	000	171500			
County Neighb		1	AREA 1 AREA 1	188 18		Class Code	02-05-01-01-	-06-04 0125-003-0000		Value	·		Previous		Curren
	on / Group	80	RURAL (RUR	1		adastral	00002-00097			Buildings			0		
District		65	2CS - 91-0002			Book / Page	2018 / 2551	-011-0		Improvemen Land / Lot	ıı		3,195		2.40
School		91-0002		-		ale Date	12/31/2018							_	3,19
					s	ale Amount	6,500			Total			3,195		3,19
Data A	deles Nesse									Market Land			4,380		4,380
11/04/2	dded Notes 002 42540														
Şoîl	Use		CG/LVG So	il Description		LVG Descrip	ption	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	t Sut
2670	DRY	2	D HC	LDREGE SILT LO	DAM, 3-7	% 2D		N	1.410	2,265	3,195		2,265	4,380	
				<u> </u>				Land Total	1.410		3,195			4,380	I
Sale Da	ite	Book	Pag	<u> </u>	Extend		ership History			<u>.                                    </u>				A	moun
Year S	Statement D	المناجعة المناط	Buildin	- 01	her		D, JOHN A -TRU								
2018	2176	65		<u>g υτ</u> Ω	ner 0	Lánd 3,195	· · · · · · · · · · · · · · · · · · ·	Total 3,195	Exemp		Taxa		Total Tax	Penal	ity Tax
2017	171500	65		ń	0	3,195		3,195 3,195				195	63.68		
2016	171500	65		0	o o	3,195		3,195		) 1		195 195	62.72 65.54		0
2015	171500	65		0	ō	3,650		3,650	ì	ń		350	82.10		0
2014	171500	65		0	ò	2,540		2,540	Č	)		540	60.34		Ċ
2013	171500	65	1	0	0	2,115		2,115	C			115	52.46		Ö

MIPS Inc.

#### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 2 RECORDCARD 1/10/19 11:59 AM

Parcel ID Cadastral ID PAD Class Code

000171500 00002-00097-011+0 02-05-01-01-06-04 4371-00-0-10125-003-0000

State GEO Owner

BOHRER, ROGER L & LILA J 341 WEST 10TH AVENUE RED CLOUD, NE 68970-0000

Situs

Neighborhood

1 - AREA 1

District 65 - 2CS - 91-0002

LOTS 1-12 & 19-24 BLOCK 3 FAIRVIEW SUBDIVISION RED CLOUD

(1419) Primary Image

Sketch Image

Property Valuation	
Buildings	0
Improvement	0
Land/Lot	3,195
Total	3,195
Pavious Information	

Entered

03/16/2017 09/08/2016 DL TS Inspect

Residential Information Type Quality - 00. Condition Base/Total .00 -

Basement Area

Area of Slab Area of Crawl Fixture/Roughin 0/0 Bed/Bathroom

0.0.0 0

Marshall & Swift Cost Approach Year/Effective Age (06/2013) 0/0

Date Added Notes 11/04/2002 42540

	MIPS Inc.	
WWW.I	nebraskaassessors	online.us

ww	w.nebraskaas	ssessorsonl	ine.us		Rea	al Estate Breal	kdown Report						RECORE 1/10/19 12	
341 V		VENUE			Legal LOTS 13-24 BLOO RED CLOUD Acc		JBDIVISION		Card File Situs	C	0017190	0		
Neigh		1 80	AREA 1 AREA 1 RURAL (RUR) 2CS - 91-0002		Class Code State GEO Cadastral Book / Page Sale Date	02-05-01-01-06- 4371-00-0-1012 00002-00097-01 2018 / 2551 12/31/2018	5-004-0000		Value Buildings Improvement Land / Lot	nt		Previous 0 0 1,395	C	0 0 0 1,395
					Sale Amount	6,500				_		•		
Date A	dded Notes	5							Market Land	<u> </u>		1,910		1,910
	2002 42580						. ,							
Soil	Use		S/LVG Soil Descr		LVG Descrip	tion	Spot Code	Acres	Value/Acre	Assess	ed Sut	Market/Acre	Market	Sub
2670G	GRAS	2G0	GREENBE SILT	LT, HOLDREGE	2GG - 2G		N	0.980	1,425	1,3	95 0	1,425	1,910	
							Land Total	0.980		1,3	95		1,910	
Sale D	ate	Book	Page	Extend		rship History								mount
Vear	Statement I	Dietriet	Building	Other		, JOHN A -TRUST								0
2018	2177	65	0	Other 0	<u>Land</u> 1,395		Total 1,395	Exemp		Ta	xable	Total Tax	Penal	ty Tax
2017	171900	65	Ô	0	1,395		1,395	,	)		1,395	27.80		0
2016	171900	65	n	ŏ	1,280		1,280	,	,		1,395	27.38		9
2015	171900	65	ñ	Ö	1,205		1,205	,	,		1,280	26.26		0
2014	171900	65	Õ	ă	860		860	,	) }		1,205	27.10		0
2013	171900	65	ō	ŏ	750		750	(	) 1		860 750	20.42 18.60		0
												3.00		



Appraisal Property Record Card

Page 2 RECORDCARD 1/10/19 12:00 PM

Parcel ID Cadastral ID

000171900 Cadastral ID 00002-00097-014+0
PAD Class Code 02-05-01-01-06-04
State GEO 4371-00-0-10125-004-0000

BOHRER, ROGER L & LILA J 341 WEST 10TH AVENUE RED CLOUD, NE 68970-0000

Situs

Neighborhood District

1 - AREA 1 65 - 2CS - 91-0002

Legal LOTS 13-24 BLOCK 4 FAIRVIEW SUBDIVISION RED CLOUD



Sketch Image

Property Valuation	Residential Information	Marshall & Swift Cost Approach	(06/2013)
Buildings 0	Туре	Year/Effective Age	0/0
Improvement 0	Quality .00 -		
Land/Lot 1,395	Condition .00 -		
Total 1,395	Base/Total 0 / 0		
Review Information	Area of Slab 0		
03/03/2017 Entered DL	Area of Crawl 0		
08/10/2016 Inspect TS	Fixture/Roughin 0 / 0	1	ı
	Bed/Bathroom 0 / 0.0		
	Basement Area 0		
Date Added Notes			

11/04/2002 42580

COMMENTS

	clerk (or county treas	ng Transfer Statement urer if he or she is the designated county official).	FORM <b>521MH</b>
1 County Name	2 County Number	3 Date of Sale	
Webster	93	Mo. 12 Day 1) Yr. 18	
5 Seller's Name, Address, and Telephone (Please Print)		6 Buyer's Name, Address, and Telephone (Please Print)	
Seller's Name		Buyer's Name	
Ligrida K Meyer	<u> </u>	Street or Other Midding Address	
Street or Other Mailing Address	ا س	Street or Other Mauling Address	C1-
City State	Zip Code	City D State	Zip Code
	-8901	Blue Hu NE	
Telephone Number	-8 10)	Telephone Number	<del>40</del> 1-00
		402-705-6179	, ,
7 Type of Transfer Sale Auction Gift Exchange	Foreclosure	Satisfaction of Contract   Life Estate   Other (Explain.)	3.4
8 Was ownership transferred in full? (If No, explain the division	on.)	9 Was home purchased for same use? (If No, intended use.)	
YES NO		M YES	
10 Was sale between relatives?  YES NO Spous  (If Yes, check the appropriate box at right.) Grand		Parents and Child Family Corporation or Partnership Brothers and Sisters Aunt or Uncle to Niece or Nephew	Other
11 What is the current market value of the manufactured house		12 Was the mortgage assumed? (If Yes, state amount and inte	
<u>#24,000 -00</u>	<u> </u>	YES X NO \$	at%
13 Was the sale through an agent?  YES NO If Yes, include the name of the age	nt: Hasting	Red Estate Group of 1	Jostinge
14 Length (Without Hitch) 15 Width	16 Make Redman	Lomo Fre Empire NB	18 Year 1999
19 Location of Home Before Sale	!	20 Name and Address of Person to Whom Tax Statement Sho	
10 & N Cherry St		Craig W Beck Sr 106 N Cherry St Blue HILL NE 6893	
		Blue HILL NE 6893	S S
106 N Cherry St 21 Name and Address of Land Owner		22 Legal Description of Land	<del> </del>
21 Halle and Addison of Early Civiles		#24505.00	
	los		BIK 3
Same	!	Hoovers Add \$	
23 Total purchase price, including any liab	ilities assumed	23	24,000 €
24 Was nonreal property included in the p	urchase?	NO (If Yes, list cost below.)	
24a Furnishings	***************************************	24a	
24b Moving Costs	•••••••••	24b	
24c Set-up Costs		24c	
	I have examined this state	ment and that it is, to the best of my knowledge and belief, true,	

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.

sign here 402-705-6179

#### Body Style Vehicle Identification Number Year Make MFG HOME 1999 11257962 REDMAN HOMES, INC Model. EMPIRE NB Title Type Previous Title Number/State - Issue Date Purchase Date ORIGINAL 18274450004 12/31/2018 NE 12/12/2018 Color TAN GVWR Capacity Odometer 16' X 80' **EXEMPT** 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: Date: Title: County Date: 2ND Lien 2nd Release By: )ate: Title: County: Date: 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 edometer reading is the actual mileage of the vehicle unless one of the following statements is checked: CAUTION READ CAREFULLY ☐ 1. The mileage stated is in excess of its mechanical limits. 2. The odometer reading is not the actual mileage. WARNING - ODOMETER DISCREPANCY. PRINTED NAME OF PURCHASER(S) ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN. SIGNATURE OF SELLER SIGNATURE OF SELLER CITY STATE SIGNATURE OF SELLER I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S) SIGNATURE OF PURCHASER PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED) SIGNATURE OF PURCHASER DATE OF SALE INVENTORY CONTROL NUMBER County Title Number 18365450001 WEBSTER 1556256 Witness My Hand And Official Seal The Date Shown Above County Official JANET K KNEHANS F01556256 \$ 10.00

**VOID IF ALTERED OR DUPLICATE ISSUED** 

REVENUE To be	nufactured Hous filed with county treating the county treatins tructions on reverse side.	sing Transfer State asurer if he or she is the designated could	ment nty official).	521MH
1 County Name	2 County Number	3 Date of Sale	4	
Webster	93	Mo. 12 Day 13 Yr. 16		er terletig (Literatur) Valoria di alteria
5 Seiler's Name, Address, and Telephon	e (Please Print)	6 Buyer's Name, Address, and Telephone (	Please Print)	
Seller's Name		Buyer's Name		
Ligrida K	Meyer	Craig W Bec	K Sr	-
Street or Other Mailing Address		Street or Other Mailing Address		e
City 11 N Kive	pton Dr	106 N Ch	State 0	74-
Hastings	State Zip Code NE 68901	Blue Hill	NE NE	Zip Gode 68930
Telephone Number		Telephone Number		÷.
7 Type of Transfer		402-705-61	79	3.*
	Exchange Foreclosure	Satisfaction of Contract	Other (Evoluin )	18
8 Was ownership transferred in full? (If N				
Yes No	o, explain the division.)	9 Was home purchased for same use? (If N	a, intended use.)	
0 Was sale between relatives?		_   1 1 E3		
YES NO	Spouse	Parents and Child Family Corporatio	or Partnership	
<del></del>	at right.) Grandparents and Grandchild	☐ Brothers and Sisters ☐ Aunt or Uncle to N		Other
1 What is the current market value of the	manufactured housing?	12 Was the mortgage assumed? (If Yes, state	•	
#24,000 -c		YES X NO \$	and an an an an an an an an an an an an an	at %
3 Was the sale through an agent?				
YES NO If Yes, include t	he name of the agent:	o Real Estate Grow	soct L	tastinge.
Length (Without Hitch)   15 Wid		17 Model	1	8 Year
16 8	10 Rodman	Homes Inc Empire	NB	1999
Location of Home Before Sale		20 Name and Address of Person to Whom Ta	x Statement Shou	
	<u>.</u>	Can MA .c.		
10 % N Cherro	-x 2+-	Craig W Beck Sr		
a Location of Home After Sale	0	104 N Cherry St		
IOE N C Werr	y St	Blue HILL NE	6893	<b>S</b>
1 Name and Address of Land Owner	* /	22 Legal Description of Land		
		# 24505.00		
			1 -4 5	BIK 3
		#1 ALL BIK 2 +	1234 -2	<b>5</b> .– -
Same		Hoovers Add P		
				<del></del>
2 Total musels are united timely	relian en en en 10 e totat en en en en en			
3 Total purchase price, incli	uding any liabilities assumed		23	<u> 71 000)                                </u>
A Was pared property incl	uded in the numbers O	EZINO (HV Cat and balance)		
4 Was nonreal property inci	uded in the purchase? TYES	NO (If Yes, list cost below.)		
a Furnishings	***************************************	240		
u i annoningo	***************************************	24a	<del>-</del>	
b Movina Costs		24b	-	
a moving costs		240	<del></del>	
c Set-up Costs		24c		
		ment and that it is, to the best of my knowledge a	nd belief true	
	d that I am duly authorized to sign this statem		na ooner, nac,	
/) (	. 1 / -			
L raig	W. Beck Sr		401	Telephone Number
Print or Type Name	Buyer or Authorized Representative	-	0	Telephone Number
sign /	12 18 1 1		*	12-3/-
here Signature of Buyer or	Authorized Representative	Title		Date
11010		••••		

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.

#### Body Style Vehicle Identification Number Make Year MFG HOME 11257962 1999 REDMAN HOMES.INC EMPIRE.NB Previous Title Number/State Title Type Purchase Date Issue Date **ORIĞINAL** 12/12/2018 12/31/2018 18274450004 NE Color TAN GVWR Capacity Odometer 16' X 80' Legends **EXEMPT** 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: ounty 2ND Lien 2nd Release By: Date: County: Date: PURCHASER'S INFORMATION SELLER MUST COMPLETE 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 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: 1. The mileage stated is in excess of its mechanical limits. BEFORE YOU CHECK A BLOCK ODOMETER READING PRINTED NAME OF PURCHASER(S) ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN. SIGNATURE OF SELLER ADDRESS

NO
DOMETER READING

NO
TENTHS

READ CAREFULLY
BEFORE YOU.
CHECK A BLOCK

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

SIGNATURE OF SELLER

SIGNATURE OF SELLER

SIGNATURE OF SELLER

SIGNATURE OF SELLER

SIGNATURE OF SELLER

SIGNATURE OF SELLER

DATE OF SALE

NO
TENTHS

READ CAREFULLY
BEFORE YOU.
CHECK A BLOCK

CHECK A BLOCK

PRINTED NAME OF PURCHASER(S)

PRINTED NAME OF PURCHASER

NAME OF THE ODOMETER STATEMENT'S
MADE BY THE SELLER(S)

DATE OF SALE

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

County

Title Number 18365450001

F 1556256

WEBSTER
Witness My Hand And Official Seal The Date Shown Above

County Official

JANET K KNEHANS

James K Knows





F01556256

\$ 10.00

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Middler Berling	Sal	e Date					S	chool	Dis	trict Cod	e		
91	MH2	018	1		12	2/1:	2/2018	Base:	91-	0074	L .	Aff	iliate	d:		Uni	fied:	
Location	D	Sale	Number	τ	seab	ility	& Code#						Par	cel N	Number			
002650	500		1		7			GeoCde	Tw	n F	cing (	Se	ct	Qrt	Subdiv	Агеа	Blk	Parcel
	D	ate of S2	ile Assessed	Va	lue			4133				01	0	0	20115		000	0000
Land		Imp	rovements		v. 41	Т	otal		- Wir	Date	of S	ale	Prop	erty	Classific	cation	Code	To the first pure.
		- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	26,990	)			26,990	Status	] j	roper	у Тур	ре	Zor	ing	Locatio	n CI	ty Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL (F	H)				A) 3	В		)1		<b>O</b> )	1	D) 1	E)	6	F) 0
				disk			Residential		Z vye i		EVE.				Comme	cial		
	Mul	tiple Imp	rovements:	Mult	iple. I	norov	ements.:	120 % 0.40 % %		Mult	iole. I	lmon	оуетте	nts.	<u>Partiera de la composición dela composición de la composición dela composición dela composición dela composición de la composición dela composición de la composición de la composición de la composición dela composición dela composición dela composición dela composición dela composición dela composición dela composición dela composición dela composición dela composición dela composición </u>	<u> </u>	1.2.6.0	tro Deet ege
	ydain ny r Kantistaan	All the same	Argental States		tractio			99		1	structi							
		(102 férma Calabatan	Floor:	Floo	r Sq. F	t. :	1,1	84		1	r Sq. I						•	
	Garage.	Building	And the company	Cost			53,0	55		Cost			-					
Single Family	Style:	100		Res	ident	al C	ondition: 3 (	)		Con	amer	cial	Occu	panc	y Code:		VA Parket	
(100) 🗷 Mo	bile Horn	ie		(10)  Worn Out				F	Commercial Occupancy Code:  Primary: Other1: Other2:						·			
(101) 🗆 One	Story			(20)  Badly Worn				Con	Commercial Construction Class:									
(102) 🗆 Twa	Story			(30) E Average				(1)	(I) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli	t Level			(40) 🗆 Good				(2) Reinforced Concrete Frame										
(104) 🗆 11/	2 Story			(50) □ Very Good				(3) Masonry Bearing Walls										
(111) 🗆 Bi-I	_evel			(60) 🗆 Excellent				(4) U Wood or Steel Framed Ext. Walls										
(106) 🗆 Oth	er								(5) ☐ Metal Frame and Walls									
Townhouse or	Duplex	Style:		Resi	denti	al Q	iality: 30		A. Service	(6)		Pol	le Frar	ne				
(301) 🗆 One	Story			(10)		Lo	×			Cost	Ran	k:				Conditi	on:	
(302) 🗆 Two	Story			(20)		Fai	<u></u>			(10)		Lo	w		(	10) 🗆	Worn	Out
(307) 🗆 1 1/				(30) 🗷 Average				(20) □ Average (20) □ Badly Worn					Wom					
(308) □ Spli				(40) □ Good			(30)  Above Average (30)  Average											
(309) 🗆 2 1/5				(50)  Very Good				(40)										
(304) □ One				(60)   Excellent							(150) (150)		497	134. A (	50) 🗆	Very C	food	
(305) 🗆 Two	Story D	uplex											UM	(	60) 🗆	Excelle	nt	
Assessor's	Adjus	tment	to Sale Pr	ice	(+ 0	r -)												
Assessor Co	mments	and Re	ason for Ac	ljusi	men	t:												
														-				
					,													
·																		
Comments fi																		<del> </del>
		TIFIC	ATE OF	ידין	LE-	REI	DMAN HOM			ents:		7.6	ном	R 1	/IN-11	25704	: 2	
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																_		
	··	···········															(Contin	ue 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



Real Estate Breakdown Report

Page 1 RECORDCARD 1/3/19 12:58 PM

Parcel ID Owner BECK, CRAIG W. 106 N CHERRY S BLUE HILL, NE 68	TREET		BLK 3 HOOVER	ENT) ALL BLOCK 2 & LOT 5 S ADDITION & W 420' X 165' E HILL ANNEXATION S ADDITION	Card File 002656 Situs 1100 \W BUFFALO PLAC	0500	
County Area Neighborhood Location / Group District School	0 300 20 195 91-0074	N/A BLUE HILL BLUE HILL (BH) 74HF6N - 91-0074	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	03-01-01-01-06-00 Mobile Home 4133-00-0-20115-000-0000 00002-00068-001*0 MH2018 / 1 12/12/2018 24,000	Value Buildings Improvement Land / Lot Total	Previous 26,990 0 0 26,990	Current 26,990 0 0 26,990

11/04/2002 9320.16/MOBILE HOME W/SKIRTING

		_				remarko. I	ype Description	Date Oper	Date Closed	Amount
0-1- 5							N/A 2008-19~2009 CARI	PORT 10/07/2008	02/05/2009	0
Sale D	are	Book	Page	Extend	Ownership Histor	γ		· · · · ·		Amounti
					MEYER, ZIGRIDA	K				Amount
	Statement	District	Building	Other:	Land	Total	Exempt	Taxable	Total Tax	Donalta Torr
2018	4311	195	26,990	0	n	26,990	0			Penalty Tax
2017	650500	195	26,990	ž			b	26,990	530.44	0]
				U	Ü	26,990	0	26,990	521.92	n l
2016	650500	195	29,115	0	0	29.115	n	29,115		<u> </u>
2015	650500	195	28,380	0	o.		v ·		561.30	0
				Ų	U	28,380	0	28,380	539.78	اه
2014	650500	195	28,695	0	0	28,695	n	28,695	598.34	
2013	650500	195	32,545	0	0	•	Ĭ			이
,•		.55	02,040	U	U	32,545	0	32,545	731.48	0

## MIPS Inc.

#### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 2 RECORDCARD 1/3/19 12:58 PM

Parcel ID 002650500 (1401) Primary Image Sketch Image 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 CALL) 1100 \W BUFFALO PLAC Neighborhood 300 - BLUE HILL 195 - 74HF6N ~ 91-0074 District Legal LEGGE 10 (LASS) 19 (PARENT) ALL BLOCK 2 & LOT 5 BLK3 HOOVERS ADDITION & W 420' X 166' OUT LOT 7 BLUE HILL ANNEXATION & ALL EGGERTS ADDITION Property Valuation Buildings Marshall & Swift Cost Approach Residential Information (06/2013)26,990 Type Quality Manufactured Housing Year/Effective Age 1999/0 Improvement 0 3.00 - Average Land/Lot Condition 3.00 - Average 1,184 / 1,184 Total Base/Total Review Information Style 100 % - Singlewide 03/02/2016 Entered Exterior Wall 100 % - Vinyl Lap 09/09/2015 Inspect ÇJ Heating/Cooling 100 % - Warm & Cooled Air Roof Cover Composition Shingle Area of Slab Area of Crawl 1,184 Fixture/Roughin Bed/Bathroom 7/0 3/20 Basement Area D Code Description Quality Year Dimensions Units PD, FD 706 Detached Garage(SF) 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 MS Residential Size Units Depreciation MHMS S1FP Skirting, Metal or Vinyl 180 0 180 0.000 % Single 1-Story Fireplace Yard Shed MS Residential 0 0.000 % YDS MS Residential 130 Ō 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 0.000 % Date Added Notes
11/04/2002 9320.16/MOBILE HOME W/SKIRTING

RESIDENTIAL SALES FILE

PAGE 1	BOOK-PAGE 2018	<u>-2552</u>	DOC STAMPS	49.50	DEED TYPE W	D	SALES FILE # 336
DATE OF SALE	12-31-20	218	DATE OF DEED 12	-20-201	DATE RECO	ORDED 12-31-2	 2018
GRANTOR'S NAM	E (SELLER) ROBEI					n Aufdent	am P
LEGAL DESCRIPTIO	on Cot 6, 7	8,17,18+	19 Blak.	5 Coarber	's Addition	n Red Clou	d
LOCATION ID PAR	CEL(S)	144500-	38210				
NEIGHBORHOOD , PROPERTY CLASS	200-Red (	land Sing	ple Siomily	SITUS	37 N Sec	verd	
TAX DISTRICT / SC	HOOL DISTRICT (65/	91-0002	1 - USABILITY	2 - ADJUSTED	3 - SUBCHANGED 4	- DON'T USE 5 - AL / E	OON'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	13 970	3195	17165	19045
2017		1880	1880	6415	3/45	9560	11440
		1080	1880	16430	3195	19/025	2/505
		·			 		
					<u> </u>		·
COMMENTS					<u>i                                     </u>		
			·				

# NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

## **Real Estate Transfer Statement**

FORM **521** 

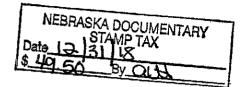
• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately complete	d.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91 ▼		Day 25 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print	)
Grantor's Name (Seller) Roberta Jean Guertin	Grantee's Name (Buyer) Kevin Aufdenkamp	
Street or Other Mailing Address The Falls Rd	109 W. 246 St.	
State Zip Code	Ogalla, NE 69153 State	Zi- Code 69153
Phone Number J	Phone Number Is the grantee a 501(c)(3) orga If Yes, is the grantee a 509(a) f	nization? Yes 🗸 No
Email Address n/a	Email Address	oundation?   Yes     No
7 Property Classification Number. Check one box in categories A and B. Check C		
(4) 0	) Property Type	(C)
✓ Improved     ✓ Single Family     ✓ Industrial	Mineral Interests-Nonproducing State Assess	
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
OLL Commercial Recreational		
	and Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee  neral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?	losure Irrevocable Trust Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exchange)	Life Estate Sale	Trustee to Beneficiary
Yes V No Court Decree Exchange Grants  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract  12 Was real estate purchased for same use? (	Other (Explain)
✓ Yes No	Yes NoNo	ii No, siale iile ii kerided dse.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	<u> </u>	
<b>—</b>		ther
Brothers and Sisters Grandparents :  Ex-spouse Parents and Cl	and Grandchild Spouse	
14 What is the current market value of the real property?	hild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount ar	ed interest rate 1
\$22,000	Yes V No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title compar	ny? (If Yes, include the name
Yes      No	F	ompson Agency No
18 Address of Property 37 N Seward St	19 Name and Address of Person to Whom the Tax Statemen	Should be Sent
Red Cloud, NE 68970	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
Lots Six (6), Seven (7), Eight (8), Seventeen (17), E	ighteen (18) and Nineteen (19), Bloc	k 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? 🔲 Yes 🕡 No (If Yes, er	nter dollar amount and attach itemized list.) 23	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	- 18 - 18 - 18 - 18 - 18 - 18 - 18 - 18	22,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statemen	number  It 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		Phone Number
sign 2 A Color	Grantee	12/ /2018
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On	ly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	-
Mo. 18 Day 31 yr. 18 \$ 49.50	DK 2018, 1203550	
anagaa rendumen a sayara	The state of the s	Rev Stat &6 76-214 77-1327(2)

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this Biday of December A.D., 20 kg, at 10:50 o'clock P.M. Recorded in Book 2018 on Page 2558.

POWNER OF County Clerk \$10.00 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 Delember 20, 2018.

Roberta Jean Guertin

STATE OF NEBRASKA

COUNTY OF Webster ) ss

GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2020

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

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us			
Seller: 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	ON RED CLOUD	
Describe the basement finish	; flooring, walls, ceili	ng finish?	
No If manufactured; what	brand?		yes If
manufactured; what type of he		Mobile Home factured is the home still siton on	
(circle one) Metal Frame For		ractured is the nome Still Siton on	
Signature:		Buyer/Seller	
(circle one)Phone#	Date:		

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date				School District Code												
91	20:	18	2552	12/31/2018			Base: 9	91-	0002	2	Aff	liated	Uni	Unified:						
Location	ID	Sale	Number	τ	seab	ility	& Code#						Parc	el l	Vumber	nber				
0001445	500	3	36		1			GeoCde	Τv	vn F	cing (	Sec	ct Q	rt	Subdiv	Area	Blk	Parcel		
	Da	te of Sa	le Assessed	Va	ue			4491				00	) (	0	10030		005	0000		
Land		Imp	rovements		100	T	otal		Date of Sale Property Classification Code											
1	1,880 19,625 21,505						21,505	Status		Propert	ty Ty	pe	Zoni	ng	Location	Ci	y Size	Parcel Size		
Assessor Lo	cation:	RED (	CLOUD (F	(C)				A) 1	F	3) (	01		C) 1	 L	D) 1	E)	6	F) 3		
					., .	, 14. <sup>1</sup>	Residentia	1		. rv			1 m	ŗ.	Commer	cial				
	Mult	iple Imp	rovements:	Mult	iple. Ir	пргоч	rements.:			Mult	tiple.	Impro	ovement	s. :			······································			
1 4 4 4		Constru	ction Date:	Cons	tructio	n Da	te: 18	90		Cons	struct	ion D	ate:							
			Floor:	Floo	r Sq. F	t:	9	82		Floo	r Sq.	Ft.:					· · · · · · · · · · · · · · · · · · ·			
		Building	Cost New:	Cost	//		82,1	40		Cost										
Single Family	Style:	101		Res	identi	al C	ondition: 31	0		Con	nnei	rcial	Оссир	ano	y Code:	Program		ere di la r		
(100) 🗆 Mol	bile Hom	e		(10)		W	orn Out			4	загу:				heri:		Other2:			
(101) 🗷 One	Story			(20)		Ba	dly Worn	***************************************		Con	amei	cial	Сопѕи	ruci	tion Class:		1.35%			
(102) 🗆 Two	Story			(30)	*	Av	erage			(1)		Fire	eproof	Stri	ictural Stee	l Frame	:			
(103) 🗆 Spli	t Level			(40)		Go	od			(2)		Rei	nforce	đС	oncrete Fra	me				
(104) 🗆 11/:	2 Story			(50)		Ve	ry Good			(3)		Ma	somy l	Bear	ring Walls					
(111) 🗆 Bi-L	evel			(60)		Ex	cellent			(4)		Wo	od or	Stee	l Framed E	xt. Wal	ls			
(106) □ Oth	er			i grand	ydž,					(5)		Me	tal Frai	me a	and Walls					
Townhouse or	Duplex	Style:		Resi	denti	al Q	uality: 30	Milaipi		(6)		Pol	e Fram	e						
(301) 🗆 One	Story			(10)		Lo	w			Cost	t Rar	ık:			C	onditio	n:			
(302) 🗆 Two	Story			(20)		Fai	r			(10)		Lov	NT.		(1	10) 🗆	Worn (	Out		
(307) 🗆 1 1/2	2 Story			(30)	¥	Av	етаде			(20)		Ave	erage		(2	20) 🗆	Badly	Worn		
(308) □ Split	Level			(40)		Go	od			(30)		Abo	ove Av	ега	ge (:	BO) 🗆	Averag	je		
(309) 🗆 2 1/2				(50)		Ve	ry Good			(40)		Hig	h		(4	10) 🗆	Good			
(304) 🗆 One		-		(60)		Exc	cellent				<u> </u>		Vii 1	Ŵ.	(S	0) 🛘	Very C	food		
(305) 🗆 Two	Story D	ıplex				4.		37 (34)	1.0			70	akiyi .	4 1	(6	i0) 🗆	Excelle	ent		
Assessor's	Adjus	tment 1	to Sale Pr	ice	(+ o	r -)	•													
Assessor Cor	nments	and Re	ason for Ac	ljust	men	t:														
																	,			
Comments fr					***************************************						<b></b>									
WD	νш								omi	ments:					<del></del>					
																	(Contin	ue on back)		

## MIPS Inc.

### **WEBSTER COUNTY**

Real Estate Breakdown Report

Page 1 RECORDCARD 1/10/19 02:27 PM

		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Ke	ai Estate Br	eakdown	кероп					1/10/19	02:27 PM
Parcel ID Owner AUFDENKAM 109 W. 24TH : OGALLALA, N	STREET	500		Legal LOTS 6-8 & 17-19 ADDITION RED C		RBER'S			e 0001 WARD ST OUD, NE 68970	44500		-	•
County Area Neighborhood Location / Gro District	up 60 65	N/A RED CLOUD RED CLOUD (RC 2CS - 91-0002	)	Class Code State GEO Cadastral Book / Page	01-01-01-01- 4491-00-0-11 00002-00100 2018 / 2552	0030-005-000 6-022+0	00	Value Building Improve Land / Le	ment		Previous 19,625 0 1,880		Current 19,625 0 1,875
School	91-0002	!		Sale Date Sale Amount	12/31/2018 22,000			Total			21,505		21,500
Date Added N				,				·					
11/04/2002 3	8210												
						Permit No.		Description		ate Open	_Date Closed	<u> </u>	Amount
Model		Method	Description	. 1 -	A:	0001	00 N/A	-2004 LEAN-TO		/15/2003	02/18/2004		
6 RED CLOUD		02 SqFoot		21,300		Frontage Sp 75,000 N	oot Code	Cutoff	Value	Add (		ot Value	
C NED GEOGE		02 3 <b>q</b> F000	11	21,300		75.000 N		25,000 130,680 999,999	0.088 0.007 0.003	0.0	900	1,875	353
Sale Date	Book	Page	Exten	d Own	ership History								Amount
12/31/2018	2018	2552		AUFI	ENKAMP, KEV	VIN							22,000
05/27/2016	02016	00115		GUE	RTIN, ROVERT	A JEAN							15,000
06/28/2013	02013	01782			NG, TIMOTHY I		L W BROWN						19,500
					RTIN, ROBERT								0
	nt District	Building	Other	Land		Tota		Exempt	Taxab	le	Total Tax	Pen	alty Tax
2018 19		19,625	0	1,880		21,50		0	21,5	05	432.28		0
2017 1445		16,020	0	1,880		17,90		0	17,9		354.58		0
2016 1445		17,165	0	1,880		19,04		0	19,0		390.64		0
2015 1445		16,990	0	1,880		18,870		0	18,8		424.44		0
2014 1445		16,990	0	1,880		18,870		0	18,8		448.28		0
2013 1445	00 65	18,310	0	1,880		20,190	)	0	20,19	90	500.84		0



#### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 2 RECORDCARD 1/10/19 02:27 PM

Parcel ID 000144500 (353) Primary Image Sketch Image Cadastral ID 00002-00106-022+0 PAD Class Code 01-01-01-01-06-03 State GEQ 4491-00-0-10030-005-0000 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 Property Valuation Buildings Improvement Marshall & Swift Cost Approach Residential Information (06/2013) 19,625 Single-family Residence 3.00 - Average Type Quality Year/Effective Age 1890/0 Land/Lot 1,875 3.00 - Average Condition Total 21,500 Base/Total 982/982 Lot information Style 100 % - One Story Lot Size Exterior Wall 100 % - Frame, Siding, Metal Valuation Model RED CLOUD 100 % - Warmed & Cooled Air Heating/Cooling Valuation Method 02 Square Ft Roof Cover Composition Shingle Lot Value 1,875 Area of Slab Review Information Area of Crawl 06/12/2017 inspect CJ Entered Fixture/Roughin 5/0 Bed/Bathroom 2/1.0 Basement Area 0 Code Description Quality Year Dimensions Units 288 sqft PD, FD 0.000 % / 0.000 % 706 Detached Garage(SF) Approximate value after 80.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 540 Code Description Cost Source MS Residential Size Year In Units Depreciation YDS 96 96 96 n 42.000 % YDS Yard Shed MS Residential 96 o 42.000 % RP\$ Raised Slab Porch with Roof MS Residential 50 50 0.000 % Date Added Notes 11/04/2002 38210

ı		MIPS	inc.	
7	t www.ne	oraskaas	56220120I	niine.us

### **WEBSTER COUNTY**

Appraisal Property Record Card

Page 3 RECORDCARD 1/10/19 02:27 PM

State G Owner AUFDE 109 W. OGALL Situs 37 N Si Neighb District Legal	ral ID ass Code EO ENKAMP, KE 24TH STRE ALA, NE 69 EWARD ST I	000144500 00002-00108-022+0 01-01-01-01-06-03 4491-00-0-10030-005-0000 VIN ET 153 RED CLOUD NE 68970 200 - RED CLOUD 65 - 2CS - 91-0002 BLOCK 5 GARBER'S OUD		(38)	53)											
LNTO	<b>Description</b> Lean-to, Fan Building Cor	m Utility	<b>Class</b> D	<b>Qual</b> 3.00		Year 0	ge Dime	ensions	Floo	r	Roofing	Υ	otal Units 60		 	
				······································			 		······································	70 A 71 Marson			******	 	 	 i
													WAS -			

PAGE 1	BOOK-PAGE 2018	-2561	DOCSTAMI	° 5A	DEED TYPE	RCD	SALES FILE # 337
DATE OF SALE	12-31-201	18	PATE OF DEED 12-3.	1-2018	DATE RECORI		18
GRANTOR'S NAI	ME (SELLER) Marc	i Hersh		GRANTEE'S NA	ME (BUYER) Brar	iden Hersh	
LEGAL DESCRIPT	ion N/Z of t	he WIZOF.	SW14 11-	-1-12			
LOCATION ID PA	RCEL(S) COSIZ D	7901 - 71	180				
NEIGHBORHOOL PROPERTY CLASS		Rural		SITUS	Rural 1.	1-1-12	
TAX DISTRICT / S	CHOOL DISTRICT 45	191-0002	1 - USABILIT	Y 2 - ADJUSTED		- DON'T USE 5 - AL / DO	ON'T USE MOBILE HOME
TOTAL SALE PRIC		521 ADJ		ASS'R ADJ	1041	ADJ SALE PRICE	-
YEAR	AG LAND TOTAL +	NON AG LAND TOTAL	LAND TOTAL	HOUSE+	BUILDING	IMPROVEMENT TOTAL	TOTAL ALL
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							***************************************
					1 1 1		April
COMMENTS						H	

#### BOOK-PAGE

IRRIGATION WELL	IRRIGATION BOSTWICK	IRRIGATION GOTSCH WASTE	PRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL/BOSTWICK	IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1	1A1 B	1A1 F	1A1 K	1A1 R	1A1 S	1A1 V	1A1 U
1A	1A B	1A F	1A K	1A R	1A S	1A V	1A U
2A1	2A1 B	2A1 F	2A1 K	2A1 R	2A1 S	2A1 V	2A1 U
2A	2A B	2A F	2A K	2A R	2A S	2A V -	2A U
3A1	3A1 B	3A1 F	3A1 K	3A1 R	3A1 S	3A1 V	3A1 U
3A	3A B	3A F	за к	3A R	3A S	3A V	3A U
<b>4</b> A1	4A1 B	4A1 F	4A1 K	4A1 R	4A1 S	4A1 V	4A1 U
4A	4A B	4A F	4A K	4A R	4A S	4A V	4A U
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

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

**FORM** 521

	The dec	ed will not be rec	orded unless this of	-t					<u> </u>	
1 County Name	1110 000	2 County Numb	corded unless this st	ateme	3 Date of Sal	· · · · · · · · · · · · · · · · · · ·	25 are accu			
Webste	C				Mo.	Day	Υr.	4 Date of D	zeed Day	Yr.
5 Grantor's Name, A	Address, and Tel	ephone (Please	Print)		6 Grantee's			lephone (Please	:	<del> </del>
Grantor's Name (Seller					Grantee's Na				1 11114	<del></del>
Macci	Hersh				B	andon	tter	sh		
Street or Other Mailing					Street or Othe	or Mailing Adda	ress 🔾	2		
City Inava	اح	NeState	68952	€ .	City	iaux)e		Ne State		Zip Code
Telephone Number	27 6/11				Telephone No		Is the grant	tee a 501(c)(3) org	anization?	Yes Lino
Email Address	167-041		<u> </u>		Email Address	\$		e grantee a 509(a)		Yes PNo
7 Property Classificat	tion Number, Che	ck one box in cat	egories & and R. Chr		Faranceti is a	loe e				
(A) Status	1		ogones A una 2. Unit		Property T		roine.			(C)
Improved	Single Far	nily	Industrial	<u> </u>	_	erests-Nonpro	ducina	State Asse		
Unimproved IOLL	Multi-Fami	ly 🔽	Agricultural Recreational	:		erests-Produci		Exempt	ssed	Mobile Home
8 Type of Deed Bill of Sale	Conservator Corrective		Distribution Easement		and Contract/M		<u>L.</u>	Sherriff	Other	
Cemetery		e-Transfer on Dea		-	ease neral	L Qui		Trust/Trustee Warranty		
9 Was the property pur part of an IRS like-kir	chased as 1		er Distribution		ciosure 🔲 l	revocable Tru	st Revoc	able Trust	Transfer	on Death
(IRC § 1031 Exchang	e)	Auction Court Decree	Easement E	Gift Grant	===	ife Estate Partition	☐ Sale ☐ Satisfa	action of Contract		o Beneficiary oplain) Trans Fer
11 Was ownership trans		o, explain the divis	ion.)			12 Was real e	state purcha	sed for same use?	(If No, state t	he intended use.)
13 Was the transfer beh		to a trustee, are t	he trustor and beneficia	arv rela	tives? (If Yes			· · · · · · · · · · · · · · · · · · ·		
Yes [N	o 🔲 Aunt or	Uncle to Niece or			Partnership, or				Other	
		s and Sisters	Grandp	arents	and Grandchild		ouse	Ameri -		
14 What is the current n	Ex-spot		Parents	and C			p-parent and			
\$ 55	240	real property?			15 Was the	mortgage assu No	med? (If Yes \$	s, state the amount	and interest r	ate.)
16 Does this conveyand Yes V	divide a current p	arcel of land?			17 Was tran	sfer through a ent or title com	real estate a	gent or a title comp	cany? (If Yes,	
18 Address of Property				·	19 Name and	Address of P	erson to Who	m Tax Statement	Should be Se	
10 F		/				River		Hersh		
18a W No address ass		Vacant Land			Red	Cloud,		68970		
20 Legal Description	-the W	1/2 of -	the SW1	4	Section	~ 11 ~		nship 1	L Nor	Th -
			k 6 R P.1			ster C	Caut.	. Nebr	سيل س	
nange	14. Wes		12 6 - F.1	w. 7	wes	5/4/ 6	our 19	, wear	4324	
21 If agricultural, list total		40.76	·							
22 Total purchase price								22 \$		0 00
23 Was non-real prope				s, ente	r dollar amou	int and attact	h itemized i	· -		
24 Adjusted purchase					·		************	24   \$		0 00
25 If this transfer is ex			<del></del>			<u>5a</u>	<u> </u>		·	
correct, <u>s</u>	r penames of law, and that I am duly a	i declare that I hav uthorized to sign t	ve examined this stater his statement.	nent ar	nd that it is, to 1	the best of my	knowledge a	nd belief, true, con	nplete, and	
► Agrint or	Brandon	) Hers	h_							
sign 🔌	Type Name of Gra	P2 M	representative					P	hone Number	
	re of Grantee or Au	thorized Represer	tative	Titl	e			Ē	Date	······································
			Panintos of S	nod-1	Hen Ont				<b> -</b>	
26 Date Deed Recorded		27 Value of Stor	Register of D np or Exempt Number		Use Only  Recording Da	ata .			For Dept	L Use Only
Mo. 12 Day 3	_ Yr <b>18</b>	\$ exen	opt 50		7KX	18. A	b 25	61		
Nebraska Department of Rever Form No. 96-269-2008 2-2016				2			J	Authorized by Neb	). Rev. Stat. §§ 7	76-214, 77-1327 (2) RQ 0109
		Graniee	-Retain a copy of th	is doc	ument for yo	ur records.				

State of Nebraska 7 SS.  County of Webster 5 SS.  Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of ecomogra. Decomogra. Decomogra. Decomogra. Decomogram of the county this 2 day of ecomogram. Recorded in Book 2018 on Page 250 Decomogram of County Clerk decomogram	NEBRASKA DOCUMENTARY STAMP TAX Date_la  18  \$ Lienapt Saby Qlta
Return to: Marci D Hersh 471 River Rd Inavale, NE 68952	
QUITC	CLAIM DEED
THE GRANTOR, Marci Hersh, in consideration of I receipt of which is hereby acknowledged, quitclaims	Two Dollars (\$2.00) and other good and valuable consideration and conveys to Brandon Hersh,
GRANTEE, the following described real estate (as de	efined in Neb. Stat. 76-201) in Webster County, Nebraska:
North Half (N1/2) of the West Half (W1/2) of the S North, Range Twelve (12), West of the 6th P.M. in	Southwest Quarter (SW1/4) Section Eleven (11), Township (1) Webster County, Nebraska
Executed December 31,2	<u>o 18.</u>
·	Marci Hersh
STATE OF NEBRASKA COUNTY OF Webste-	
The foregoing instrument was acknowledged before n Marci Hersh.	ne this 31st day of December , 2018, by
Train From Notary Public	GENERAL NOTARY- State of Nebrasica TRAVIS FRASER My Comm. Exp. August 25, 2021