

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2019	5	12/20/2018	Base: 01-0123		Affiliated:		Unified:									
Location ID	Sale Number	Useability & Code #		Parcel Number													
002511200	3	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value				4129	4	12	19	2	00000	1	000	3595					
Land	Improvements	Total		Date of Sale Property Classification Code													
131,320		131,320		Status	Property Type	Zoning	Location	City Size	Parcel Size								
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9								
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED	1A1					GRASSLAND	1G1										
	1A	9.790		48,265			1G	5.400						7,695			
	2A1						2G1										
	2A						2G										
	3A1						3G1										
	3A						3G	2.470						3,520			
	4A1	2.470		11,710			4G1	1.280						1,825			
	4A	0.540		2,560			4G	7.700						10,975			
DRYLAND	1D1					Shelterbelt/Timber											
	1D	10.690		28,915		Accretion			4.590								
	2D1					Waste			31.330					5,640			
	2D					Other											
	3D1					AG LAND TOTAL			80.860					131,320			
	3D	1.870		4,235		Roads			1.830								
	4D1					Farm Sites											
	4D	2.730		5,980		Home Sites											
						Recreation											
	Dwellings					Other											
	Outbuildings					Non-AG TOTAL			1.830								

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

# 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.

3

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>20</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>12</u> Day <u>19</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>JZ Farms, L.L.C.</b> Street or Other Mailing Address <b>1638 Road 2600</b> City <b>Lawrence</b> State <b>NE</b> Zip Code <b>68957</b> Phone Number <b>(402) 469-6395</b> Email Address <b>N/A</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Heath Zuellner and Terra Zuellner</b> Street or Other Mailing Address <b>2180 43 1/2 Road</b> City <b>Franklin</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 984-9094</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N/A</b>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$154,200**

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 **Miller Abstract & Title**  No

18 Address of Property

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Exhibit A**

21 If agricultural, list total number of acres 81.76

22 Total purchase price, including any liabilities assumed .....	22	\$ 154,200.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 154,200.00

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

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

**Heath Zuellner or Terra Zuellner** (402) 984-9094  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Heath Zuellner** Grantee  
Signature of Grantee or Authorized Representative Title Date **12/20/2018**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>2</u> Yr. <u>2019</u>	27 Value of Stamp or Exempt Number \$ <u>348.75</u>	28 Recording Data <b>BK2019, Pg 5-6</b>

**EXHIBIT A****LEGAL DESCRIPTION**

A tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four (4) North, of Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the East line of said NW1/4 bears S 00°07'42" W or N 00°07'42" E. Beginning at the N 1/4 Corner of said Section 19; thence S 00°07'42" W 1242.39 feet on the 1/4 Section line to a point 275.00 feet north of the intersection of the North R.O.W. line of the Burlington Northern Railroad, now vacated; thence S 81°06'55" W 150.00 feet to the NE Corner of a deeded tract of land recorded at the Webster County Clerk's Office in Book 72, page 815; thence S 87°23'02" W 1160.00 feet on the North line of said deeded land to the NW Corner of said tract; thence S 01°22'20" W 410.00 feet on the West line of said deeded land to the SW Corner of said tract, point also being on the North R.O.W. line of the Burlington Northern Railroad, now vacated; thence S 77°10'30" W 765.35 feet on said R.O.W. line to a point; thence N 00°10'09" W 586.43 feet on the East line of a deeded tract of land recorded at the Webster County Clerk's Office in Book 92, Page 366, point also being the NE Corner of said deeded tract; thence S 89°25'01" W 367.25 feet on the North line of said deeded land to the NW Corner of the S 1/2 of the NW 1/4 of said Section 19; thence N 00°10'09" W 1320.33 feet on the West line of said Section 19 to the NW Corner of said Section 19; thence S 89°53'19" E 2438.73 feet on the Section line to the Point of Beginning.

AND

A tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four (4) North, of Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the East line of said NW 1/4 bears S 00°07'42" W or N 00°07'42" E. Commencing at a point on the North R.O.W. line of the Burlington Northern Railroad, now vacated and the East Line of said NW 1/4; thence N 00°07'42" E 175.00 feet on the 1/4 Section line to the True Point of Beginning, point also being the NE Corner of a deeded tract of land recorded at the Webster County Clerk's Office in Book 88, Page 1138; thence S 81°06'55" W 150.00 feet to a point on the East line of a tract deeded to the Village of Campbell in Book 72, Page 815; thence N 00°07'42" E 100.00 feet on said East line to the NE Corner of said deeded land; thence N 81°06'55" E 150.00 feet to a point on the 1/4 Section line; thence S 00°07'42" W 100.00 feet on the 1/4 Section line to the True Point of Beginning. Said tract containing 0.34 +/- acres. Subject to any R.O.W. and easements of record.

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State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of January A.D., 2019, at 1:35 o'clock P. M. Recorded in Book 2019 on Page 5+6  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-2-2019  
\$ 348.75 By BB

(above space for recorder's use)  
Return to: Miller Abstract & Title Company, PO Box 107, Minden, NE 68959

**JOINT TENANCY WARRANTY DEED**

JZ Farms, L.L.C., a Nebraska Limited Liability Company, herein called the GRANTOR, whether one or more, in consideration of **One Dollar (\$1.00) and other valuable consideration** received from GRANTEE, do hereby grant, bargain, sell, convey and confirm unto **Heath Zuellner and Terra Zuellner, a married couple, as joint tenants and not as tenants in common**, herein called the GRANTEE, whether one or more, the following described real estate in **Webster County, Nebraska** (as defined in Neb. Rev. Stat. 76-201):

**SEE EXHIBIT A ATTACHED**

And the GRANTOR does hereby covenant (jointly and severally, if more than one) with the GRANTEE that GRANTOR is lawfully seized of such real estate and that it is free from encumbrance **except covenants, easements and restrictions of record**; that GRANTOR has legal power and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to the real estate against the lawful claims of all persons whomsoever.

Executed this 19<sup>th</sup> day of DECEMBER, 2018

*Judith L. Menke*  
Judith L. Menke, Manager of JZ Farms, L.L.C.

STATE OF NEBRASKA)  
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me on this 19<sup>th</sup> day of DECEMBER, 2018 by Judith L. Menke, Manager of JZ Farms, L.L.C.

*Kevin W. Davis*  
NOTARY PUBLIC

My Commission Expires:

GENERAL NOTARY - State of Nebraska  
KEVIN W. DAVIS  
My Comm. Exp. Nov. 3, 2019

## EXHIBIT A

## LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four (4) North, of Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the East line of said NW1/4 bears S 00°07'42" W or N 00°07'42" E. Beginning at the N 1/4 Corner of said Section 19; thence S 00°07'42" W 1242.39 feet on the 1/4 Section line to a point 275.00 feet north of the intersection of the North R.O.W. line of the Burlington Northern Railroad, now vacated; thence S 81°06'55" W 150.00 feet to the NE Corner of a deeded tract of land recorded at the Webster County Clerk's Office in Book 72, page 815; thence S 87°23'02" W 1160.00 feet on the North line of said deeded land to the NW Corner of said tract; thence S 01°22'20" W 410.00 feet on the West line of said deeded land to the SW Corner of said tract, point also being on the North R.O.W. line of the Burlington Northern Railroad, now vacated; thence S 77°10'30" W 765.35 feet on said R.O.W. line to a point; thence N 00°10'09" W 586.43 feet on the East line of a deeded tract of land recorded at the Webster County Clerk's Office in Book 92, Page 366, point also being the NE Corner of said deeded tract; thence S 89°25'01" W 367.25 feet on the North line of said deeded land to the NW Corner of the S 1/2 of the NW 1/4 of said Section 19; thence N 00°10'09" W 1320.33 feet on the West line of said Section 19 to the NW Corner of said Section 19; thence S 89°53'19" E 2438.73 feet on the Section line to the Point of Beginning.

AND

A tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four (4) North, of Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the East line of said NW 1/4 bears S 00°07'42" W or N 00°07'42" E. Commencing at a point on the North R.O.W. line of the Burlington Northern Railroad, now vacated and the East Line of said NW 1/4; thence N 00°07'42" E 175.00 feet on the 1/4 Section line to the True Point of Beginning, point also being the NE Corner of a deeded tract of land recorded at the Webster County Clerk's Office in Book 88, Page 1138; thence S 81°06'55" W 150.00 feet to a point on the East line of a tract deeded to the Village of Campbell in Book 72, Page 815; thence N 00°07'42" E 100.00 feet on said East line to the NE Corner of said deeded land; thence N 81°06'55" E 150.00 feet to a point on the 1/4 Section line; thence S 00°07'42" W 100.00 feet on the 1/4 Section line to the True Point of Beginning. Said tract containing 0.34 +/- acres. Subject to any R.O.W. and easements of record.

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	7	12/20/2018	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002511203	4	4	03	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
				Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 2	B) 03	C) 3	D) 3	E) 8	F) 3			
				Residential				Commercial				
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :				
<b>Construction Date:</b>				Construction Date :				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost :				Cost :				
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
QCD - ADJACENT PROPERTY TO ZUELLNER'S												
<b>Comments from</b>						<b>Comments:</b>						
(Continue on back)												

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.

4

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

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

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

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

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

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

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

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

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

21 If agricultural, list total number of acres, 22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

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

Kevin W. Davis, Print or Type Name of Grantee or Authorized Representative

(308) 832-0969, Phone Number

sign here

Signature of Grantee or Authorized Representative

Escrow Closer, Title

12/26/18, Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

**EXHIBIT A****LEGAL DESCRIPTION**

A tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four (4) North, of Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the East line of said NW 1/4 bears S 00°07'42" W or N 00°07'42" E. Commencing at a point on the North R.O.W. line of the Burlington Northern Railroad, now vacated and the East Line of said NW 1/4; thence N 00°07'42" E 175.00 feet on the 1/4 Section line to the True Point of Beginning, point also being the NE Corner of a deeded tract of land recorded at the Webster County Clerk's Office in Book 88, Page 1138; thence S 81°06'55" W 150.00 feet to a point on the East line of a tract deeded to the Village of Campbell in Book 72, Page 815; thence N 00°07'42" E 100.00 feet on said East line to the NE Corner of said deeded land; thence N 81°06'55" E 150.00 feet to a point on the 1/4 Section line; thence S 00°07'42" W 100.00 feet on the 1/4 Section line to the True Point of Beginning. Said tract containing 0.34 +/- acres. Subject to any R.O.W. and easements of record.



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State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of January A.D., 2019, at 1:55 o'clock P. M. Recorded in Book 2019 on Page 4  
Deb Klingsbergen County Clerk  
BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-2-19  
\$ Exempt # 2 By BB

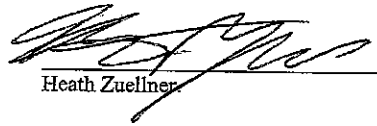
When recording is completed, please return to:  
DUNCAN, WALKER, SCHENKER & DAAKE  
P. O. Box 207  
Franklin, NE 68939


**QUITCLAIM DEED**

HEATH ZUELLNER and TERRA ZUELLNER, husband and wife, Grantor, whether one or more,  
in consideration of One and no/100 — (\$1.00)— Dollar and Other Valuable Consideration, receipt of which is hereby acknowledged, quitclaims and conveys to  
VILLAGE OF CAMPBELL, NEBRASKA, a Municipal Corporation, Grantee,  
the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

A tract of land located in the NW ¼ of Section 19-T4N-R12 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the East line of said NW ¼ bears S 00°07'42" W or N 00°07'42" E. Commencing at a point on the North R.O.W. line of the Burlington Northern Railroad, now vacated and the East Line of said NW ¼; thence N 00°07'42" E 175.00 feet on the ¼ Section line to the True Point of Beginning, point also being the NE Corner of a deeded tract of land recorded at the Webster County Clerk's Office in Book 88, page 1138; thence S 81°06'55" W 150.00 feet to a point on the east line of a tract deeded to the Village of Campbell in Book 72 page 815; thence N 00°07'42" E 100.00 feet on said East line to the NE Corner of said deeded land; thence N 81°06'55" E 150.00 feet to a point on the ¼ Section line; thence S 00°07'42" W 100.00 feet on the ¼ Section line to the True Point of Beginning. Said tract containing 0.34 +/- acres. Subject to any R.O.W. and easements of record.

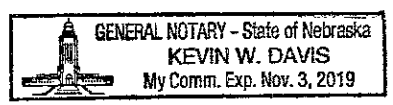
Executed: December 20<sup>th</sup>, 2018.

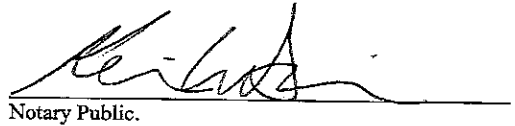
  
Heath Zuellner

  
Terra Zuellner

STATE OF NEBRASKA     )  
  ) ss.  
KEARNEY COUNTY         )

The foregoing instrument was acknowledged before me by Heath Zuellner and Terra Zuellner, husband and wife, on December 20<sup>th</sup>, 2018.

  
GENERAL NOTARY - State of Nebraska  
KEVIN W. DAVIS  
My Comm. Exp. Nov. 3, 2019

  
Notary Public.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	190	2/1/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002304200	35	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	31	1	00000	1	000	2190
Land	Improvements	Total		Date of Sale Property Classification Code								
1,757,265	192,990	1,950,255		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A	196.290	697,500		1G	27.050	38,510						
2A1				2G1								
2A				2G								
3A1	63.610	171,685		3G1	1.030	185						
3A				3G								
4A1	53.740	214,890		4G1	58.860	83,680						
4A	87.180	319,545		4G	82.320	113,410						
DRYLAND 1D1				Shelterbelt/Timber								
1D	19.650	53,155		Accretion								
2D1				Waste								
2D				Other								
3D1	3.450	7,815		<b>AG LAND TOTAL</b>	<b>611.960</b>	<b>1,741,500</b>						
3D				Roads	7.720							
4D1	5.700	12,480		Farm Sites	1.000	5,765						
4D	13.080	28,645		Home Sites	1.000	10,000						
				Recreation								
Dwellings		138,270		Other	0.030							
Outbuildings		54,720		<b>Non-AG TOTAL</b>	<b>9.750</b>	<b>15,765</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD LIFE ESTATE	
<b>Comments from</b>	<b>Comments:</b>
(Continue on back)	

# 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.

35

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 02 Day 1 Yr. 2019	Mo. 02 Day 1 Yr. 2019

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Randy G. Knehans and Janet K. Knehans		Grantee's Name (Buyer) Chelsea J. Knehans and Cheyenne N. Knehans	
Street or Other Mailing Address 762 Road 100		Street or Other Mailing Address 762 Road 100	
City Riverton	State NE	Zip Code 68972	City Riverton
			State NE
			Zip Code 68972
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization?
		905-1716	If Yes, is the grantee a 509(a) foundation?
			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address		Email Address	
NA		NA	

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No Grantor retained life estate

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

Yes  No

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

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

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

\$1,950,255

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

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes  No

18 Address of Property

Ag land

18a  No address assigned 18b  Vacant land

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

Grantors

20 Legal Description

See attached

21 If agricultural, list total number of acres

621.71

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

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

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

sign here Janet K. Knehans

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantor

Title

402  
746-3754  
Phone Number

Feb 1 2019  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 2 Day 1 Yr. 19	\$ exempt 5a	BK 2019, Pg 190

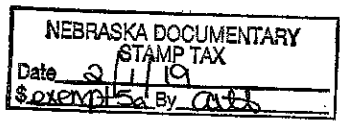
Grantee—Retain a copy of this document for your records.

The Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Two (2), North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska; AND

The Southwest Quarter (SW1/4) of Section Thirty (30), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The East Half (E1/2) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

State of Nebraska } ss.  
 County of Webster }  
 Entered on the numerical index and filed for record in the Clerk's office of said county this 1<sup>st</sup> day of February A.D., 2019, at 11:57 o'clock P.M. Recorded in Book 209 on Page 190  
Louise Patsch County Clerk  
\$10.00 Alt Deputy  
 Ind Comp Assessor Carded



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

WARRANTY DEED

Randy G. Knehans and Janet K. Knehans, husband and wife, Grantors, in consideration of love and affection received from Grantees, Chelsea J. Knehans and Cheyenne N. Knehans, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Two (2), North, Range Twelve (12) West of the 6<sup>th</sup> P.M. in Webster County, Nebraska; AND

The Southwest Quarter (SW1/4) of Section Thirty (30), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; AND

The East Half (E1/2) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; AND

The West Half (W1/2) of Section Thirty-six (36), Township One (1) North, Range Thirteen (13) West of the 6<sup>th</sup> P.M., Franklin County, Nebraska;

**\*\* Reserving full life use and benefit otherwise known as a Life Estate to Randy G. Knehans and Janet K. Knehans, husband and wife, as joint tenants.**

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

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

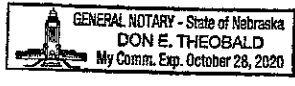
Executed February 1, 2019.

Randy G. Knehans  
 Randy G. Knehans

Janet K. Knehans  
 Janet K. Knehans

STATE OF NEBRASKA    )  
   ) ss.  
 COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on February 1, 2019 by Randy G. Knehans and Janet K. Knehans, husband and wife.



Don E. Theobald  
 Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2019	191	2/1/2019	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000339300		36	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4133			00	0	20060		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code							
2,355		18,100		20,455		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)					A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
					Residential				Commercial				
<b>Multiple Improvements:</b>					Multiple Improvements :				Multiple Improvements :				
<b>Construction Date:</b>					Construction Date : 1930				Construction Date :				
<b>Floor:</b>					Floor Sq. Ft. : 674				Floor Sq. Ft. :				
<b>Building Cost New:</b>					Cost : 70,600				Cost :				
<b>Single Family Style: 101</b>					<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:				
(101) <input checked="" type="checkbox"/> One Story					(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>					<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
QCD, SISTER TO BROTHER													
<b>Comments from</b>					<b>Comments:</b>								

(Continue on back)

# 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.

36

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

1 County Name <b>WEBSTER - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>2</b> Day <b>1</b> Yr. <b>2019</b>	4 Date of Deed Mo. <b>12</b> Day <b>18</b> Yr. <b>2018</b>
--------------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>V.J. Torske</b> Street or Other Mailing Address <b>23 Elizabeth Ave</b> City <b>Bangor</b> State <b>ME</b> Zip Code <b>04401</b> Phone Number <b>n/a</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Robert M. Torske</b> Street or Other Mailing Address <b>5842 Cleveland Ave</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68507</b> Phone Number <b>(402) 937-7059</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$20,455**

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

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

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

18 Address of Property  
**109 W Gage St  
Blue Hill, NE 68930**

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**The West 40 feet of Lot Five (5) and all of Lot Six (6), Block One (1), Tyler's Addition to the City of Blue Hill, Webster County, Nebraska.**

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

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

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

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

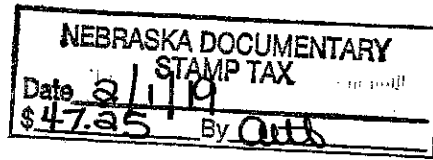
**Robert M. Torske** (402) 937-7059  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Robert M. Torske** Grantee  
Signature of Grantee or Authorized Representative Title Date **2/1/2019**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>2</b> Day <b>1</b> Yr. <b>19</b>	27 Value of Stamp or Exempt Number <b>\$ 47.25</b>	28 Recording Data <b>BK2019, Pg 191</b>	

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 1<sup>st</sup> day  
of February A.D., 20 19, at 2:00  
o'clock P. M. Recorded in Book 2019  
on Page 191-193  
Louisa Petsch County Clerk  
\$32.00 Att Deputy  
Ind Comp Assessor Carded



Leave Space Above Blank for Recording Data

### Quitclaim Deed

WITNESSETH, that Valerie J. Torske, not married, of 23 Elizabeth Ave, Bangor, ME, 04401, (the "Grantor"), in consideration of \$10.00, the receipt and sufficiency of which is hereby acknowledged, remises, conveys, and releases, as well as quitclaim, unto Robert M. Torske, married, of 5842 Cleveland Ave, Lincoln, NE, 68507, (the "Grantee"), the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in webster County, Nebraska:

west 40 feet of lot 5, and all of lot 6, block one, Tyler's  
subdivision of Rohrer's addition to Blue Hill, webster counyt, nebraska.

The Grantor covenants jointly and severally with the Grantee that the Grantor:

- (1) is lawfully seized of such real estate; and
- (2) has legal power and authority to convey the same.


Executed this 18 day of December, 2018.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year first above written.



---

Signed in the presence of:

  
~~Valerie Torske VJT~~

Signature

TIFFANI MARIE HATCH  
Notary Public, Maine

My Commission Expires September 9, 2020

Name

  
Valerie J. Torske

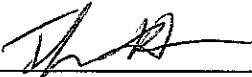
**Grantor Acknowledgement**

STATE OF MAINE

COUNTY OF Penobscot

On this 18<sup>th</sup> day of December, 2018, before me, Tiffani Hatch, a notary public in and for the State of Maine, Valerie J. Torske, known to me or proven on the basis of satisfactory evidence to be the Grantor, acknowledged this Quitclaim Deed to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

 (SEAL)  
Notary Public for the State of Maine

County of Penobscot

My commission expires: \_\_\_\_\_  
TIFFANI MARIE HATCH  
Notary Public, Maine  
My Commission Expires September 9, 2020

# 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.

37

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 2 Day 1 Yr. 2019	4 Date of Deed Mo. 2 Day 1 Yr. 2019
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert M. Torske and Cathy Torske Street or Other Mailing Address 5842 Cleveland Ave City Lincoln State NE Zip Code 68507 Phone Number (402) 937-7059 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth T and Sheri A. Lukasiewicz Street or Other Mailing Address 7140 W Inwood Rd City Blue Hill State NE Zip Code 68930 Phone Number - Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$20,455

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

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

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

18 Address of Property  
109 W Gage St  
Blue Hill, NE 68930

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
The West 40 feet of Lot Five (5) and all of Lot Six (6), Block One (1), Tyler's Addition to the City of Blue Hill, Webster County, Nebraska.

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

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

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

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

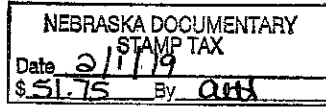
sign here Sheri A. Lukasiewicz  
 Print or Type Name of Grantee or Authorized Representative  
 Sheri A. Lukasiewicz  
 Signature of Grantee or Authorized Representative  
 Title Grantee  
 Phone Number 2/1/2019  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 1 Yr. 19	27 Value of Stamp or Exempt Number \$ 51.75	28 Recording Data BK 2019, Pg 194

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1<sup>st</sup> day of February, A.D., 2019, at 2:05 o'clock P.M. Recorded in Book 2019 on Page 194  
Louise Detsch County Clerk  
\$10.00 ADA Deputy  
Ind     Comp     Assessor     Carded    



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

WARRANTY DEED

Robert M. Torske and Cathy Torske, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Kenneth T. Lukasiewicz and Sheri A. Lukasiewicz, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 40 feet of Lot Five (5) and all of Lot Six (6), Block One (1), Tyler's Addition to the City of Blue Hill, Webster County, Nebraska.

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

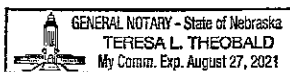
Executed February 1, 2019

Robert M. Torske  
Robert M. Torske

Cathy Torske  
Cathy Torske

STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF ADAMS        )

The foregoing instrument was acknowledged before me on February 1, 2019 by Robert M. Torske and Cathy Torske, husband and wife.



Teresa L. Theobald  
Notary Public

My commission expires: 8/27/2021

# 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.

38

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

1 County Name		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>31</u> Yr. <u>19</u>		4 Date of Deed Mo. <u>1</u> Day <u>31</u> Yr. <u>19</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Knockout Ranch LLC</u> Street or Other Mailing Address <u>P.O. Box 126</u> City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number <u>402-746-4363</u> Email Address <u>—</u>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Major Ambitions LLC</u> Street or Other Mailing Address <u>P.O. Box 43</u> City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number <u>402-256-1270</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <u>—</u>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$ 25,000.00

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

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

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

18 Address of Property  
214 N. Railroad St.  
Bladen, NE 68928

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Major Ambitions LLC  
P.O. Box 43  
Bladen NE 68928

20 Legal Description  
lots ONE (1) + Two (2), Block Eleven, original town of Bladen, Webster County, Nebraska

21 If agricultural, list total number of acres N/A

22 Total purchase price, including any liabilities assumed	22	\$	<u>25,000</u>	<u>00</u>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		<u>00</u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<u>25,000</u>	<u>0000</u>

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

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

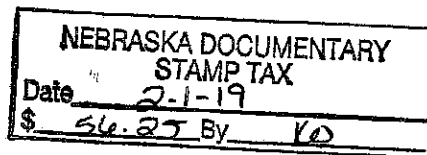
Print or Type Name of Grantee or Authorized Representative Keralexa Phone Number 402-462-9989

Signature of Grantee or Authorized Representative \_\_\_\_\_ Title \_\_\_\_\_ Date 2/1/19

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>1</u> Yr. <u>2019</u>	27 Value of Stamp or Exempt Number \$ <u>56.25</u>	28 Recording Data <u>BX 19, PB 208-209</u>	

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Feb A.D., 2019, at 3:21 o'clock P M. Recorded in Book 19 on Page 208  
Louise Patsch County Clerk  
16.00 10 Deputy  
Ind      Comp      Assessor      Carded     



LIMITED LIABILITY COMPANY WARRANTY DEED

KNOCKOUT RANCH, LLC, a Nebraska limited liability company, Grantor, in consideration of the sum of Twenty-Five Thousand and No/100s Dollars (\$25,000.00) receipt of which is hereby acknowledged from Grantee does hereby convey to Grantee MAJOR AMBITIONS, LLC, a Nebraska limited liability company the following legally described real property (as defined in Neb. Rev. Stat. §76-201):

Lots One (1) and Two (2), Block Eleven (11), Original town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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

(1) is lawfully seised of the aforementioned and legally described real estate and that it is free from encumbrances except those easements, reservations, covenants and restrictions already of record;

(2) has legal power and lawful authority to convey and transfer the aforementioned and legally described real estate;

(3) will warrant title and will defend the title to the aforementioned and legally described real estate against the lawful claims of all persons, corporations or other entities whatsoever.

Executed 31 day of January, 2019.

Jamie L. Kosse - Member  
Jamie L. Kosse - Member  
of Knockout Ranch, LLC

Donald S. Kosse - member  
Donald S. Kosse - Member  
of Knockout Ranch, LLC



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	208	1/31/2019	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000504900	38	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30005		011	0450
Land	Improvements	Total		Date of Sale Property Classification Code								
240	53,895	54,135		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: <b>BLADEN (BLA)</b>				A) 1	B) 03	C) 3	D) 1	E) 7	F) 1			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. : <b>3</b>
<b>Construction Date:</b>	Construction Date :	Construction Date : <b>1900</b>
<b>Floor:</b>	Floor Sq. Ft. :	Floor Sq. Ft. : <b>720</b>
<b>Building Cost New:</b>	Cost :	Cost : <b>75,110</b>
<b>Single Family Style:</b>	<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: <b>300</b> Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class: 3</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank: 20</b> <b>Condition: 20</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
LLC WD	
<b>Comments from</b>	<b>Comments:</b>

(Continue on back)



# 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.

39

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

1 County Name	2 County Number <u>Select County &amp; County Number</u>	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>1</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>1</u> Day <u>3</u> Yr. <u>19</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Sheila West</u> Street or Other Mailing Address <u>1705 K Street</u> City <u>Franklin</u> State <u>NE</u> Zip Code <u>68939</u> Phone Number <u>(308) 962-0180</u> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Doug Pledge</u> Street or Other Mailing Address <u>P.O. BOX 148</u> City <u>Orleans</u> State <u>NE</u> Zip Code <u>68966</u> Phone Number <u>(416) 201-5600</u> Email Address	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
250 W STATE STREET

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Doug Pledge  
P.O. BOX 148  
ORLEANS NE 68966

18a  No address assigned    18b  Vacant land

20 Legal Description  
west 50' of Lot seven (7) and Block Three (3) Tullbots Addition to Middle Rock, web sa ev county NEBRASKA

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

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

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

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

**sign here**

Print or Type Name of Grantee or Authorized Representative: Doug Pledge Phone-Number: (416) 201-5600

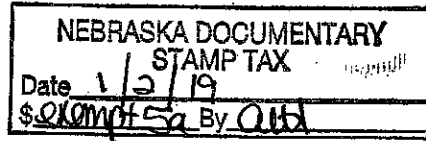
Signature of Grantee or Authorized Representative: [Signature] Title: OWNER Date: 2-1-2019

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>1</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>exempt 5a</u>	28 Recording Data <u>BK 2019 Pg 215</u>

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1<sup>st</sup> day of February A.D., 2019, at 4:09 o'clock PM. Recorded in Book 209 on Page 215-216  
Louise Retsh County Clerk  
Arl Deputy  
Ind      Comp      Assessor      Carded     



Prepared By: Patterson Law Office, P.O. Box 513, Cambridge, NE 69022

### QUIT CLAIM DEED

**THIS DEED**, made and entered into on this 3<sup>rd</sup> day of January 2019, by and between: Sheila West, a single person, do hereby bargain, deed and convey to Doug Pierce a single person the following described land in Webster County, Nebraska;

**WITNESSETH:** that the said Parties for and in consideration of the sum of One Dollar and other valuable consideration paid by the said Parties, the receipt of which is hereby acknowledged, do by these presents, **REMISE, RELEASE AND FOREVER QUIT CLAIM** unto the said Parties, the following described Real Estate, situated in the County of Webster and State of Nebraska, to wit:

*West Fifty Feet (50') of Lot Seven (7) and Block Three (3), Talbots Addition to Guide Rock, Webster County, Nebraska;*

**TO HAVE AND TO HOLD**, the same, together with all rights and appurtenances to the same belonging, unto the said Parties, and to their successors in Trust and assigns forever. So that neither the said Parties, nor their successors, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

**IN WITNESS WHEREOF**, the said Parties have executed these presents the day and year first above written.

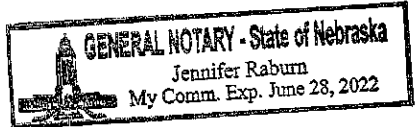
Sheila West

Sheila West

STATE OF NEBRASKA )  
 ) ss  
COUNTY OF FURNAS )

On the 3<sup>rd</sup> day of January 2019, before me, a Notary Public, appeared Sheila West, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that such was his free and voluntary act.

WITNESS my hand and official seal.



*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	217	2/1/2019	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000616500		40		1		GeoCde	Tw	Rig	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487				00	0	40020		003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
75		7,025		7,100		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1910				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,392				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 131,010				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                  Other1:                  Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 40</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>			<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD														
<b>Comments from</b>				<b>Comments:</b>										

(Continue on back)

# 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.

40

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

1 County Name		2 County Number <u>Select County &amp; County Number</u>		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>1</u> Yr. <u>19</u>		4 Date of Deed Mo. <u>1</u> Day <u>14</u> Yr. <u>19</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Doug Pierce</u> Street or Other Mailing Address <u>P.O. Box 148</u> City <u>ORLEANS</u> State <u>NE</u> Zip Code <u>68766</u> Phone Number <u>(916) 201-5600</u> Email Address <u>doug@pierce1956@icloud.com</u>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Lorraine Powell, Matthew Sepeda</u> Street or Other Mailing Address <u>503 Cornell AVE</u> City <u>Oakley</u> State <u>KS</u> Zip Code <u>67748</u> Phone Number <u>785-443-5717</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property  
250 West State Street

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
503 Cornell Ave  
Oakley, KS 67748  
Lorraine Powell

18a  No address assigned 18b  Vacant land

20 Legal Description  
West Fifty (50') of Lot Seven (7) and Block Three (3) Jullibots Addition to Guide Rock, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed .....	22	\$	<u>7000</u>	<u>00</u>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<u>700</u>	<u>00</u>

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

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

Lorraine Powell Matthew Sepeda  
Print or Type Name of Grantee or Authorized Representative

Lorraine Powell owner  
Signature of Grantee or Authorized Representative Title

Phone Number \_\_\_\_\_ Date \_\_\_\_\_

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>1</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>15.75</u>	28 Recording Data <u>BK2019, Pg 217</u>	

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

### WARRANTY DEED

For good consideration, I Doug Pierce (Grantor) hereby bargain, deed and convey to Lorraine Powell and Matthew Sepeda (Grantees), the following described land in Webster County, Nebraska, free and clear with WARRANTY COVENANTS; to wit:

*West Fifty Feet (50') of Lot Seven (7) and Block Three (3), Talbots Addition to Guide Rock, Webster County, Nebraska;*

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

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

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

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

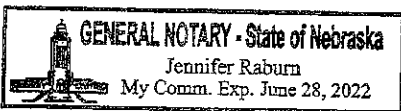
WITNESS the hands and seal of said Grantors this 14<sup>th</sup> day of January, 2019.

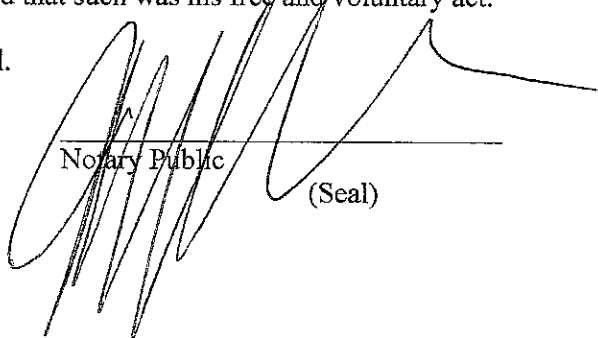
  
\_\_\_\_\_  
Doug Pierce

STATE OF NEBRASKA            )  
  )ss.  
COUNTY OF FURNAS            )

On the 14<sup>th</sup> day of January, 2019, before me, a Notary Public, appeared Doug Pierce personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in his authorized capacity, and that such was his free and voluntary act.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
Notary Public  
(Seal)

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 1<sup>st</sup> day of February A.D., 2019, at 4:15 o'clock P.M. Recorded in Book 2019 on Page 217-218  
Louise Petch County Clerk  
\$16.00 AM Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2/1/19  
\$ 15.75 By AM

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	219	2/1/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000303700		41		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		012	6280		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,273,640		13,360		1,287,000		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date :				Construction Date : 1900						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 1,940						
<b>Building Cost New:</b>				Cost :				Cost : 344,777						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 350 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 30</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input checked="" type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
HUSBAND & WIFE REV. TRUST														
<b>Comments from</b>						<b>Comments:</b>								
(Continue on back)														



# Real Estate Transfer Statement

41

FORM 521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 02 Day 1 Yr. 2019		Mo. 02 Day 1 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) James V. & Danece J. Meyer				Grantee's Name (Buyer) James V. Meyer & Danece J. Meyer, Trustees			
Street or Other Mailing Address 17040 S Showboat Blvd				Street or Other Mailing Address 17040 S Showboat Blvd			
City Blue Hill		State NE		Zip Code 68930		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number (402) 756-3191				Phone Number (402) 756-3191		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$1,387,000

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

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes  No

18 Address of Property

Multiple Properties  
Webster County, NE

18a  No address assigned 18b  Vacant land

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

same as Grantee

20 Legal Description

see attached

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

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

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

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

David B. Garwood (402) 746-3613

Print or Type Name of Grantee or Authorized Representative Phone Number

*David B. Garwood* Attorney 2-1-19

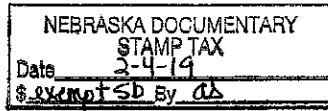
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 2 Day 4 Yr. 19	\$ exempt 5b	BK 2019, Pg 219

BK 2019, Pg 219

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of Feb A.D., 2019, at 10:51 o'clock a.M. Recorded in Book 2019 on Page 219  
Donna Patsch County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded



**WARRANTY DEED**

James V. Meyer and Danece J. Meyer, husband and wife, GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00), severance of joint tenancy, and transfer to a trust for the benefit of a grantor, hereby convey to James V. Meyer, Trustee of the James V. Meyer Revocable Trust under agreement dated February    /    /   , 2019, an undivided one-half (1/2) interest; and to Danece J. Meyer, Trustee of the Danece J. Meyer Revocable Trust under agreement dated February    /    /   , 2019, an undivided one-half (1/2) interest; GRANTEES as tenants in common, in the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lot Twenty-nine (29), Block Nine (9), Original Town of Blue Hill, Webster County, Nebraska; AND

The Northeast Quarter (NE 1/4) of Section Thirty (30), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

GRANTORS covenant with the GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances; except liens, 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 February    /    /   , 2019.

James V. Meyer  
James V. Meyer

Danece J. Meyer  
Danece J. Meyer

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

## DESCRIPTIONS

Lot Twenty-nine (29), Block Nine (9), Original Town of Blue Hill, Webster County, Nebraska;  
AND


The Northeast Quarter (NE¼) of Section Thirty (30), Township Three (3) North, Range Eleven  
(11) West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW¼) of Section Twenty-four (24), Township Three (3) North, Range  
Twelve (12) West of the 6th P.M., Webster County, Nebraska.

## CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue. REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s).

Dated February 1, 2019



David B. Garwood

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	289	2/1/2019	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002508100		42		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	3	0	00000		000	3230		
Land		Improvements		Total		Date of Sale Property Classification Code								
15,765		61,685		77,450		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)						A) 1	B) 01	C) 5	D) 3	E) 0	F) 5			

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements :	Multiple Improvements :
<b>Construction Date:</b>		Construction Date : <b>1972</b>	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : <b>1,594</b>	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : <b>153,030</b>	Cost :
<b>Single Family Style: 101</b>		<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1:          Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

# 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.

42

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 2 Day 1 Yr. 2019	4 Date of Deed Mo. 2 Day 1 Yr. 2019
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jennifer J. Hitchcock and Rodney L. Hitchcock Street or Other Mailing Address 2423 Road 500 City Bladen State NE Zip Code 68928 Phone Number (402) 460-0300 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jennifer J. Hitchcock and Rodney L. Hitchcock Street or Other Mailing Address 2423 Road 500 City Bladen State NE Zip Code 68928 Phone Number (402) 460-0300 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
 77,000

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

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

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

18 Address of Property  
 2423 Road 500  
 Bladen NE 68928

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
 Jennifer J. and Rodney L. Hitchcock  
 2423 Road 500  
 Bladen NE 68928

20 Legal Description  
 A tract of land located in the Southeast Quarter (SE/4) of Section Three (3), Township Four (4N) North, Range Twelve (12) West of the 6th P.M., in Webster County, Nebraska, being more particularly described as follows: Beginning at a point 1,182 feet South of the Northeast corner of said Southeast Quarter (SE/4) section, thence West 290 feet, thence South 303 feet, thence East 290 feet, thence North 303 feet, to the point of beginning.

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

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

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

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

David H. Fisher (402) 463-1383  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*David H. Fisher* Closing Attorney 2-1-19  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 6 Yr. 19	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2019, Pg 289

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 6 day of Feb A.D., 2019, at 12:41 o'clock P.M. Recorded in Book 2019 on Page 289  
Louis Petch County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-6-19  
\$ exempt 58 By AD

After recording, return to: David H. Fisher, DUNMIRE, FISHER, HASTINGS & PAULEY, PO Box 1044, Hastings NE 68902-1044

**JOINT TENANCY WARRANTY DEED**

**JENNIFER J. HITCHCOCK** f/k/a Jennifer J. Hongsermeier, and **RODNEY L. HITCHCOCK**, wife and husband, GRANTORS, in consideration of one dollar (\$1.00) and other valuable consideration received from **JENNIFER J. HITCHCOCK and RODNEY L. HITCHCOCK**, wife and husband, GRANTEES, 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*):

A tract of land located in the Southeast Quarter (SE/4) of Section Three (3), Township Four (4N) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., in Webster County, Nebraska, being more particularly described as follows: Beginning at a point 1,182 feet South of the Northeast corner of said Southeast Quarter (SE/4) section, thence West 290 feet, thence South 303 feet, thence East 290 feet, thence North 303 feet, to the point of beginning.

GRANTORS covenant with GRANTEES that GRANTORS:

- 1. are lawfully seised of such real estate and that it is free from encumbrances; but subject to easements, covenants, and other limitations 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: 02-01, 2019.

Jennifer J. Hitchcock  
JENNIFER J. HITCHCOCK f/k/a Jennifer J.  
Hongsermeier

Rodney L. Hitchcock  
RODNEY L. HITCHCOCK

STATE OF NEBRASKA     )  
  ) ss:  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me on February 1, 2019, by JENNIFER J. HITCHCOCK f/k/a Jennifer J. Hongsermeier and RODNEY L. HITCHCOCK, wife and husband.

David H. Fisher  
Notary Public

GENERAL NOTARY - State of Nebraska  
DAVID H FISHER  
My Comm. Exp. May 14, 2019

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2019	294	1/23/2019	Base: 01-0123				Affiliated:		Unified:				
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000502000		43		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>						4131			00	0	30005		003	0130
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
1,845		43,885		45,730		Status	Property Type	Zoning	Location	City Size	Parcel Size			
<b>Assessor Location: BLADEN (BLA)</b>						A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			
						<b>Residential</b>			<b>Commercial</b>					
<b>Multiple Improvements:</b>						Multiple Improvements. :			Multiple Improvements. :					
<b>Construction Date:</b>						Construction Date : 1961			Construction Date :					
<b>Floor:</b>						Floor Sq. Ft. : 1,143			Floor Sq. Ft. :					
<b>Building Cost New:</b>						Cost : 149,255			Cost :					
<b>Single Family Style: 101</b>						<b>Residential Condition: 30</b>			<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary:                      Other1:                      Other2:					
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>						<b>Residential Quality: 30</b>			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			<b>Cost Rank:</b>			<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD														
<b>Comments from</b>						<b>Comments:</b>								

(Continue on back)



# Real Estate Transfer Statement

43

FORM  
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 1 Day 23 Yr. 19		Mo. 2 Day 1 Yr. 19	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Mitchell T. and Erin E. Kobza				Grantee's Name (Buyer) Jessica L. Lovejoy			
Street or Other Mailing Address 413 N. Main St.				Street or Other Mailing Address 413 N. Main St.			
City Bladen		State NE		City Bladen		State NE	
Zip Code 68928		Zip Code 68928		Phone Number 402-984-1431		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number n/a						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

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

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

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

14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$58,500		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	

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

18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
413 N. Main St., Bladen NE 68928		Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description  
Lots 4, 5, 6 and 7, Block 3, Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof

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

22 Total purchase price, including any liabilities assumed	\$ 58,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 58,500.00

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

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

**sign here** Jessica L. Lovejoy  
Print or Type Name of Grantee or Authorized Representative

*Jessica Lovejoy*  
Signature of Grantee or Authorized Representative

Grantee  
Title

402-984-1431  
Phone Number

2-1-2019  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 2 Day 1 Yr. 19	\$ 132.75	BK 2019, Pg 214	

BK 2019, Pg 290

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 7 day  
of Feb A.D., 2019, at 12:48  
o'clock P.M. Recorded in Book 2019  
on Page 290-293  
Louise Petsch County Clerk  
28.00 ab Deputy  
Ind Comp Assessor Carded

Return To: Prairie Title Inc., PO Box 309, Hastings, NE 68901

**AGENT'S CERTIFICATION AS TO THE VALIDITY OF  
POWER OF ATTORNEY AND AGENT'S AUTHORITY**

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Platte )

I, Erin E. Kobza, certify under penalty of perjury that Mitchell Thomas Kobza granted me authority as agent in a power of attorney dated December 26, 2018.

I further certify that to my knowledge:

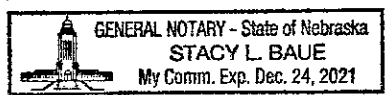
1. Mitchell Thomas Kobza, is alive and has not revoked the Power of Attorney or my authority to act under the Power of Attorney and the Power of Attorney and my authority to act under the Power of Attorney has not been terminated;
2. If the Power of Attorney was drafted to become effective upon the happening of an event or contingency, the event or contingency has occurred;
3. If I were named as successor agent, the prior agent is no longer able or willing to serve;
4. Mitchell Thomas Kobza is executing conveyance documents on the real estate described as:  
  
Lots Four (4), Five (5), Six (6) and Seven (7), Block Three (3), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.
5. The above-described real estate has been purchased and I, Erin E. Kobza, will be executing conveyance documents as his attorney-in-fact. The copy of the power of attorney attached is a true and accurate copy of the original power of attorney.

Dated this 23rd day of January, 2019.

Erin E. Kobza  
Erin E. Kobza

Subscribed and sworn to before me this 23 day of Jan, 2019, by Erin E. Kobza.

Stacy L. Baue  
Notary Public



## MILITARY GENERAL POWER OF ATTORNEY

THIS IS A MILITARY POWER OF ATTORNEY PREPARED AND EXECUTED PURSUANT TO TITLE 10, UNITED STATES CODE, SECTION 1044B, BY A PERSON AUTHORIZED TO RECEIVE LEGAL ASSISTANCE FROM THE MILITARY SERVICES. FEDERAL LAW EXEMPTS A MILITARY POWER OF ATTORNEY FROM ANY REQUIREMENT OF FORM, SUBSTANCE, FORMALITY OR RECORDING THAT IS PRESCRIBED FOR POWERS OF ATTORNEY BY THE LAWS OF ANY STATE, COMMONWEALTH, TERRITORY, DISTRICT, OR POSSESSION OF THE UNITED STATES. FEDERAL LAW SPECIFIES THAT A MILITARY POWER OF ATTORNEY SHALL BE GIVEN THE SAME LEGAL EFFECT AS A POWER OF ATTORNEY PREPARED AND EXECUTED IN ACCORDANCE WITH THE LAWS OF THE JURISDICTION WHERE IT IS PRESENTED.

KNOW ALL PERSONS, that I, Mitchell Thomas Kobza, a legal resident of 1224 N. 12<sup>th</sup> St, David City, Nebraska and presently deployed to Lackland Air Force Base San Antonio, Texas desiring to execute a GENERAL POWER OF ATTORNEY, do hereby appoint Erin Elise Kobza, who currently resides at 1224 N. 12<sup>th</sup> Street David City, Nebraska my Attorney-in-Fact to act as follows, granting unto my said Attorney full power to:

1. **Disposition of Property.** To sell, assign, transfer, convey, exchange, deed, mortgage, pledge, lease, let, license, demise, remise, quitclaim, bargain or otherwise dispose of any or all of my real estate, stocks, bonds, evidences of indebtedness and other securities and other personal tangible and intangible or mixed property, or any custody, possession, interest or right therein at public or private sale, upon such terms, consideration, and conditions as my said attorney shall deem advisable and to execute, acknowledge and deliver such instruments and writings of whatsoever kind and nature as may be necessary, convenient or proper in the premises.
2. **Collection of Debts.** To demand, collect, recover, sue for, receive and give receipt or release for any monies, debts, dividends, interests, royalties, legacies, annuities, demands, discounts, income, rents, profits, securities or other property of any sort, now or hereafter due or becoming due to me or to which I may be or hereafter become entitled.
3. **Endorsements.**
  - a) To endorse and negotiate for any and all purposes all promissory notes, bills of exchange, checks, drafts or other negotiable or non-negotiable paper payable to me or to my order;
  - b) To endorse for transfer all certificates of stock, bond or other securities;
  - c) To endorse and cash United States Savings Bonds and notes.
4. **Executing Government Vouchers.** To execute vouchers in my behalf for any and all allowances, compensation and reimbursements properly payable to me by the Government of the United States or any agency or department thereof.
5. **Depositing Money and Other Property.** To deposit in my attorney's or my name, or jointly in both our names, in any banking institution, funds or property, and to withdraw any part or all of my deposits at any time made by me in my behalf.
6. **Borrowing Money.** To borrow money in my name when deemed necessary to my said attorney upon such terms as to my said attorney appear proper and to execute such instruments as may be requisite for such purpose.

7. **Acquisition of Property.** To buy, receive, lease, accept or otherwise acquire in my name and for my account property, real, personal or mixed, upon such terms, considerations and conditions as my said attorney shall think proper.

8. **Recovering Possession of Property.** To eject, remove or relieve tenants or other persons from, and recover possession of, any property, real, personal or mixed in which I now or hereafter may have an interest.

9. **Litigation.** To institute, maintain, defend, compromise, arbitrate or otherwise dispose of, any and all actions, suits, attachments or other legal proceedings for or against me, to the extent that such litigation is allowed.

10. **Tax Returns.** To prepare and execute any tax returns, including, but not limited to, Federal income tax returns, State income tax returns, Social Security tax returns, and Federal and State information and estimated returns; to execute any claims for refund, protests, applications for abatement, petitions to the United States Board of Tax Appeals or any other Board or Court, Federal or State, consents and waivers to determination and assessment of taxes and consents and waivers agreeing to a later determination and assessment of taxes than is provided by statute of limitations; to receive and endorse and collect any checks in settlement of any refund of taxes; to examine and to request and receive copies of any tax returns, reports and other information from the United States Treasury Department or any other taxing authority, Federal or State, in connection with any of the foregoing matters.

11. **Automobiles.** To execute and deliver to the proper persons and authority any and all documents, instruments and papers necessary to effect proper registration of any automobile in which I now or may hereafter have an interest, or the sale thereof and transfer of legal title thereto as required by law, and to collect and receipt for all monies paid in consideration of such sale and transfer.

**FURTHER,** I do authorize my aforesaid attorney to execute, acknowledge and deliver any instrument under seal or otherwise, and to do all things necessary to carry out the intent hereof, hereby granting unto my said attorney full power and authority to act in and concerning the premises as fully and effectually as I may do if personally present.

**PROVIDED,** however, that all business transacted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by my said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "attorney-in-fact".

This Power of Attorney shall not be affected by any subsequent disability or incompetence.

I further declare that any act or thing lawfully done hereunder by my said attorney shall be binding on myself and my heirs, legal and personal representatives and assigns, whether the same shall have been done either before or after my death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by my said attorney.

**TERMINATION:** This power of attorney shall be effective until terminated by me.

*Notwithstanding my insertion of a specific expiration date herein, if on the above specified expiration date, I shall be or have been carried in a military status of "missing," "missing-in-action" or "prisoner of war," then this power of attorney shall automatically remain valid and in full effect until sixty (60) days after I have returned to United States Military control following termination of such status. This power of attorney shall not be affected by the disability of the principal.*

IN WITNESS WHEREOF, I have hereunto set my hand this 26<sup>th</sup> day of December 2018.

Matt Kola  
GRANTOR'S SIGNATURE

At Platte Co., Nebraska, I, Shauna M. Czarnick, the undersigned noncommissioned officer, do hereby certify that on this 26<sup>th</sup> day of December 2018, before me personally appeared Mitchell Thomas Kobza, who signed and executed the foregoing instrument I do further certify that I am at the date of this certificate a noncommissioned officer of the grade, branch of service and organization stated below in the active service of the United States Armed Forces, that by statute no seal is required on this certificate and that same is executed in my capacity as \_\_\_\_\_ at \_\_\_\_\_

Shauna M. Czarnick  
SIGNATURE



AUTHORITY TO NOTARIZE GRANTED UNDER \_\_\_\_\_

(SEAL)

STATE OF \_\_\_\_\_  
\_\_\_\_\_ COUNTY

This Instrument of writing was filed for record on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded in Vol./Book \_\_\_\_\_ on page \_\_\_\_\_.

County/Chancery/Probate/Clerk

By \_\_\_\_\_  
Deputy

BK 2019, Pg 294

State of Nebraska }  
County of Webster }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Feb A.D., 20 19, at 12:53 o'clock P.M. Recorded in Book 2019 on Page 294  
Louise Petach County Clerk  
10.00 AS Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-7-19  
\$ 132.75 By AS

Return To: Prairie Title, Inc., 420 W. 5<sup>th</sup> St., Ste 103, Hastings NE 68901

WARRANTY DEED

MITCHELL T. KOBZA BY ERIN E. KOBZA HIS ATTORNEY-IN FACT, AND ERIN E. KOBZA, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to JESSICA L. LOVEJOY, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Four (4), Five (5), Six (6) and Seven (7), Block Three (3), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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

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

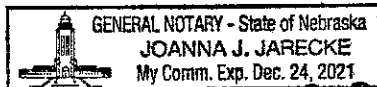
Dated: January 23rd, 2019.

Mitchell T. Kobza, by his attorney-in-fact Erin E. Kobza  
MITCHELL T. KOBZA, BY HIS ATTORNEY-IN-FACT ERIN E. KOBZA

Erin E. Kobza  
ERIN E. KOBZA

STATE OF NEBRASKA )  
COUNTY OF Nebraska )ss:  
Matte )

The foregoing warranty deed was acknowledged before me on 1-23, 2019, by Erin E. Kobza, attorney-in-fact and Erin E. Kobza.



Joanna J. Jarecke  
Notary Public

My commission expires: 12-24-21

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	310	2/7/2019	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001211301		44		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
						Status	Property Type	Zoning	Location	City Size	Parcel Size			
		Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	7.560		10,775				
	1A						1G	8.610		12,270				
	2A1						2G1	25.660		36,565				
	2A						2G							
	3A1						3G1							
	3A						3G	39.840		56,770				
	4A1						4G1	16.330		23,270				
	4A						4G	70.320		100,205				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	62.410		168,815		Accretion								
	2D1	13.570		33,045		Waste		5.450		980				
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>303.300</b>		<b>562,930</b>				
	3D	39.470		89,400		Roads		6.710						
	4D1	0.150		330		Farm Sites								
	4D	13.930		30,505		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>6.710</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>

(Continue on back)

# Real Estate Transfer Statement

44

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

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

1 County Name <b>WEBSTER - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>2</b> Day <b>7</b> Yr. <b>2019</b>	4 Date of Deed Mo. <b>2</b> Day <b>7</b> Yr. <b>2019</b>
--------------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Douglas L. and Linda Knehans</b> Street or Other Mailing Address <b>1474 Road 2300</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 257-7110</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Harold D. Schriener and Gail M. Schriener</b> Street or Other Mailing Address <b>2264 Road Q</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 257-3015</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
--	--	---	--

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

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

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

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

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

14 What is the current market value of the real property? <b>\$583,050</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property <b>Ag Land</b> 18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantees</b>
---	---

20 Legal Description  
**See Attached**

21 If agricultural, list total number of acres **310.96**

22 Total purchase price, including any liabilities assumed	22	\$	<b>583,050.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>583,050.00</b>

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.

<b>sign here</b>	Harold D. Schriener Print or Type Name of Grantee or Authorized Representative	(402) 257-3015 Phone Number
	<i>Harold D. Schriener</i> Signature of Grantee or Authorized Representative	<b>Grantee</b> Title
		<b>2/7/2019</b> Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>2</b> Day <b>7</b> Yr. <b>19</b>	27 Value of Stamp or Exempt Number \$ <b>1314.00</b>	28 Recording Data <b>BK2019, Pg 310</b>

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



The Northeast Quarter (NE $\frac{1}{4}$ ) and the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-six (26), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a parcel in the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section 26, more particularly described as follows:

Beginning at the Northwest corner of said Section 26, thence S89°53'05"E (assumed bearing) on the North line of said Northwest  $\frac{1}{4}$  a distance of 447.00 feet, thence S00°12'50"E parallel with the West line of said Northwest  $\frac{1}{4}$  a distance of 1308.58 feet to the extended South line of a tract surveyed by Jessie Hurt, LS-674 dated 6-28-2017, thence N88°07'26"W on said South line a distance of 447.29 feet to the West line of said Northwest  $\frac{1}{4}$ , thence N00°12'50"W on said West line a distance of 1294.84 feet the POINT OF BEGINNING, subject to road right of way on the west and north

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 1 day  
of Feb A.D., 2019, at 3:49  
o'clock P.M. Recorded in Book 2019  
on Page 310  
Christe Detsch County Clerk  
AS Deputy  
Ind 10.00 Comp AS Assessor AS Carded AS

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-7-19  
\$ 1314.00 By AS

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

WARRANTY DEED

Douglas L. Knehans, also known as Douglas Knehans, and Linda Knehans, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Harold D. Schriener and Gail M. Schriener, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE¼) and the Northwest Quarter (NW¼) of Section Twenty-six (26), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a parcel in the Northwest Quarter (NW¼) of said Section 26, more particularly described as follows:

Beginning at the Northwest corner of said Section 26, thence S89°53'05"E (assumed bearing) on the North line of said Northwest ¼ a distance of 447.00 feet, thence S00°12'50"E parallel with the West line of said Northwest ¼ a distance of 1308.58 feet to the extended South line of a tract surveyed by Jessie Hurt, LS-674 dated 6-28-2017, thence N88°07'26"W on said South line a distance of 447.29 feet to the West line of said Northwest ¼, thence N00°12'50"W on said West line a distance of 1294.84 feet the POINT OF BEGINNING, subject to road right of way on the west and north.

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

Executed February 7, 2019.

Douglas L. Knehans  
Douglas L. Knehans

Linda Knehans  
Linda Knehans

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on February 7, 2019 by Douglas L. Knehans, also known as Douglas Knehans and Linda Knehans, husband and wife.

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

Teresa L. Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	390	1/24/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000161302		45		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10090		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
		46,550		46,550		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1966				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,366				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 170,185				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                  Other1:                  Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
CORP WD														
<b>Comments from</b>							<b>Comments:</b>							
(Continue on back)														

# Real Estate Transfer Statement

45

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 01 Day 24 Yr. 2019		Mo. 01 Day 31 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Zion Lutheran Church of Red Cloud				Grantee's Name (Buyer) Barbara F. Conway			
Street or Other Mailing Address 802 N Franklin St				Street or Other Mailing Address 840 N Franklin St			
City Red Cloud		State NE		City Red Cloud		State NE	
Phone Number		Zip Code 68970		City Red Cloud		Zip Code 68970	
Email Address				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

**8 Type of Deed**

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

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

Yes  No

**10 Type of Transfer**

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

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

Yes  No

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

Yes  No

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

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

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

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

Yes  No \$ \_\_\_\_\_ %

**16 Does this conveyance divide a current parcel of land?**

Yes  No  Yes

**17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)**

Yes  No

**18 Address of Property**

840 N Franklin St  
Red Cloud, NE 68970

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

same as Grantee

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

**20 Legal Description**

The North 110 feet of the West 142 feet of Annex Lot Nine (9) to the City of Red Cloud, Webster County, Nebraska;  
SUBJECT TO an easement for overflow parking on the South 10 feet of the East 100 feet hereby reserved to Grantor.

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

<b>22 Total purchase price, including any liabilities assumed</b> .....	22	\$ 50,000.00
<b>23 Was non-real property included in the purchase?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
<b>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</b> .....	24	\$ 50,000.00

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

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

**sign here** **David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Title Attorney Date 2-1-19

Register of Deed's Use Only		For Dept. Use Only
<b>26 Date Deed Recorded</b> Mo. 2 Day 14 Yr. 19	<b>27 Value of Stamp or Exempt Number</b> \$ 112.50	<b>28 Recording Data</b> BK2019, Pg 390

BK 2019, Pg 390

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of Feb A.D., 2019, at 2:16 o'clock P.M. Recorded in Book 2019 on Page 390  
Laurie Petrich County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>2-14-19</u>
\$	<u>112.90</u> By <u>ab</u>

**CORPORATION WARRANTY DEED**

Zion Lutheran Church of Red Cloud, Nebraska, a Corporation organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00) received from GRANTEE, Barbara F. Conway, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North 110 feet of the West 142 feet of Annex Lot Nine (9) to the City of Red Cloud, Webster County, Nebraska; SUBJECT TO an easement for overflow parking on the South 10 feet of the East 100 feet hereby reserved to Grantor.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except roads and highways, easements and restrictions of record,
- (2) that the conveyance of this property was duly approved by majority vote of the congregation at a special meeting held after 2 notices thereof not less than 10 nor more than 50 days prior thereto, as required by the Bylaws of the congregation; and that by reason thereof the undersigned have legal power and lawful authority to execute this deed to convey the above described property;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed January 31, 2019.

ZION LUTHERAN CHURCH OF RED CLOUD      APPROVED BY TRUSTEES

By: [Signature]  
John Nikodym, President

[Signature]  
[Signature]

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 31, 2019, by John Nikodym, President of Zion Lutheran Church of Red Cloud, Nebraska, a Nebraska Corporation, on behalf of the Corporation.

GENERAL NOTARY - State of Nebraska  
DAVID B. GARWOOD  
My Comm. Exp. October 22, 2022  
Comm. expires 10-22-2022

[Signature]  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	393	2/15/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000137700		46		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,190		86,765		87,955		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1893				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 2,500				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 275,165				Cost :						
<b>Single Family Style: 102</b>				<b>Residential Condition: 35</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input checked="" type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 50</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input checked="" type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD, ALSO INCLUDES BK 2019, PG 395 SALE 46 = \$75,000 SALE 47 = \$12,500 TOTAL														
SALE = 87,50														
<b>Comments from</b>						<b>Comments:</b>								
(Continue on back)														

# Real Estate Transfer Statement

46

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 2 Day 15 Yr. 2019		4 Date of Deed Mo. 2 Day 7 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charlette Coleman Street or Other Mailing Address n/a City State Zip Code				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph D and Annette L. Pickering Street or Other Mailing Address 541 N Walnut St City State Zip Code Red Cloud NE 68970			
Phone Number (402) 746-0701				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$87,750

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 Rhynalds Auction & Real  No

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

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
The North Ninety (90) feet of the Northeast Quarter (NE¼) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	75,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	75,000.00

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

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

sign here

Teresa Theobald  
Print or Type Name of Grantee or Authorized Representative

*Teresa Theobald*  
Signature of Grantee or Authorized Representative

Closing Agent

(402) 746-2246  
Phone Number

2/15/2019  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 15 Yr. 19	27 Value of Stamp or Exempt Number \$ 168.75	28 Recording Data BK 2019, Pg 393

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

BK2019, Pg 393

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 15 day  
of Feb A.D., 20 19, at 1:20  
o'clock P.M. Recorded in Book 2019  
on Page 393-394  
Douise Retsch County Clerk  
16.00 as Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-15-19  
\$ 168.75 By DR

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

WARRANTY DEED

Charlette Coleman, wife of Jerald Coleman, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Joseph D. Pickering and Annette I. Pickering, husband and wife, conveys 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 North Ninety (90) feet of the Northeast Quarter (NE¼) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

- (4) is lawfully seised of such real estate and that it is free from encumbrances;
- (5) has legal power and lawful authority to convey the same;
- (6) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed February 7, 2019.

Charlette Coleman  
Charlette Coleman



STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on February 7<sup>th</sup>, 2019 by  
Charlette Coleman, wife of Jerald Coleman.



*Teresa L. Theobald*  
Notary Public

My commission expires: 8/27/2021

# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>15</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>2</u> Day <u>7</u> Yr. <u>2019</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Jerald Coleman</b> Street or Other Mailing Address <b>n/a</b> City State Zip Code		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Joseph D and Annette L. Pickering</b> Street or Other Mailing Address <b>541 N Walnut St</b> City State Zip Code <b>Red Cloud NE 68970</b>	
Phone Number <b>(308) 520-1165</b> Email Address <b>n/a</b>		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$87,750**

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 **Rhynalds Auction & Real**  No

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

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**The North Ninety (90) feet of the Northeast Quarter (NE 1/4) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska**

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

22 Total purchase price, including any liabilities assumed .....	22	\$	12,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	12,500.00

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

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

**sign here** Teresa Theobald  
Print or Type Name of Grantee or Authorized Representative

*Teresa Theobald*  
Signature of Grantee or Authorized Representative

\_\_\_\_\_ Title  
Closing Agent

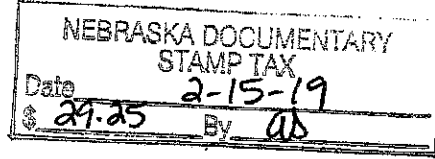
(402) 746-2246  
Phone Number

2/15/2019  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>15</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>29.25</u>	28 Recording Data <b>BK 2019, Pg 395</b>

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Feb A.D., 2019, at 1:22 o'clock P M. Recorded in Book 2019 on Page 395-396  
Louise Petesch County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     



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

WARRANTY DEED

Jerald Coleman, husband of Charlette Coleman, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Joseph D. Pickering and Annette I. Pickering, husband and wife, conveys 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 North Ninety (90) feet of the Northeast Quarter (NE¼) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

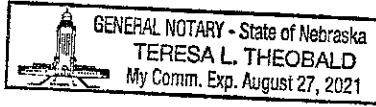
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed February 15, 2019.

Jerald Coleman  
Jerald Coleman

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on February 15, 2019 by Jerald Coleman, husband of Charlette Coleman.



*Teresa L. Theobald*  
Notary Public

My commission expires: 8/27/2021

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	414	2/18/2019	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001310000		48		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	21	0	00000	1	000	3185		
Land		Improvements		Total		Date of Sale Property Classification Code								
436,155				436,155		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1	47.700			67,975			
	2A						2G	9.000			12,825			
	3A1						3G1							
	3A						3G	10.700			15,250			
	4A1						4G1							
	4A						4G	31.000			44,175			
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1	9.300		22,645		Waste		7.000			1,260			
	2D	0.700		1,585		Other								
	3D1					AG LAND TOTAL		235.400			436,155			
	3D	101.800		230,580		Roads		4.540						
	4D1	11.500		25,185		Farm Sites								
	4D	6.700		14,675		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.540						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEES DEED	
Comments from	Comments:

(Continue on back)

# Real Estate Transfer Statement

48

FORM  
521

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

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

1 County Name <b>Webster</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>18</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>2</u> Day <u>15</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>William Deforest McCauley, Jr., as Trustee of the William Deforest</b> Street or Other Mailing Address <b>1736 Palos Verdes Drive West</b> City <b>Palos Verdes Estates</b> State <b>CA</b> Zip Code <b>90274</b> Phone Number  Email Address <b>dwiebe@charter-title.net</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Lee C. Johnson and Linda A. Johnson, Co-Trustees of the L &amp; L Johnson</b> Street or Other Mailing Address <b>671 Rd 308</b> City <b>Fairfield</b> State <b>NE</b> Zip Code <b>68938</b> Phone Number <b>(402) 762-5004</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>dwiebe@charter-title.net</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$424,694.00**

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Farmers National**

18 Address of Property  
**, NE**

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Lee C. Johnson and Linda A. Johnson, Co-Trustees of the L & L Johnson Family Trust  
671 Rd 308  
Fairfield, NE 689387**

18a  No address assigned      18b  Vacant Land

20 Legal Description  
**The Northeast Quarter (NE 1/4) and the North Half of the Southeast Quarter (N1/2 SE1/4) of Section 21, Township 4 North, Range 9, West of the 6th P.M., Webster County, Nebraska, except that portion deed to Webster County, Nebraska for road purposes.**

21 If agricultural, list total number of acres 239.94

22 Total purchase price, including any liabilities assumed	22	\$ 424,694 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 424,694 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		

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

**sign here**

▶ Lee C. Johnson and Linda A. Johnson, Co-Trustees of the L & L Johnson Family Trust (402) 762-5004  
Print or Type Name of Grantee or Authorized Representative Phone Number

▶ *Lee C. Johnson* Grantee or Authorized Representative February 18, 2019  
Signature of Grantee or Authorized Representative Title Date

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>02</u> Day <u>22</u> Yr. <u>2019</u>	27 Value of Stamp or Exempt Number \$ <u>956.25</u>	28 Recording Data <u>BXL19, PG 414-415</u>
--	--	---

State of Nebraska } ss.  
County of Webster }

BL 2019, PG 414

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 22 day  
of Feb A.D., 2019, at 2:10  
o'clock P M. Recorded in Book 2019  
on Page 414-415  
Louise Petsch County Clerk  
16.00 10 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-22-19  
\$ 956.25 By KD

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

**TRUSTEE'S DEED**

For the consideration of One Dollar and other goods and valuable consideration, William Deforest McCauley, Jr., as Trustee of the William Deforest McCauley, Jr. GST Exempt Trust, hereby conveys to

Lee C. Johnson and Linda A. Johnson, Co-Trustees of the L & L Johnson Family Trust,

the following described real estate in Webster County, Nebraska:

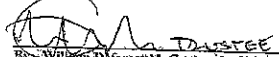
The Northeast Quarter (NE 1/4) and the North Half of the Southeast Quarter (N1/2 SE1/4) of Section 21, Township 4 North, Range 9, West of the 6th P.M., Webster County, Nebraska, except that portion deed to Webster County, Nebraska for road purposes.

subject to easements and restrictions of record.

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

Executed this 15<sup>th</sup> day of February, 2019.

William Deforest McCauley, Jr., as Trustee of the  
William Deforest McCauley, Jr. GST Exempt  
Trust

  
By: William Deforest McCauley, Jr. Trustee

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of February, 2019 by William Deforest McCauley, Jr., as Trustee of the William Deforest McCauley, Jr. GST Exempt Trust.

Notary Public \_\_\_\_\_

My Commission expires \_\_\_\_\_

BL 2019, PG 415

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

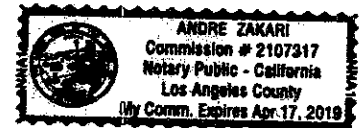
On FEBRUARY 19, 2019, before me, ANDRE ZAKARI, a Notary Public, personally appeared WILLIAM DEFOREST McCAULEY, JR., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature



Notary Public Seal



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	416	2/22/2019	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000334500	49	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		007	9560
Land	Improvements	Total		Date of Sale Property Classification Code								
3,030	67,420	70,450		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements :	Multiple Improvements :
<b>Construction Date:</b>	Construction Date : 1963	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,056	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 125,385	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:      Other1:      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

**Assessor Comments and Reason for Adjustment:**  
WD, POA PAPERS ATTACHED

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

(Continue on back)

# Real Estate Transfer Statement

49

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>22</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>02</u> Day <u>22</u> Yr. <u>2019</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Dale D. Kuhn</b> Street or Other Mailing Address <b>PO Box 121</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 257-7433</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Masterpiece Storage, LLC</b> Street or Other Mailing Address <b>c/o Todd Kranau, 209 S Ash St</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 469-0766</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$70,450**

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

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

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

18 Address of Property  
**906 W Lancaster St  
Blue Hill, NE 68930**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Lot Nine (9) and the West 40 feet of Lot Ten (10), Block Seven (7), Hoover's Addition to Blue Hill, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$	67,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	67,500.00

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

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

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

*David B. Garwood* Attorney **2-22-19**  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>22</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>153.<sup>00</sup></u>	28 Recording Data <b>BK2019, Pg 416</b>

BK 2019, Pg 416

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Feb A.D., 20 19, at 3:25 o'clock P. M. Recorded in Book 2019 on Page 416  
Louise Patsch County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-22-19  
\$ 153.00 By AS

WARRANTY DEED

Dale D. Kuhn, a single person, GRANTOR, in consideration of SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$67,500.00) receipt of which is hereby acknowledged, conveys to Masterpiece Storage, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Nine (9) and the West 40 feet of Lot Ten (10), Block Seven (7), Hoover's Addition to Blue Hill, Webster County, Nebraska.

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

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

Executed February 22, 2019.

DALE D. KUHN

By [Signature]  
Jeffrey Kuhn, his Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on February 22 2019, by Jeffrey Kuhn, Attorney in Fact for Dale D. Kuhn, a single person.

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

Comm. expires 10-22-2022

[Signature]  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	432	2/20/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000339500		50		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				00	0	20060		001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
3,160		30,840		34,000		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
Residential					Commercial									
<b>Multiple Improvements:</b>		Multiple Improvements :					Multiple Improvements :							
<b>Construction Date:</b>		Construction Date : 1900					Construction Date :							
<b>Floor:</b>		Floor Sq. Ft. : 1,135					Floor Sq. Ft. :							
<b>Building Cost New:</b>		Cost : 112,780					Cost :							
<b>Single Family Style: 104</b>		<b>Residential Condition: 25</b>					<b>Commercial Occupancy Code:</b>							
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out					Primary:            Other1:            Other2:							
(101) <input type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn					<b>Commercial Construction Class:</b>							
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input checked="" type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls							
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality: 30</b>					(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low					<b>Cost Rank:</b>		<b>Condition:</b>					
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average					(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent					
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
JTWD														
<b>Comments from</b>						<b>Comments:</b>								

(Continue on back)

# 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.

50

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>20</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>02</u> Day <u>20</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Carla &amp; Terry Jameson</b> Street or Other Mailing Address <b>117 W Helen St</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>(402) 705-3071</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Matthew J. &amp; Summer A. Lukasiewicz</b> Street or Other Mailing Address <b>PO Box 193</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 984-4020</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

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

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

18 Address of Property <b>106 W Saline St Blue Hill, NE 68930</b>		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>same as Grantee</b>	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description  
**Lots Nine (9), Ten (10) and the West Six feet (W6') of Lot Eleven (11), Block One (1), Tyler's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska.**

21 If agricultural, list total number of acres _____	
22 Total purchase price, including any liabilities assumed	\$ 7,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 7,000.00

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

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

sign here	David B. Garwood	(402) 746-3613
	<i>David B. Garwood</i>	Phone Number <b>2-36-19</b>
	Attorney	Date

<b>Register of Deed's Use Only</b>		<b>For Dept. Use Only</b>
26 Date Deed Recorded Mo. <u>2</u> Day <u>26</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>15.75</u>	28 Recording Data <b>BK 2019, Pg 432</b>

BK 2019, Pg 432

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 Feb A.D., 2019, at 1:11 o'clock P.M. Recorded in Book 2019 on Page 432  
Donna Petch County Clerk  
10.00 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-26-19  
\$ 15.75 By as

**JOINT TENANCY WARRANTY DEED**

Carla Jameson and Terry Jameson, wife and husband, GRANTORS, in consideration of SEVEN THOUSAND AND NO/100 DOLLARS (\$7,000.00) receipt of which is hereby acknowledged, convey to Matthew J. Lukasiewicz and Summer A. Lukasiewicz, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nine (9), Ten (10) and the West Six feet (W6') of Lot Eleven (11), Block One (1), Tyler's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) 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 February 30, 2019.

Carla Jameson  
Carla Jameson

Terry Jameson  
Terry Jameson

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on February 30, 2019, by Carla Jameson.

Comm. expires 12-4-2020

Sonia L. Krueger  
Notary Public

General Notary - State of Nebraska  
SONJA L. KRUEGER  
My Comm. Exp. Dec. 4, 2020.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on February 30, 2019, by Terry Jameson.

Comm. expires 2020

Sonia L. Krueger  
Notary Public

General Notary - State of Nebraska  
SONJA L. KRUEGER  
My Comm. Exp. Dec. 4, 2020.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	435	10/3/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002312400		51		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369	2	12	32	2	00000	1	000	2225
Land		Improvements		Total		Date of Sale Property Classification Code								
183,780				183,780		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	26.180		73,565		GRASSLAND	1G1	2.810		4,005				
	1A						1G	5.490		7,800				
	2A1						2G1	0.660		120				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1	0.250		655			4G1	3.210		4,035				
	4A	6.570		17,215			4G	42.410		22,485				
DRYLAND	1D1	1.130		3,055		Shelterbelt/Timber								
	1D	1.490		4,030		Accretion								
	2D1	9.290		22,620		Waste								
	2D					Other								
	3D1					AG LAND TOTAL		110.540		183,780				
	3D					Roads		2.000						
	4D1	4.610		10,095		Farm Sites								
	4D	6.440		14,100		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD - DISSOLUTION	
Comments from	Comments:
(Continue on back)	

# Real Estate Transfer Statement

51

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 03 Yr. 2018		4 Date of Deed Mo. 10 Day 03 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kimberly J. Minnick Street or Other Mailing Address 341 W. B Avenue City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rick D. Minnick Street or Other Mailing Address 239 Road J City Inavale State NE Zip Code 68952 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$183,780

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Rick D. Minnick  
239 Road J  
Inavale, NE 68952

18a  No address assigned    18b  Vacant land

20 Legal Description  
The East Half of the Northwest Quarter (E1/2NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Thirty-two (32), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 112.54

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

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

**Richard L. Alexander** (402) 462-9989  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Richard L. Alexander* Attorney  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>26</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>exempt #12</u>	28 Recording Data <u>BK 2019, Pg 435</u>



BK 2019, Pg 435

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 Feb A.D., 2019, at 3:52 o'clock P.M. Recorded in Book 2019 on Page 435  
Louise Petesch County Clerk  
10.00 AS Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-26-19  
S# 12 By AS

### QUITCLAIM DEED

Kimberly J. Minnick, a married person, Grantor, whether one or more,

in consideration of a decree of dissolution of marriage entered on October 9, 2018 in Webster County District Court entitled Rick D. Minnick v. Kimberly J. Minnick case No. CI 17-16, receipt of which is hereby acknowledged, quitclaims and

conveys to Rick D. Minnick, a married person, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. 76-201) in

Webster County, Nebraska:

The East Half of the Northwest Quarter (E1/2NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Thirty-two (32), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

Executed: 10/03/2018  
Kimberly J. Minnick  
Date

State of Nebraska  
County of Adams

The foregoing instrument was acknowledged before me on October 3, 2018 by Kimberly J. Minnick

Richard L. Alexander  
GENERAL NOTARY - State of Nebraska  
RICHARD L. ALEXANDER  
My Comm. Exp. July 12, 2022

STATE OF NEBRASKA  
County of Webster

Filed for record and entered in Numerical Index on 2-26-19 at 3:52 o'clock P.M., and recorded in Book 2019, Page 435

By: Louise Petesch  
County or Deputy County Clerk  
Register of Deeds or Deputy Register of Deeds

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	436	10/3/2018	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002311400	52	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	29	1	00000	1	000	2150
Land	Improvements	Total		Date of Sale Property Classification Code								
225,895	155,790	381,685		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G	8.000			11,400				
3A1				3G1								
3A				3G								
4A1				4G1	37.000			52,725				
4A				4G	106.000			151,050				
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	4.000			720				
2D				Other								
3D1				AG LAND TOTAL	155.000			215,895				
3D				Roads	4.000							
4D1				Farm Sites								
4D				Home Sites	1.000			10,000				
				Recreation								
Dwellings		155,790		Other								
Outbuildings				Non-AG TOTAL	5.000			10,000				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD-DISSOLUTION	
<b>Comments from</b>	<b>Comments:</b>
(Continue on back)	

# Real Estate Transfer Statement

52

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 03 Yr. 2018	4 Date of Deed Mo. 10 Day 03 Yr. 2018
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kimberly J. Minnick Street or Other Mailing Address 341 W. B Avenue City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rick D. Minnick Street or Other Mailing Address 239 Road J City Inavale State NE Zip Code 68952 Phone Number Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$381,685

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Rick D. Minnick  
239 Road J  
Inavale, NE 68952

18a  No address assigned 18b  Vacant land

20 Legal Description  
The Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, subject to a reservation in Grantors of an undivided one-half (1/2) interest of the mineral rights in and to said premises for a period of 20 years from and after June 20, 1989.

21 If agricultural, list total number of acres 160

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

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

Richard L. Alexander (402) 462-9989  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Richard L. Alexander* Attorney  
Signature of Grantee or Authorized Representative Title

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 26 Yr. 19	27 Value of Stamp or Exempt Number \$ exempt #12	28 Recording Data BK2019, Pg 436	

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

BK 2019, Pg 436

County of Webster  
 Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of Feb A.D., 2019 at 3:55 o'clock P.M. Recorded in Book 2019 on Page 436  
Louise Petch County Clerk  
ab Deputy  
10.00 Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date 2-26-19  
 \$ Exempt # 12 By ab

# QUITCLAIM DEED

Kimberly J. Minnick, a married person, Grantor, whether one or more,

in consideration of a decree of dissolution of marriage entered on October 9, 2018 in Webster County District Court entitled Rick D. Minnick v. Kimberly J. Minnick case No. CI 17-16, receipt of which is hereby acknowledged, quitclaims and

conveys to Rick D. Minnick, a married person, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. 76-201) in

Webster County, Nebraska:

The Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, subject to a reservation in Grantors of an undivided one-half (1/2) interest of the mineral rights in and to said premises for a period of 20 years from and after June 20, 1989.

Executed: 10/03/2018  
Kimberly J. Minnick  
 Date

State of Nebraska  
County of Adams

The foregoing instrument was acknowledged before me on October 3, 2018 by Kimberly J. Minnick

Richard L. Alexander  
 GENERAL NOTARY - State of Nebraska  
 RICHARD L. ALEXANDER  
 My Comm. Exp. July 12, 2022

STATE OF NEBRASKA  
County of Webster

Filed for record and entered in Numerical Index on 2-26-19 at 3:55 o'clock P.M., and recorded in Book 2019, Page 436

By: Louise Petch ab  
County or Deputy County Clerk  
Register of Deeds or Deputy Register of Deeds

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	437	10/3/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002210100		53		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	24	0	00000	1	000	1380		
Land		Improvements		Total		Date of Sale Property Classification Code								
446,025				446,025		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	10.000				14,250		
	2A1						2G1							
	2A						2G	9.000				12,825		
	3A1						3G1							
	3A						3G	9.000				12,825		
	4A1						4G1	105.000				149,625		
	4A						4G	180.000				256,500		
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1						<b>AG LAND TOTAL</b>	<b>313.000</b>				<b>446,025</b>		
	3D						Roads	7.000						
	4D1						Farm Sites							
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings						<b>Non-AG TOTAL</b>	<b>7.000</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD - DISSOLUTION	
<b>Comments from</b>	<b>Comments:</b>
(Continue on back)	

# Real Estate Transfer Statement

53

FORM  
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 03 Yr. 2018	4 Date of Deed Mo. 10 Day 03 Yr. 2018
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kimberly J. Minnick Street or Other Mailing Address 341 W. B Avenue City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rick D. Minnick Street or Other Mailing Address 239 Road J City Inavale State NE Zip Code 68952 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$446,025

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Rick D. Minnick  
239 Road J  
Inavale, NE 68952

18a  No address assigned    18b  Vacant land

20 Legal Description  
The East Half (E1/2) of Section Twenty-four (24), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 320

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

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

Richard L. Alexander  
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative: *Richard L. Alexander* Title: Attorney

(402) 462-9989  
Phone Number

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 26 Yr. 19	27 Value of Stamp or Exempt Number \$ Exempt #12	28 Recording Data BK 2019, Pg 437

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

State of Nebraska } ss.  
County of Webster }

BK 2019, Pg 437

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of Feb A.D., 2019, at 3:58 o'clock P.M. Recorded in Book 2019 on Page 437  
Louise Petsch County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY STAMP TAX  
Date 2-26-19  
\$      Exempt #      By AS

### QUITCLAIM DEED

Kimberly J. Minnick, a married person, Grantor, whether one or more,

in consideration of a decree of dissolution of marriage entered on October 9, 2018 in Webster County District Court entitled Rick D. Minnick v. Kimberly J. Minnick case No. CI 17-16, receipt of which is hereby acknowledged, quitclaims and

conveys to Rick D. Minnick, a married person, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. 76-201) in

Webster County, Nebraska:

The East Half (E1/2) of Section Twenty-four (24), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

Executed: 10/03/2018  
Date  
Kimberly J. Minnick

State of Nebraska  
County of Adams

The foregoing instrument was acknowledged before me on October 3, 2018  
by Kimberly J. Minnick

GENERAL NOTARY - State of Nebraska  
RICHARD L. ALEXANDER  
My Comm. Exp. July 12, 2022

STATE OF NEBRASKA  
County of Webster

Filed for record and entered in Numerical Index on 2-26-19  
at 3:58 o'clock P.M., and recorded in Book 2019, Page 437

By: Louise Petsch AS  
County or Deputy County Clerk  
Register of Deeds or Deputy Register of Deeds

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2019	438	10/3/2018		Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
001811800		54	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4491	1	11	32	1	00000	1	000	8175
Land	Improvements		Total		Date of Sale Property Classification Code								
215,010			215,010		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED	1A1				GRASSLAND	1G1							
	1A					1G	7.000			9,975			
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G	47.000			66,975			
	4A1					4G1	59.000			84,075			
	4A					4G	37.000			52,725			
DRYLAND	1D1					Shelterbelt/Timber							
	1D					Accretion							
	2D1					Waste	7.000			1,260			
	2D					Other							
	3D1					<b>AG LAND TOTAL</b>	<b>157.000</b>			<b>215,010</b>			
	3D					Roads	3.000						
	4D1					Farm Sites							
	4D					Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings					<b>Non-AG TOTAL</b>	<b>3.000</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>					<b>Total Recapture Value:</b>				
<b>Assessor Comments and Reason for Adjustment:</b>									
QCD - DISSOLUTION									
<b>Comments from</b>					<b>Comments:</b>				

(Continue on back)



# Real Estate Transfer Statement

54

FORM  
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 03 Yr. 2018	4 Date of Deed Mo. 10 Day 03 Yr. 2018
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kimberly J. Minnick Street or Other Mailing Address 341 W. B Avenue City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rick D. Minnick Street or Other Mailing Address 239 Road J City Inavale State NE Zip Code 68952 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$215,010

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Rick D. Minnick  
239 Road J  
Inavale, NE 68952

18a  No address assigned    18b  Vacant land

20 Legal Description  
The Northeast Quarter (NE1/4) of Section Thirty-two (32), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres \_\_\_\_\_ 160 \_\_\_\_\_

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

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

Richard L. Alexander (402) 462-9989  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Richard L. Alexander* Attorney  
Signature of Grantee or Authorized Representative Title Date

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 26 Yr. 19	27 Value of Stamp or Exempt Number \$ Exempt # 12	28 Recording Data BK 2019, Pg 438

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

BK 2019, Pg 438

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 Feb A.D., 2019, at 4:00 o'clock P.M. Recorded in Book 2019 on Page 438

Louise Petch County Clerk  
LD Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-26-19  
\$ Exempt # 10 By LD

### QUITCLAIM DEED

Kimberly J. Minnick, a married person , Grantor, whether one or more,

in consideration of a decree of dissolution of marriage entered on October 9, 2018 in Webster County District Court entitled Rick D. Minnick v. Kimberly J. Minnick case No. CI 17-16 , receipt of which is hereby acknowledged, quitclaims and

conveys to Rick D. Minnick, a married person , Grantee,

the following described real estate (as defined in Neb. Rev. Stat. 76-201) in

Webster County, Nebraska:

The Northeast Quarter (NE1/4) of Section Thirty-two (32), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

Executed: 10/03/2018  
Kimberly J. Minnick

State of Nebraska  
County of Adams

The foregoing instrument was acknowledged before me on October 3, 2018  
by Kimberly J. Minnick

GENERAL NOTARY - State of Nebraska  
RICHARD L. ALEXANDER  
My Comm. Exp. July 12, 2022

Richard L. Alexander

STATE OF NEBRASKA  
County of Webster

Filed for record and entered in Numerical Index on 2-26-19  
at 4:00 o'clock P.M., and recorded in Book 2019, Page 438

By: Louise Petch LD  
County or Deputy County Clerk  
Register of Deeds or Deputy Register of Deeds

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	439	10/3/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001808700		55		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	28	3	00000	1	000	8100		
Land		Improvements		Total		Date of Sale Property Classification Code								
99,880				99,880		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G	27.110				38,630		
	4A1						4G1	32.000				45,600		
	4A						4G	10.000				14,250		
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste	7.780				1,400		
	2D						Other							
	3D1						<b>AG LAND TOTAL</b>	<b>76.890</b>				<b>99,880</b>		
	3D						Roads	3.110						
	4D1						Farm Sites							
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings						<b>Non-AG TOTAL</b>	<b>3.110</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD - DISSOLUTION	
<b>Comments from</b>	<b>Comments:</b>
(Continue on back)	

# Real Estate Transfer Statement

55

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>03</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>10</u> Day <u>03</u> Yr. <u>2018</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kimberly J. Minnick</b> Street or Other Mailing Address <b>341 W. B Avenue</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Rick D. Minnick</b> Street or Other Mailing Address <b>239 Road J</b> City <b>Inavale</b> State <b>NE</b> Zip Code <b>68952</b> Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$99,880**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Rick D. Minnick**  
**239 Road J**  
**Inavale, NE 68952**

18a  No address assigned    18b  Vacant land

20 Legal Description  
The West Half of the Southwest Quarter (W1/2SW1/4) of Section Twenty-eight (28), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 80

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

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

**Richard L. Alexander** (402) 462-9989  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Richard L. Alexander* Attorney  
Signature of Grantee or Authorized Representative Title Date

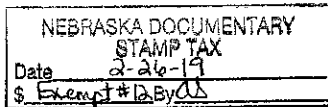
sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>26</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 12</u>	28 Recording Data <u>BK2019, Pg 439</u>

BK 2019, Pg 439

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of Feb A.D., 2019, at 4:03 o'clock P.M. Recorded in Book 2019 on Page 439  
Louise Petrich county Clerk  
10.00 Deputy  
Ind Comp Assessor Carded



### QUITCLAIM DEED

Kimberly J. Minnick, a married person, Grantor, whether one or more,

in consideration of a decree of dissolution of marriage entered on October 9, 2018 in Webster County District Court entitled Rick D. Minnick v. Kimberly J. Minnick case No. CI 17-16, receipt of which is hereby acknowledged, quitclaims and

conveys to Rick D. Minnick, a married person, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. 76-201) in

Webster County, Nebraska:

The West Half of the Southwest Quarter (W1/2SW1/4) of Section Twenty-eight (28), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Executed: 10/03/2018  
Kimberly J. Minnick Date

State of Nebraska  
County of Adams

The foregoing instrument was acknowledged before me on October 3, 2018  
by Kimberly J. Minnick



STATE OF NEBRASKA  
County of Webster

Filed for record and entered in Numerical Index on 2-26-19  
at 4:03 o'clock P.M., and recorded in Book 2019, Page 439

By: Louise Petrich AS  
County or Deputy County Clerk  
Register of Deeds or Deputy Register of Deeds

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	440	10/3/2018	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000107500		56		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		014	0730		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,030		44,870		46,900		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 2					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date :				Construction Date : 1950						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 1,008						
<b>Building Cost New:</b>				Cost :				Cost : 120,527						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 353 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 20</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD - DISSOLUTION														
<b>Comments from</b>					<b>Comments:</b>									
(Continue on back)														

# 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.

56

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>03</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>10</u> Day <u>03</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kimberly J. Minnick</b> Street or Other Mailing Address <b>341 W. B Avenue</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Rick D. Minnick</b> Street or Other Mailing Address <b>239 Road J</b> City <b>Inavale</b> State <b>NE</b> Zip Code <b>68952</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$46,900**

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

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

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

18 Address of Property  
**209 W. 4th Avenue  
Red Cloud, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Rick D. Minnick  
239 Road J  
Inavale, NE 68952**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Lot Eight (8) and the East 100 feet of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska.**

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

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

**Richard L. Alexander** (402) 462-9989  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Richard L. Alexander* Attorney  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>26</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #12</u>	28 Recording Data <u>BK 2019, Pg 440</u>

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

State of Nebraska } ss.  
County of Webster }

BK 2019, Pg 440

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of Feb A.D., 2019, at 4:05 o'clock P.M. Recorded in Book 2019 on Page 440  
Rouise Patsch County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-26-19  
\$ Exempt # 12 By AS

### QUITCLAIM DEED

Kimberly J. Minnick, a married person, Grantor, whether one or more,

in consideration of a decree of dissolution of marriage entered on October 9, 2018 in Webster County District Court entitled Rick D. Minnick v. Kimberly J. Minnick case No. CI 17-16, receipt of which is hereby acknowledged, quitclaims and

conveys to Rick D. Minnick, a married person, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. 76-201) in

Webster County, Nebraska:

Lot Eight (8) and the East 100 feet of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska.

Executed: 10/03/2018  
Kimberly J. Minnick  
Date

State of Nebraska  
County of Adams

The foregoing instrument was acknowledged before me on October 3, 2018  
by Kimberly J. Minnick

GENERAL NOTARY - State of Nebraska  
RICHARD L. ALEXANDER  
My Comm. Exp. July 12, 2022  
Richard L. Alexander

STATE OF NEBRASKA  
County of Webster

Filed for record and entered in Numerical Index on 2-26-19  
at 4:05 o'clock P.M., and recorded in Book 2019, Page 440

By: Rouise Patsch  
County or Deputy County Clerk  
Register of Deeds or Deputy Register of Deeds