

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1017	4/30/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000311400		99		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		001	7110		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,960		89,530		92,490		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,968				Floor Sq. Ft. :						
Building Cost New:				Cost : 204,195				Cost :						
Single Family Style: 102				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input checked="" type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

99

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>4</u> Day <u>30</u> Yr. <u>19</u>	4 Date of Deed Mo. <u>4</u> Day <u>25</u> Yr. <u>19</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alice Wells a/k/a Alice A. Wells, a single person Street or Other Mailing Address 1450 Lincoln Ave, Apt 212 City Louisville State CO Zip Code 80027 Telephone Number 713-412-9174 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Keli Martin, a single person Street or Other Mailing Address 1609 Comanche Trail City Gulf Breeze State FL Zip Code 32563 Phone Number (850) 313-1280 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$62,000.00

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
Robin @D'Andrea Realty

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Keli Martin
310 West Nemaha Street
Blue Hill, NE 68930

20 Legal Description
Lots Seven (7) and Eight (8), Block One (1), Rohrer's Addition to the Village, now City, of Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	62,000	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	\$	62,000	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

▶ **Keli Martin**
Print/Type Name of Grantee or Authorized Representative

▶ *Keli Martin*
Signature of Grantee or Authorized Representative

Grantee Title _____

(850) 313-1280
Phone Number

30 April 2019
Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>2</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>139.50</u>	28 Recording Data BK 2019, Pg 1017

BK2019, Pg 1017

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 May A.D., 20 19, at 2:52
o'clock PM. Recorded in Book 2019
on Page 1017-1018
Rosine Petich County Clerk
16.00 ds Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>5-2-19</u>
\$	<u>139.50</u> By <u>ds</u>

WARRANTY DEED

Alice Wells a/k/a Alice A. Wells, a single person, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Keli Martin, a single person, GRANTEE, hereby conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7) and Eight (8), Block One (1), Rohrer's Addition to the Village,
now City, of Blue Hill, Webster County, Nebraska

GRANTOR covenant with GRANTEE that GRANTOR:

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

Dated 4/25/19

Please Return recorded document to:
Nebraska Title Company
629 Court Street
Beatrice, NE 68310

Will A. Wells PA

Will A. Wells, Attorney-in-Fact for
Alice Wells a/k/a Alice A. Wells

State of Tennessee

County of Williamson

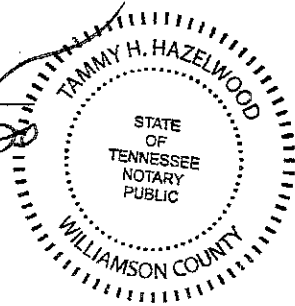
§

The foregoing instrument was acknowledged before me this 25 day of April, 2019, by Will A. Wells, as Attorney-in-Fact on behalf of Alice Wells a/k/a Alice A. Wells, a single person.

Tammy H. Hazelwood
Notary Public

0325479

9-20-20



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1039	5/1/2019	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001710401	100	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	4	10	28	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
103,335		103,335		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G	0.470			640				
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	0.330			450				
DRYLAND 1D1	1.950	4,555		Shelterbelt/Timber								
1D	35.330	82,495		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL		46.120		103,335				
3D				Roads								
4D1	4.960	9,375		Farm Sites								
4D	3.080	5,820		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL								

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

100

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>01</u> Yr. <u>19</u>	4 Date of Deed Mo. <u>04</u> Day <u>24</u> Yr. <u>19</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carla Heitmann, STr of the Lavern Muhleisen Rev. Trust Street or Other Mailing Address 3215 N. Tee Time City Wichita State KS Zip Code 67205		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jones Bank Custodian of the Judson Jesske Self-Directed IRA Street or Other Mailing Address P.O. Box 469 City Seward State NE Zip Code 68434-0469	
Phone Number (316) 841-0069	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"/>
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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?
\$180,000

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 **Adams Land Title Co** No

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description
See Exhibit "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	180,000.00
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	\$	180,000.00

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.

Danielle L. Kelley

(402) 463-4198

sign here

Print or Type Name of Grantee or Authorized Representative

Danielle L. Kelley

Escrow Closing Agent

Phone Number

05-01-19

Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>3</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>405.00</u>	28 Recording Data BK 2019, Pg 1039

Exhibit "A"

All that portion of the Northeast Quarter (NE1/4) of Section Twenty-eight (28), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, lying West of a line more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter (NE1/4); thence S 90° 00' 00" E (assumed bearing) along the North line of said Northeast Quarter (NE1/4) 595.01 feet; thence S 00° 00' 00" E perpendicular to said North line 67.01 feet to the South line of U.S. Highway No. 281 also known as State Highway No. 4, this also being the TRUE PLACE OF BEGINNING; thence S 00° 42' 39" W 344.13 feet; thence S 88° 19' 18" E 269.78 feet; thence S 00° 47' 43" W 251.28 feet; thence S 89° 06' 42" E 95.38 feet; thence S 01° 22' 49" W 1025.77 feet; ; thence S 42° 48' 33" W 199.45 feet; thence S 04° 31' 46" W 415.46 feet to the Northeast line of the Burlington-Northern Railroad; thence continuing along the East line of the Burlington-Northern Railroad to the point at which it intersects with the South line of said Northeast Quarter (NE1/4), EXCEPT those portions occupied by Highway and Railroad rights-of-way.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of May A.D., 20 19, at 12:49 o'clock PM. Recorded in Book 2019 on Page 1039-1040
Louise Petach county Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-3-19
\$ 405.00 By as

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

The Grantor, **CARLA HEITMANN, SUCCESSOR TRUSTEE OF THE LAVERN MUHLEISEN REVOCABLE TRUST**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to **JONES BANK CUSTODIAN OF THE JUDSON JESKE SELF-DIRECTED IRA**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Webster County, Nebraska:

All that portion of the Northeast Quarter (NE1/4) of Section Twenty-eight (28), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, lying West of a line more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter (NE1/4); thence S 90° 00' 00" E (assumed bearing) along the North line of said Northeast Quarter (NE1/4) 595.01 feet; thence S 00° 00' 00" E perpendicular to said North line 67.01 feet to the South line of U.S. Highway No. 281 also known as State Highway No. 4, this also being the TRUE PLACE OF BEGINNING; thence S 00° 42' 39" W 344.13 feet; thence S 88° 19' 18" E 269.78 feet; thence S 00° 47' 43" W 251.28 feet; thence S 89° 06' 42" E 95.38 feet; thence S 01° 22' 49" W 1025.77 feet; ; thence S 42° 48' 33" W 199.45 feet; thence S 04° 31' 46" W 415.46 feet to the Northeast line of the Burlington-Northern Railroad; thence continuing along the East line of the Burlington-Northern Railroad to the point at which it intersects with the South line of said Northeast Quarter (NE1/4), EXCEPT those portions occupied by Highway and Railroad rights-of-way.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (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 April 24, 2019

LAVERN MUHLEISEN REVOCABLE TRUST

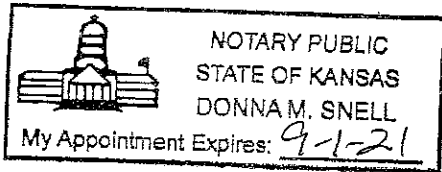
By: Carla Heitmann, Sacc Trustee
Carla Heitmann, Successor Trustee

STATE OF Kansas
COUNTY OF Sedgwick } ^{SS}

On this 24 day of April, 2019, before me personally appeared **Carla Heitmann, Successor Trustee** of **LaVern Muhleisen Revocable Trust**, on behalf of the company.

Donna M Snell

Notary Public
My Commission Expires:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1041	5/1/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001710400		101		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	28	1	00000	1	000	7070
Land		Improvements		Total		Date of Sale Property Classification Code								
185,735				185,735		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	0.210		285				
	1A						1G	0.240		330				
	2A1						2G1							
	2A						2G	0.010		15				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	0.640		875				
DRYLAND	1D1	23.940		55,900		Shelterbelt/Timber								
	1D	49.570		115,745		Accretion								
	2D1					Waste								
	2D	2.700		5,290		Other								
	3D1					AG LAND TOTAL		81.170		185,735				
	3D					Roads		1.960						
	4D1					Farm Sites								
	4D	3.860		7,295		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.960						

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

(Continue on back)

Real Estate Transfer Statement

101

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>01</u> Yr. <u>19</u>		4 Date of Deed Mo. <u>04</u> Day <u>26</u> Yr. <u>19</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carla Heitmann, STr of the Lavern Muhleisen Rev. Trust Street or Other Mailing Address 3215 N. Tee Time City Wichita State KS Zip Code 67205				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Judson J. Jesske Street or Other Mailing Address 6749 Old Dominion Road City Lincoln State NE Zip Code 68516			
Phone Number (316) 841-0069		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input 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?
\$220,000

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 **Adams Land Title Co** No

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description
See Exhibit "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 220,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 220,000.00

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 Danielle L. Kelley
Print or Type Name of Grantee or Authorized Representative
Danielle L. Kelley
Signature of Grantee or Authorized Representative

Escrow Closing Agent
Title

(402) 463-4198
Phone Number
05-01-19
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>3</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>495.00</u>	28 Recording Data BK2019, Pg 1041

Exhibit "A"

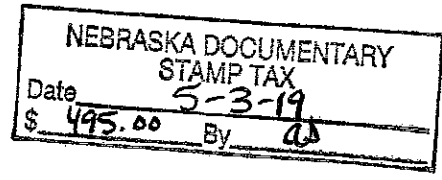
All that portion of the Northeast Quarter (NE1/4) of Section Twenty-eight (28), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, lying East of a line more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter (NE1/4); thence S 90° 00' 00" E (assumed bearing) along the North line of said Northeast Quarter (NE1/4) 595.01 feet; thence S 00° 00' 00" E perpendicular to said North line 67.01 feet to the South line of U.S. Highway No. 281 also known as State Highway No. 4; thence N 88° 28' 99" E along said South line 375.10 feet; thence S 88° 57' 00" E along said South line 546.50 feet to the beginning of a curve concave to the North subtended by a radius of 1220.92 feet with a central angle of 11° 16' 45"; thence along said curve also being said South line, the chord of which bears N 84° 34' 39" E an arc distance of 240.35 feet; thence S 89° 55' 57" E along said South line 21.16 feet, this also being the TRUE PLACE OF BEGINNING; thence S 00° 08' 54" E 358.27 feet; thence N 88° 42' 56" W 427.97 feet; thence S 00° 14' 03" W 1082.91 feet; thence S 63° 27' 32" W 218.70 feet; thence S 17° 45' 01" W 763.69 feet; thence S 01° 23' 17" W 189.24 feet; thence S 51° 00' 44" W 17.81 feet to the Northeast line of the Burlington-Northern Railroad; thence Southeasterly along the East line of the Burlington-Northern Railroad to the point at which it intersects with the South line of said Northeast Quarter (NE1/4), EXCEPT those portions occupied by Highway and County road rights-of-way.

BK 2019, Pg 1041

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of May A.D., 2019, at 12:54 o'clock P M. Recorded in Book 2019 on Page 1041-1042
Louise Petach County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

The Grantor, **CARLA HEITMANN, SUCCESSOR TRUSTEE OF THE LAVERN MUHLEISEN REVOCABLE TRUST**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to **JUDSON J. JESKE**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Webster County, Nebraska:

All that portion of the Northeast Quarter (NE1/4) of Section Twenty-eight (28), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, lying East of a line more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter (NE1/4); thence S 90° 00' 00" E (assumed bearing) along the North line of said Northeast Quarter (NE1/4) 595.01 feet; thence S 00° 00' 00" E perpendicular to said North line 67.01 feet to the South line of U.S. Highway No. 281 also known as State Highway No. 4; thence N 88° 28' 99" E along said South line 375.10 feet; thence S 88° 57' 00" E along said South line 546.50 feet to the beginning of a curve concave to the North subtended by a radius of 1220.92 feet with a central angle of 11° 16' 45"; thence along said curve also being said South line, the chord of which bears N 84° 34' 39" E an arc distance of 240.35 feet; thence S 89° 55' 57" E along said South line 21.16 feet, , this also being the TRUE PLACE OF BEGINNING; thence S 00° 08' 54" E 358.27 feet; thence N 88° 42' 56" W 427.97 feet; thence S 00° 14' 03" W 1082.91 feet; thence S 63° 27' 32" W 218.70 feet; thence S 17° 45' 01" W 763.69 feet; thence S 01° 23' 17" W 189.24 feet; thence S 51° 00' 44" W 17.81 feet to the Northeast line of the Burlington-Northern Railroad; thence Southeasterly along the East line of the Burlington-Northern Railroad to the point at which it intersects with the South line of said Northeast Quarter (NE1/4), EXCEPT those portions occupied by Highway and County road rights-of-way.

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (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 April 26, 2019.

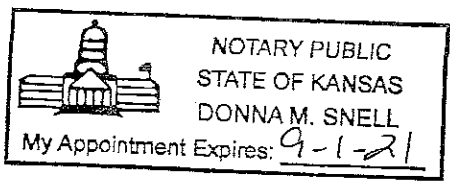
LAVERN MUHLEISEN REVOCABLE TRUST

By: Carla L. Heitmann, Succ Trustee
Carla Heitmann, Successor Trustee

STATE OF Kansas
COUNTY OF Sedgwick }^{ss}

On this 26 day of April, 2019, before me personally appeared **Carla Heitmann, Successor Trustee of LaVern Muhleisen Revocable Trust**, on behalf of the company.

Donna M. Snell
Notary Public
My Commission Expires:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1043	4/18/2019	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002508000		102		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	2	0	00000	1	000	3210		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,521,475		157,645		2,679,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	176.180	783,120	GRASSLAND	1G1	7.350	10,035							
	1A	46.000	204,470		1G	2.300	2,830							
	2A1				2G1									
	2A				2G	0.750	1,020							
	3A1				3G1									
	3A	53.520	230,405		3G	32.150	43,715							
	4A1	13.270	56,665		4G1	14.040	16,140							
	4A	47.730	203,815		4G	69.250	55,060							
DRYLAND	1D1	144.870	338,265		Shelterbelt/Timber									
	1D	141.770	331,030		Accretion	8.110								
	2D1				Waste	2.550	460							
	2D	3.340	6,545		Other									
	3D1	5.590	10,955		AG LAND TOTAL	882.750	2,509,945							
	3D				Roads	16.530								
	4D1	18.520	35,000		Farm Sites	2.000	11,530							
	4D	95.460	180,415		Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings		157,645		Non-AG TOTAL	18.530	11,530							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; BETWEEN PARENT AND CHILDREN	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

102

• 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. 4 Day 18 Yr. 2019		Mo. 4 Day 18 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) SEE ATTACHED				Grantee's Name (Buyer) SEE ATTACHED			
Street or Other Mailing Address				Street or Other Mailing Address			
City		State		City		State	
Zip Code				Zip Code			
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address		Email Address		If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input 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 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"/> TOLL	<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"/> Easement	<input type="checkbox"/> Lease	<input checked="" type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$1,670,700

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

SEE ATTACHED

18a No address assigned 18b Vacant land

20 Legal Description

SEE ATTACHED

21 If agricultural, list total number of acres 593.493

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: ANTHONY P. DELUCA

Signature of Grantee or Authorized Representative: *[Signature]*

AUTHORIZED REPRESENTATIVE

Title

Phone Number: (402) 390-9500

Date: 4-30-19

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. 5 Day 3 Yr. 19	\$ Exempt # 15	BK 2019, Pg 1043

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

LINE 5

LINDA K. HEIDEN, CO-PERSONAL
REPRESENTATIVE OF THE ESTATE OF BETTY
MAE KARR, DECEASED
1627 APACHE AVENUE
HASTINGS, NE 68901
(402) 570-9846

KEVIN W. KARR, CO-PERSONAL
REPRESENTATIVE OF THE ESTATE OF
BETTY MAE KARR, DECEASED
2347 ROAD 750
BLADEN, NE 68928
(402) 460-8514

LINE 6

LINDA K. HEIDEN
1627 APACHE AVENUE
HASTINGS, NE 68901
(402) 570-9846

KEVIN W. KARR
2347 ROAD 750
BLADEN, NE 68928
(402) 460-8514

LINE 19

LINDA K. HEIDEN
1627 APACHE AVENUE
HASTINGS, NE 68901
(402) 570-9846

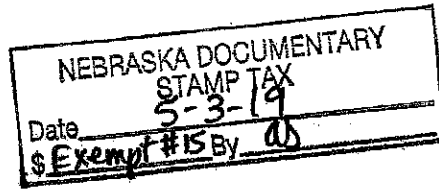
KEVIN W. KARR
2347 ROAD 750
BLADEN, NE 68928
(402) 460-8514

LINE 20

- Parcel 1: The Northeast Quarter (NE $\frac{1}{4}$) of Section Twelve (12), in Township Four (4) North, of Range Twelve (12), West of the 6th P.M., Webster County, Nebraska
- Parcel 2: The Northwest Quarter (NW $\frac{1}{4}$) of Section 7, in Township Four (4) North, of Range Eleven (11), West of the 6th P.M., in Webster County, Nebraska
- Parcel 3: Undivided one-half ($\frac{1}{2}$) interest in the Southwest Quarter (SW $\frac{1}{4}$) and the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Two (2), in Township Four (4) North, of Range Twelve (12) West of the 6th P.M., in Webster County, Nebraska
- Parcel 4: The Southwest One-Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32), Township Four (4), Range Eleven (11), Webster County, Nebraska
- Parcel 5: Undivided two-thirds ($\frac{2}{3}$) interest in and to Part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Seven (7), in Township Four (4) North, of Range Eleven (11), West of the 6th P.M., in Webster County, Nebraska, EXCEPT for a tract legally described as follows: A tract of land located in the Northwest Quarter of the Southeast Quarter of Section Seven (7), Township Four (4) North, Range Eleven (11) West, Webster County, Nebraska, described as follows: Beginning at the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section Seven (7), thence 140 feet north; thence 650 feet west, thence 140 feet South, thence 650 feet east, to the point of beginning, containing 2.09 acres, more or less

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of May A.D., 20 19, at 1:12 o'clock P. Recorded in Book 2019 on Page 1043-1045
Louise Petach County Clerk
22.00 Deputy
Ind Comp Assessor Carded



**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE**

Linda K. Heiden and Kevin W. Karr, Co-Personal Representatives of the Estate of Betty Mae Karr, Deceased (reference Case No. PR 18-19 in the County Court of Webster County, Nebraska), GRANTOR, conveys and releases to Linda K. Heiden and Kevin W. Karr, as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

See attached "Exhibit A"

subject to easements, reservations, covenants and restrictions of record.

GRANTOR has determined that GRANTEES are entitled to distribution of such real estate from said Estate. GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey and release the same.

[Remainder of this page intentionally left blank. Signature page follows.]

County of Adams
State of Nebraska

Notary Public
for the County of Adams
State of Nebraska

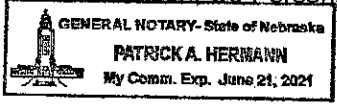
Executed: 4-18, 2019.

Linda K. Heiden
Linda K. Heiden, Co-Personal Representative
of the Estate of Betty Mae Karr, Deceased

Kevin W. Karr
Kevin W. Karr, Co-Personal Representative
of the Estate of Betty Mae Karr, Deceased

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

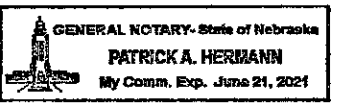
The foregoing instrument was acknowledged before me on April 18, 2019,
by Linda K. Heiden, Co-Personal Representative of the Estate of Betty Mae Karr, Deceased.



Patrick A. Hermann
Notary Public Patrick A. Hermann

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on April 18, 2019,
by Kevin W. Karr, Co-Personal Representative of the Estate of Betty Mae Karr, Deceased.



Patrick A. Hermann
Notary Public Patrick A. Hermann

EXHIBIT "A"

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twelve (12), in Township Four (4) North, of Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

AND

The Northwest Quarter (NW $\frac{1}{4}$) of Section 7, in Township Four (4) North, of Range Eleven (11), West of the 6th P.M., in Webster County, Nebraska.

AND

Undivided one-half ($\frac{1}{2}$) interest in the Southwest Quarter (SW $\frac{1}{4}$) and the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Two (2), in Township Four (4) North, of Range Twelve (12) West of the 6th P.M., in Webster County, Nebraska

AND

The Southwest One-Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32), Township Four (4), Range Eleven (11), Webster County, Nebraska

AND

Undivided two-thirds ($\frac{2}{3}$) interest in and to Part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Seven (7), in Township Four (4) North, of Range Eleven (11), West of the 6th P.M., in Webster County, Nebraska, EXCEPT for a tract legally described as follows: A tract of land located in the Northwest Quarter of the Southeast Quarter of Section Seven (7), Township Four (4) North, Range Eleven (11) West, Webster County, Nebraska, described as follows: Beginning at the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section Seven (7), thence 140 feet north; thence 650 feet west, thence 140 feet South, thence 650 feet east, to the point of beginning, containing 2.09 acres, more or less.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1046	4/18/2019	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002507300		103		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	1	2	00000	1	000	3165		
Land		Improvements		Total		Date of Sale Property Classification Code								
106,990				106,990		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	0.990				1,350		
	2A1						2G1							
	2A						2G	4.340				5,925		
	3A1						3G1							
	3A						3G	0.010				15		
	4A1						4G1	21.600				29,485		
	4A						4G	51.440				70,215		
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		78.380				106,990		
	3D					Roads		0.980						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		0.980						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; BETWEEN PARENTS & CHILD	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

103

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>18</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>4</u> Day <u>18</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SEE ATTACHED Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) KEVIN W. KARR Street or Other Mailing Address 2347 ROAD 750			
City		State		City		State	
				BLADEN		NE	
Zip Code		Zip Code		Phone Number		Is the grantee a 501(c)(3) organization?	
		68928		(402) 460-8514		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phone Number		Email Address		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 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"/> Easement	<input type="checkbox"/> Lease	<input checked="" type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty	

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$111,700

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

KEVIN W. KARR
2347 ROAD 750
BLADEN, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description

THE WEST HALF OF THE NORTHWEST QUARTER (W1/2 NW1/4) OF SECTION ONE (1), IN TOWNSHIP FOUR (4) NORTH, OF RANGE TWELVE (12), WEST OF THE 6TH P.M., IN WEBSTER COUNTY, NEBRASKA

21 If agricultural, list total number of acres 79.36

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 15

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

sign here

Print or Type Name of Grantor or Authorized Representative: **ANTHONY P. DELUCA**

Signature of Grantee or Authorized Representative: *[Signature]*

AUTHORIZED REPRESENTATIVE

Title: _____

Phone Number: **(402) 390-9500**

Date: **4-30-19**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>3</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ Exempt #15	28 Recording Data BK2019, Pg 1046	

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

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

LINE 5

LINDA K. HEIDEN, CO-PERSONAL
REPRESENTATIVE OF THE ESTATE OF BETTY
MAE KARR, DECEASED
1627 APACHE AVENUE
HASTINGS, NE 68901
(402) 570-9846

KEVIN W. KARR, CO-PERSONAL
REPRESENTATIVE OF THE ESTATE OF
BETTY MAE KARR, DECEASED
2347 ROAD 750
BLADEN, NE 68928
(402) 460-8514

BK 2019, Pg 1046

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of May A.D., 20 19, at 1:14 o'clock pm. Recorded in Book 2019 on Page 1046-1047
Louise Petrich County Clerk
AD Deputy
Ind 16.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>5-3-19</u>
\$ Exempt #	<u>15</u> By <u>AD</u>

**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE**

Linda K. Heiden and Kevin W. Karr, Co-Personal Representatives of the Estate of Betty Mae Karr, Deceased (reference Case No. PR 18-19 in the County Court of Webster County, Nebraska), GRANTOR, conveys and releases to Kevin W. Karr, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section One (1), in Township Four (4) North, of Range Twelve (12), West of the 6th P.M., in Webster County, Nebraska

subject to easements, reservations, covenants and restrictions of record.

GRANTOR has determined that GRANTEE is entitled to distribution of such real estate from said Estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

[Remainder of page intentionally left blank. Signature page follows.]



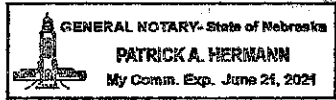
Executed: 4-18, 2019.

Linda K. Heiden
Linda K. Heiden, Co-Personal Representative
of the Estate of Betty Mae Karr, Deceased

Kevin W. Karr
Kevin W. Karr, Co-Personal Representative
of the Estate of Betty Mae Karr, Deceased

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

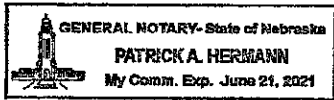
The foregoing instrument was acknowledged before me on April 18, 2019,
by Linda K. Heiden, Co-Personal Representative of the Estate of Betty Mae Karr, Deceased.



Patrick A. Hermann
Notary Public Patrick A. Hermann

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on April 18, 2019,
by Kevin W. Karr, Co-Personal Representative of the Estate of Betty Mae Karr, Deceased.



Patrick A. Hermann
Notary Public Patrick A. Hermann

Real Estate Transfer Statement

104

136-4(115) FORM 521 to 16 82570

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. 3 Day 21 Yr. 2019 4 Date of Deed Mo. 3 Day 21 Yr. 2019

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Copy Street or Other Mailing Address 719 W 33rd Street City Hastings State NE Zip Code 68901-7384 Grantee's Name (Buyer) Nebraska Department of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509-4759

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

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

11 Was ownership transferred in full? 12 Was real estate purchased for same use? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

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. Karla Smith (402) 479-3985

sign here Karla Smith Signature of Grantee or Authorized Representative ROW Project Manager Title 5/2/2019 Date

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Mo. 5 Day 6 Yr. 19 27 Value of Stamp or Exempt Number \$ Exempt # 2 28 Recording Data BK 2019, Pg 1052

COPY

FOR REGISTER OF DEEDS USE ONLY

Return to: Tina Yates

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

1500 Highway 2, Box 94759

Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 16

KNOW ALL PERSONS BY THESE PRESENTS:

THAT James C. Mitera and Mary J. Mitera, husband and wife as joint tenants

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

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER; THENCE NORTHERLY A DISTANCE OF 1005.88 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE EASTERLY ON A 7773.06 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 099 DEGREES, 07 MINUTES, 35 SECONDS RIGHT, A DISTANCE OF 820.51 FEET, SUBTENDING A CENTRAL ANGLE OF 006 DEGREES, 02 MINUTES, 53 SECONDS ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY ON A 7773.06 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 400.88 FEET, SUBTENDING A CENTRAL ANGLE OF 002 DEGREES, 57 MINUTES, 18 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 01 SECONDS LEFT, A DISTANCE OF 43.23

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 16

FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 171 DEGREES, 21 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 166.46 FEET; THENCE WESTERLY DEFLECTING 007 DEGREES, 43 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 151.69 FEET; THENCE NORTHWESTERLY DEFLECTING 008 DEGREES, 30 MINUTES, 39 SECONDS RIGHT, A DISTANCE OF 128.83 FEET TO THE POINT OF BEGINNING CONTAINING 0.16 ACRES, MORE OR LESS.

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

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

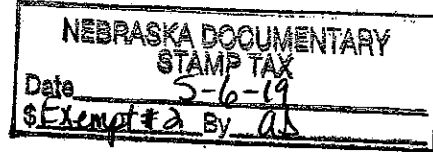
TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

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

BK 2019, Pg 1052

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 May A.D., 20 19, at 2:03
o'clock PM. Recorded in Book 2019
on Page 1052-1055
Deanne Patsch County Clerk
28.00 Deputy
Ind Comp Assessor Carded



FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 16

KNOW ALL PERSONS BY THESE PRESENTS:

THAT James C. Mitera and Mary J. Mitera, husband and wife as joint tenants

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

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER; THENCE NORTHERLY A DISTANCE OF 1005.88 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE EASTERLY ON A 7773.06 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 099 DEGREES, 07 MINUTES, 35 SECONDS RIGHT, A DISTANCE OF 820.51 FEET, SUBTENDING A CENTRAL ANGLE OF 006 DEGREES, 02 MINUTES, 53 SECONDS ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY ON A 7773.06 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 400.88 FEET, SUBTENDING A CENTRAL ANGLE OF 002 DEGREES, 57 MINUTES, 18 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 01 SECONDS LEFT, A DISTANCE OF 43.23

BK2019, Pg 1053

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 16

FET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 171 DEGREES, 21 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 166.46 FEET; THENCE WESTERLY DEFLECTING 007 DEGREES, 43 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 151.69 FEET; THENCE NORTHWESTERLY DEFLECTING 008 DEGREES, 30 MINUTES, 39 SECONDS RIGHT, A DISTANCE OF 128.83 FEET TO THE POINT OF BEGINNING CONTAINING 0.16 ACRES, MORE OR LESS.

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

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

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

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

BK2019, Pg 1054

PROJECT: 136-4(115)

WARRANTY DEED
C.N.: 42617

TRACT: 16

Duly executed this 21st day of March, A.D. 20 19.

James C. Mitera
James C. Mitera

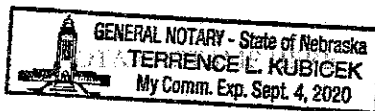
STATE OF Nebraska)
COUNTY OF Adams)ss.

On this 21 day of March, A.D., 20 19, before me, a General Notary Public, duly commissioned and qualified, personally came James C. Mitera

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

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

Terrence L. Kubicek
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1068	5/2/2019	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002100500		105		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	4	0	00000	1	000	0070		
Land		Improvements		Total		Date of Sale Property Classification Code								
689,275				689,275		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	103.600		460,500			1G	1.660			2,270			
	2A1						2G1							
	2A						2G							
	3A1	4.800		20,665			3G1							
	3A	13.700		58,980			3G							
	4A1	22.900		97,785			4G1	0.500			685			
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	18.970		44,295		Accretion								
	2D1					Waste								
	2D					Other								
	3D1	1.800		3,530		AG LAND TOTAL		168.230			689,275			
	3D					Roads		4.000						
	4D1	0.300		565		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; BETWEEN PARENT & CHILD	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

105

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. 05 Day 02 Yr. 2019		Mo. 05 Day 02 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) See attached				Grantee's Name (Buyer) Eilene Hynes			
Street or Other Mailing Address 12105 S. Holstein Avenue				Street or Other Mailing Address 12105 S. Holstein Avenue			
City Holstein		State NE		City Holstein		State NE	
Zip Code 68950				Zip Code 68950			
Telephone Number 402-469-5614		Telephone Number 402-469-5614		Is the grantee a 501(c)(3) organization?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a		Email Address n/a		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 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 checked="" type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

<input checked="" type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> 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 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?

\$766,765.00

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

RR, Webster County, Nebraska

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

Eilene Hynes
12105 S. Holstein Avenue
Holstein, NE 68950

18a No address assigned 18b Vacant land

20 Legal Description

The Northeast Quarter of Section (4), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 172.23

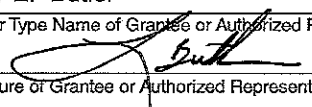
22 Total purchase price, including any liabilities assumed	22	\$	0
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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

sign here

Print or Type Name of Grantee or Authorized Representative: Larry E. Butler

Signature of Grantee or Authorized Representative: 

Title: Attorney for Grantee

Phone Number: 308-237-3155

Date: 5/3/2019

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. <u>5</u> Day <u>8</u> Yr. <u>19</u>	\$ <u>Exempt # 20</u>	<u>BK2019, Pg 1068</u>	

521 REAL ESTATE TRANSFER STATEMENT

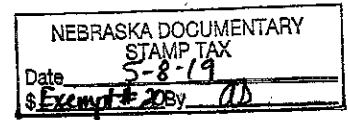
5) Grantor's Name

Eilene Hynes, Successor Trustee of the Testamentary Trust created by the Last Will and Testament of Erwin G. Plambeck dated February 22, 1984

BK 2019, Pg 1068

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 8 day of May A.D., 20 19, at 11:02 o'clock a.M. Recorded in Book 2019 on Page 1068
Clouse Petrich County Clerk
AS Deputy
Ind Comp Assessor Carded



TYE & ROWLING, P.C.
P.O. BOX 636
KEARNEY, NEBRASKA 68848-1184

TRUSTEE'S DEED

EILENE HYNES, Successor Trustee of the Testamentary Trust created by the Last Will and Testament of Erwin G. Plambeck dated February 22, 1984, herein called the Grantor whether one or more, in consideration of the distribution of trust assets, and valuable consideration, received from Grantee, does convey to EILENE HYNES, the following described real estate (as defined in Nebraska Revised Statutes §76-201):

The Northeast Quarter of Section Four (4), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

subject to easements and restrictions of record.

Grantor covenants with Grantee that such real estate is free from encumbrances and Grantor has legal power and lawful authority to convey the same.

DATED this 2 day of May, 2019.

Eilene Hynes

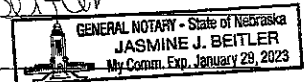
EILENE HYNES, Successor Trustee of the Testamentary Trust created by the Last Will and Testament of Erwin G. Plambeck, dated February 22, 1984

STATE OF NEBRASKA)
) ss
COUNTY OF Buffalo)

The foregoing instrument was acknowledged before me on the 2 day of May, 2019 by EILENE HYNES, Successor Trustee of the Testamentary Trust created by the Last Will and Testament of Erwin G. Plambeck, dated February 22, 1984.

Jasmine J. Beitler

Notary Public
My Commission Expires



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1069	5/3/2019	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000510800	106	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30010		002	0690
Land	Improvements	Total		Date of Sale Property Classification Code								
1,880	34,695	36,575		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1915	Construction Date :
Floor:		Floor Sq. Ft. : 2,402	Floor Sq. Ft. :
Building Cost New:		Cost : 224,210	Cost :
Single Family Style: 101		Residential Condition: 15	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD - REMOVING EX-SPOUSE	
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.

106

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>3</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>5</u> Day <u>3</u> Yr. <u>2019</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Barton A. Jones and Helen G. Jones Street or Other Mailing Address 503 N Main St City Bladen State ne Zip Code 68928 Telephone Number 402-469-8273 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Barton A. Jones Street or Other Mailing Address 503 N Main St City Bladen State NE Zip Code 68928 Phone Number 402-469-8273 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

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

8 Type of Deed

<input checked="" 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? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other Remove Ex Spouse
		<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?
\$139,855.00

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 NTC No

18 Address of Property
**503 North Main Street
Bladen, NE 68928**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Barton A. Jones
503 North Main Street
Bladen, NE 68928**

18a No address assigned 18b Vacant Land

20 Legal Description
Lots One (1) and Two (2), Block Two (2), First Addition to the Village of Blade, 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 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.

<p>sign here</p> <p>▶ Barton A. Jones <u>A. MARIA SVOBODA</u> Print or Type Name of Grantee or Authorized Representative</p> <p>▶ <u>A. Maria Svoboda</u> Signature of Grantee or Authorized Representative</p> <p style="margin-left: 350px;"><u>Title company representative</u> Title</p>	<p><u>402-476-8818</u> Phone Number</p> <p><u>5-3-2019</u> Date</p>
--	---

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>5</u> Day <u>8</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK 2019, Pg 1069</u>
--	---	--

BK 2019, Pg 1069

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 8 day of May A.D., 2019, at 11:12 o'clock AM. Recorded in Book 2019 on Page 1069
Lauree Petch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-8-19
\$ Exempt # SABY AS

RETURN TO: Barton A. Jones
503 North Main Street
Bladen, Nebraska 68928

QUITCLAIM DEED

HELEN G. JONES, a single person, GRANTOR in consideration of One Dollar and other valuable consideration received from GRANTEE, BARTON A. JONES, a single person quitclaims to GRANTEE, all of her right, title and interest in and to the following described property, to-wit:

Lots One (1) and Two (2), Block Two (2),
First Addition to the Village of Bladen,
Webster County, Nebraska

EXECUTED this 3rd day of May, 2019.

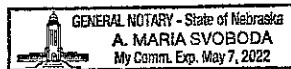
Helen Jones
HELEN G. JONES, Grantor

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me this 3RD day of MAY, 2019, by HELEN G. JONES, a single person, as her voluntary act and deed.

A. Maria Svobeda
Notary Public

6004907



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1079	5/8/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001402700		107		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	6	2	00000		000	3730		
Land		Improvements		Total		Date of Sale Property Classification Code								
26,270		233,115		259,385		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	0.360				490		
	2A1						2G1							
	2A						2G	0.120				165		
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	1.470				2,005		
DRYLAND	1D1					Shelterbelt/Timber								
	1D	3.360		7,845		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		5.310				10,505		
	3D					Roads								
	4D1					Farm Sites		1.000				5,765		
	4D					Home Sites		1.000				10,000		
						Recreation								
	Dwellings			219,200		Other								
	Outbuildings			13,915		Non-AG TOTAL		2.000				15,765		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD - BETWEEN PARENTS & CHILD	
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.

107

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

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

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

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

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

14 What is the current market value of the real property?, 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, 18a No address assigned, 18b Vacant land, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description, 21 If agricultural, list total number of acres

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

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

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

Signatures and names of Grantor or Authorized Representative, Title, Date, Phone Number

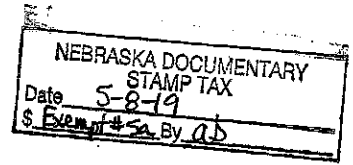
Register of Deed's Use Only: 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

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

BK 2019, Pg 1079

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 8 day
of May A.D., 2019, at 2:48
o'clock PM. Recorded in Book 2019
on Page 1079-1080
Rouise Patsch County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



Return to:
Theobald Law Office
P O Box 423
Red Cloud, NE 68970

QUITCLAIM DEED

Robin L. Hitchler, a single person, Ricky J. Hitchler, a single person, Brandi Rae Hitchler, a single person and Brook Anthony Hitchler, a single person, Grantors, in consideration of love and affection, convey to Grantee, Brandi Rae Hitchler the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Northeast corner of the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Six (6), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northwest corner of said NW $\frac{1}{4}$; thence S90°00'00"E, along the North line of said NW $\frac{1}{4}$, 807.30 feet; thence S00°00'00"E, 69.83 feet to the South highway right-of-way line, and the true POINT OF BEGINNING; thence S26°48'57"W, 72.60 feet; thence S1°26'37"E, 163.60 feet; thence S50°30'11"E, 163.51 feet; thence S35°37'35"E, 86.89 feet; thence S11°18'56"E, 118.19 feet; thence S07°13'04"E, 107.99 feet; thence S56°52'15"E, 230.23 feet; thence S32°51'18"E, 115.99 feet; thence N88°48'37"E, 101.10 feet more or less to the East line of said W $\frac{1}{2}$ NW $\frac{1}{4}$; thence N01°13'34"W, 848.02 feet more or less to the South line of the highway right-of-way; thence S89°55'36"W, 523.58 feet along the highway right-of-way to the point of beginning, containing 7.62 acres more or less, SUBJECT TO a common easement for access over and across the farm road along the perimeter of the crop land as contained in the Joint Tenancy Warranty Deed recorded in Book 93, Page 1.

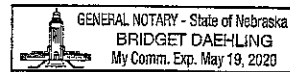
SUBJECT TO the life estate previously retained by Thomas Hitchler and Linda Hitchler, husband and wife, as joint tenants.

Executed May 8, 2019.

Robin L. Hitchler Ricky J. Hitchler
Robin L. Hitchler Ricky J. Hitchler

Brandi Rae Hitchler Brook Anthony Hitchler
Brandi Rae Hitchler Brook Anthony Hitchler

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)



The foregoing instrument was acknowledged before me on May 8, 2019 by Robin L. Hitchler, a single person.

Bridget Daehling
Notary Public

BK2019, Pg 1080

STATE OF NEBRASKA)
) ss.
COUNTY OF *Webster*)



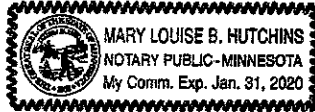
The foregoing instrument was acknowledged before me on *May 8*, 2019
by Ricky J. Hitchler, a single person.

Bridget Daebling

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on *April 25*, 2019
by Brandi Rae Hitchler, a single person.

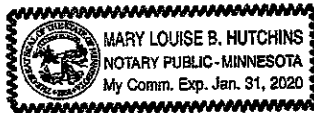


Mary Louise B Hutchins

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF *CASS*)

The foregoing instrument was acknowledged before me on *May 2*, 2019
by Brook Anthony Hitchler, a single person.



Mary Louise B Hutchins

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1081	5/1/2019	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002102400		108		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	14	2	00000	1	000	0330		
Land		Improvements		Total		Date of Sale Property Classification Code								
304,680				304,680		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	5.000			6,825			
	2A1						2G1	8.000			10,920			
	2A						2G	9.000			12,285			
	3A1						3G1							
	3A						3G	15.000			20,475			
	4A1						4G1	18.000			24,570			
	4A						4G							
DRYLAND	1D1	42.000		98,070		Shelterbelt/Timber								
	1D	45.000		105,075		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		156.000			304,680			
	3D					Roads		4.000						
	4D1	14.000		26,460		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

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

Real Estate Transfer Statement

108

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 05 Day 01 Yr. 19		4 Date of Deed Mo. 4 Day 24 Yr. 19	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carla Heitmann, STr of the Lavern Muhleisen Rev. Trust Street or Other Mailing Address 3215 N. Tee Time City Wichita State KS Zip Code 67205				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph R. Hubl and Lisa A. Hubl Street or Other Mailing Address 1944 Road Z City Blue Hill State NE Zip Code 68930			
Phone Number (316) 841-0069		Phone Number 402-4169-2249		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"/>	
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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> 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?
\$512,000

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 **Adams Land Title Co** No

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description
The Northwest Quarter (NW1/4) of Section Fourteen (14), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 512,000.00
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	\$ 512,000.00

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.

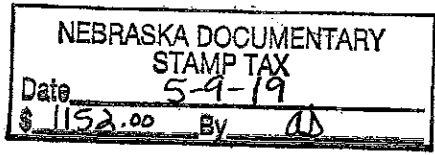
sign here	Danielle L. Kelley	(402) 463-4198
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	Escrow Closing Agent	05-01-19
	Title	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 9 Yr. 19	27 Value of Stamp or Exempt Number \$ 1152.00	28 Recording Data BK 2019, Pg 1081

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of May A.D., 20 19, at 11:14 o'clock AM. Recorded in Book 2019 on Page 1081-1082
Rouise Petzch County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded



Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

The Grantor, **CARLA HEITMANN, SUCCESSOR TRUSTEE OF THE LAVERN MUHLEISEN REVOCABLE TRUST**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to **JOSEPH R. HUBL AND LISA A. HUBL, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Webster County, Nebraska:

The Northwest Quarter (NW1/4) of Section Fourteen (14), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (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 April 24, 2019.

LAVERN MUHLEISEN REVOCABLE TRUST

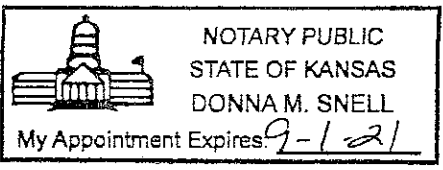
By: Carla Heitmann, Successor Trustee
Carla Heitmann, Successor Trustee

STATE OF Kansas
COUNTY OF Sedgwick }^{ss}

On this 24 day of April, 2019, before me personally appeared
Carla Heitmann, Successor Trustee of the LaVern Muhleisen Revocable Trust.

Donna M Snell

Notary Public
My Commission Expires:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1093	5/7/2019	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001702100	109	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	3	00000	000	6205	
Land	Improvements	Total		Date of Sale Property Classification Code								
10,000	73,865	83,865		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 3			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads	0.110							
4D1				Farm Sites								
4D				Home Sites	0.410	10,000						
Dwellings		69,355		Recreation								
Outbuildings		4,510		Other								
				Non-AG TOTAL			0.520	10,000				

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

109

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 05 Day 07 Yr. 19 4 Date of Deed Mo. 05 Day 07 Yr. 19

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Larene J. Dahlsten 510 Land A Hastings NE 68901 Mikel T. Roark and Emalee S. Roark 2408 Road 1625 Blue Hill NE 68930

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

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

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

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

14 What is the current market value of the real property? \$100,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 2408 Road 1625 Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee

20 Legal Description See Exhibit "A"

21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 100,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 100,000.00.

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. Danielle L. Kelley Escrow Closing Agent (402) 463-4198

Register of Deed's Use Only 26 Date Deed Recorded Mo. 5 Day 9 Yr. 19 27 Value of Stamp or Exempt Number \$ 225.00 28 Recording Data BK 2019, Pg 1093

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

Exhibit "A"

A tract of land in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southwest corner of said Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4); thence Northeasterly to the point where the North line of the County Road along the South side of said Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) intersects the East line of the County Road along the West side of said Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4); thence Northerly 400 feet along the East line of said County Road to the true Point of Beginning; thence East 150 feet; thence North 150 feet; thence West 150 feet; thence South 150 feet to the Point of Beginning.

BK2019, Pg 1093

State of Nebraska } ss.
 County of Webster }
 Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 9 day
 of May A.D., 20 19, at 11:31
 o'clock a^m. Recorded in Book 2019
 on Page 1093-1094
Louise Petach County Clerk
16.00 as Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 5-9-19
 \$ 225.00 By as

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

The Grantor, **LARENE J. DAHLSTEN, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to **MIKEL T. ROARK AND EMALEE S. ROARK, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Blue Hill, Webster County, Nebraska:

A tract of land in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southwest corner of said Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4); thence Northeasterly to the point where the North line of the County Road along the South side of said Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) intersects the East line of the County Road along the West side of said Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4); thence Northerly 400 feet along the East line of said County Road to the true Point of Beginning; thence East 150 feet; thence North 150 feet; thence West 150 feet; thence South 150 feet to the Point of Beginning.

GRANTOR covenant with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has 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.

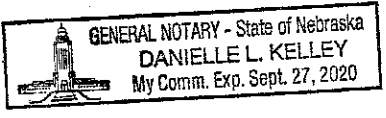
Executed May 7, 2019.

Larene J. Dahlsten
Larene J. Dahlsten

STATE OF NEBRASKA
COUNTY OF Adams }^{ss}

On this 7th day of May, 2019, before me personally
appeared **Larene J. Dahlsten**.

Danielle L. Kelley
Notary Public
My Commission Expires: Sept. 27, 2020



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1107	5/8/2019	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000613900	110	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40015		001	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
14,945	62,575	77,520		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1919				Construction Date :				
Floor:				Floor Sq. Ft. : 1,452				Floor Sq. Ft. :				
Building Cost New:				Cost : 141,210				Cost :				
Single Family Style: 104				Residential Condition: 25				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
JTWD - CREATED JT BETWEEN HUSBAND & WIFE												
Comments from						Comments:						
(Continue on back)												

Real Estate Transfer Statement

110

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. <u>5</u> Day <u>8</u> Yr. <u>2019</u>		Mo. <u>5</u> Day <u>8</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Jill M. Ping				Grantee's Name (Buyer) Jill M. & Matthew Ping			
Street or Other Mailing Address 235 S University St				Street or Other Mailing Address 235 S University St			
City Guide Rock		State NE		City Guide Rock		State NE	
Zip Code 68942				Zip Code 68942			
Phone Number (402) 257-3803		Phone Number (402) 257-3803		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"/>	
Email Address				Email Address			

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

(A) Status	(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> 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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate -- Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

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

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

Yes No _____

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

Yes No _____

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes _____ No

18 Address of Property

235 S University St
Guide Rock, NE 68942

18a No address assigned 18b Vacant land

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

same as Grantee

20 Legal Description

see attached

21 If agricultural, list total number of acres _____

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

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

Signature of Grantee or Authorized Representative: [Signature]

Title: Attorney

Phone Number: 402-746-3613

Date: 5/8/19

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. <u>05</u> Day <u>09</u> Yr. <u>19</u>	\$ <u>Exempt 5a</u>	<u>BK 2019, Pg 1107</u>

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

Lots Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8); Lot Sixteen (16), the North one-half of Lot Seventeen (17) and the South 140 feet of Lot Fifteen (15), all in Block One (1), Vance's Second Addition to Guide Rock, EXCEPT tract conveyed to the United States of America described as follows: Lot Six (6) and part of Lot Five (5) of Vance's Second Addition to Guide Rock, Webster County, Nebraska, all in the Northeast Quarter (NE¼) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., and lying in the closed course more particularly described as follows: Beginning at a point on the South line of said quarter section, which point bears north 89°20' West 55.0 feet from the East Quarter corner of said section and proceeding North 89°20' West 680.0 feet along said South line to a point; thence North 00°40' East 150.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 20.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 20.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 110.0 feet to the point of beginning AND EXCEPT The North Half (N½) of Lot Seventeen (17) and parts of Lots Sixteen (16) and Fifteen (15) of Vance's Second Addition to Guide Rock, Webster County, Nebraska, all lying in the Northeast Quarter (NE¼) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., and lying within the closed course more particularly described as follows: Beginning at a point lying within said Quarter section, and which point bears North 82°20' West 821.5 feet from the East Quarter corner of said section and proceeding North 89°40' West 509.0 feet to a point; thence North 00°30' East 388.2 feet to a point; thence North 89°06' East 76.3 feet to a point; thence South 59°31' East 500.0 feet to a point; thence South 00°40' West 138.8 feet to the point of beginning, all in 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 May 8, 2019.

State of Nebraska } ss.
County of Webster }

Book 2019, Pg 1107

Entered on the numerical index and filed for record in the Clerk's office of said county this 9th day of May A.D., 2019 at 1:40 o'clock P.M. Recorded in Book 2019 on Page 1107
Lynise Tetsch County Clerk
10:00 Liz Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-9-19
\$ Exempt By Liz

JOINT TENANCY WARRANTY DEED

Jill M. Ping, f/k/a Jill Marie Englehart, and Matthew Ping, wife and husband, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and creation of joint tenancy, convey to Jill M. Ping and Matthew Ping, wife and husband as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8); Lot Sixteen (16), the North one-half of Lot Seventeen (17) and the South 140 feet of Lot Fifteen (15), all in Block One (1), Vance's Second Addition to Guide Rock, EXCEPT tract conveyed to the United States of America described as follows: Lot Six (6) and part of Lot Five (5) of Vance's Second Addition to Guide Rock, Webster County, Nebraska, all in the Northeast Quarter (NE¼) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., and lying in the closed course more particularly described as follows: Beginning at a point on the South line of said quarter section, which point bears north 89°20' West 55.0 feet from the East Quarter corner of said section and proceeding North 89°20' West 680.0 feet along said South line to a point; thence North 00°40' East 150.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 20.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 20.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 110.0 feet to the point of beginning AND EXCEPT The North Half (N½) of Lot Seventeen (17) and parts of Lots Sixteen (16) and Fifteen (15) of Vance's Second Addition to Guide Rock, Webster County, Nebraska, all lying in the Northeast Quarter (NE¼) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., and lying within the closed course more particularly described as follows: Beginning at a point lying within said Quarter section, and which point bears North 82°20' West 821.5 feet from the East Quarter corner of said section and proceeding North 89°40' West 509.0 feet to a point; thence North 00°30' East 388.2 feet to a point; thence North 89°06' East 76.3 feet to a point; thence South 59°31' East 500.0 feet to a point; thence South 00°40' West 138.8 feet to the point of beginning, all in 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 May 8, 2019.

Jill M. Ping
Jill M. Ping

Matthew Ping
Matthew Ping

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 8, 2019, by Jill M. Ping and Matthew Ping, wife and husband.

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

Mary Hunt
Notary Public

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

Phone/Fax: (402) 746-3613
DAVE:F:WP&00PINGM.JTD 4/30/19

Page 1 of 1 Pages

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1108	4/17/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000115600		111		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		025	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
555		23,820		24,375		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1952	Construction Date :
Floor:		Floor Sq. Ft. : 1,182	Floor Sq. Ft. :
Building Cost New:		Cost : 99,495	Cost :
Single Family Style: 101		Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD - BETWEEN BROTHERS & SISTERS	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

111

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>17</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>04</u> Day <u>17</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Zona Hines, etal Street or Other Mailing Address 704 N Washington City Lindsborg State KS Zip Code 67456 Phone Number (785) 227-2760 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rick Redeker Street or Other Mailing Address 235 W 3rd Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4404 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"/> Mobile Home
	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	

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

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

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

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

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

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

<input 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?
\$ 21,000.00

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
**235 W 3rd Ave
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 East Eighty-four feet (E84') of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

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

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

[Signature] Attorney
 Signature of Grantee or Authorized Representative Title Date **5/9/19**

sign here

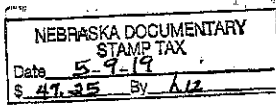
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>05</u> Day <u>09</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>47.25</u>	28 Recording Data BOOK 2019, Pg 1108-1109

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

State of Nebraska } ss.
County of Webster }

BOOK 2019, Pg 1108

Entered on the numerical index and filed for record in the Clerk's office of said county this 9th day of May A.D., 2019, at 1:45 o'clock P.M. Recorded in Book 2019 on Page 1108-1109
HOUSE Webster County Clerk
Ind. 16.00 Comp. Liz Assessor Liz Deputy Carded



QUITCLAIM DEED

Zona Hines, a married person and resident of the State of Kansas, Dianna Daugherty, a single person, Greg Redeker, a married person and resident of the State of Arizona, Shellie Cornwell, a single person, and Roddie Redeker, a married person and resident of the State of Michigan, GRANTORS, in consideration of LOVE and AFFECTION receipt of which is hereby acknowledged, quitclaim and convey to Rick Redeker, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Eighty-four feet (E84') of Lots Thirteen (13), Fourteen (14) and Fifteen, Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska.

Roddie A. Redeker
Roddie Redeker

Zona Hines
Zona Hines

Dianna Daugherty
Dianna Daugherty

Greg Redeker
Greg Redeker

Shellie Cornwell
Shellie Cornwell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 17, 2019, by Zona Hines.



Comm. expires _____

Kory McCracken
Notary Public

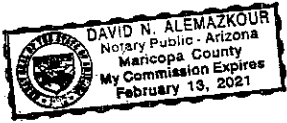
STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me on April 26th, 2019, by Dianna Daugherty.



Comm. expires July 11, 2022

Mala R. Deberg
Notary Public



BOOK 2019, Pg 1109

STATE OF ARIZONA, COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me on April 22, 2019, by Greg Redeker.

Comm. expires 2-13-21 _____
[Signature]
Notary Public

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.

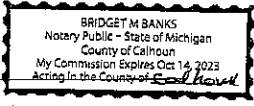
The foregoing instrument was acknowledged before me on April 25, 2019, by Shellie Cornwell.



Comm. expires July 11, 2022 _____
Mala R. Deberg
Notary Public

STATE OF MICHIGAN, COUNTY OF Calhoun) ss.

The foregoing instrument was acknowledged before me on ~~April~~ ^{May} 2, 2019, by Roddie Redeker.



Comm. expires _____
Bridget M. Banks
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1148	3/25/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001912100	112	4	10	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	31	0	00000	1	000	8850
Land	Improvements	Total		Date of Sale Property Classification Code								
229,920	71,745	301,665		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	0.800	975				
	1A	5.520	15,040			1G	2.550	2,060				
	2A1					2G1						
	2A					2G	4.780	6,520				
	3A1	12.230	31,490			3G1	12.110	16,460				
	3A	0.240	620			3G	4.590	6,265				
	4A1					4G1	0.760	1,035				
	4A	1.110	2,820			4G	90.120	97,550				
DRYLAND	1D1				Shelterbelt/Timber							
	1D	7.560	17,655		Accretion							
	2D1				Waste							
	2D	5.060	9,920		Other							
	3D1				AG LAND TOTAL		150.370	214,155				
	3D	2.670	5,235		Roads		1.920					
	4D1				Farm Sites		1.000	5,765				
	4D	0.270	510		Home Sites		1.000	10,000				
					Recreation							
	Dwellings		45,680		Other							
	Outbuildings		26,065		Non-AG TOTAL		3.920	15,765				

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

Real Estate Transfer Statement

112

136-4 (115)
FORM 7-19
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. <u>3</u> Day <u>25</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>3</u> Day <u>25</u> Yr. <u>2019</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Copy Street or Other Mailing Address 782 Highway 136 City Red Cloud State NE Zip Code 68970-7015		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nebraska Department of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509-4759	
Phone Number (402) 746-2465		Phone Number (402) 471-4567	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input 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 **Highway Purposes**

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

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

14 What is the current market value of the real property?
\$9,540

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
782 HWY 136, 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
**Nebraska Department of Transportation
PO Box 94759
Lincoln, NE 68509-4759**

20 Legal Description
See Attached Copy

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	9,540.00
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	\$	9,540.00

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

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

<p>sign here</p> <p>Karla Smith Print or Type Name of Grantee or Authorized Representative</p> <p><i>Karla Smith</i> Signature of Grantee or Authorized Representative</p>	<p>ROW Project Manager Title</p> <p style="text-align: right;">(402) 479-3985 Phone Number</p> <p style="text-align: right;">5/62019 Date</p>
--	--

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>10</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2019, Pg 1148

COPY

FOR REGISTER OF DEEDS USE ONLY

Return to: Tina Yates

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

1500 Highway 2, Box 94759

Lincoln, NE 68509-4759

PROJECT: 136-4(115)

WARRANTY DEED

C.N.: 42617

TRACT: 19

KNOW ALL PERSONS BY THESE PRESENTS:

THAT **Robert D. Minnick, a single person**

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

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE EASTERLY A DISTANCE OF 2500.02 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY DEFLECTING 091 DEGREES, 23 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 108.80 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY EXISTING COUNTY ROAD RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 065 DEGREES, 29 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 13.90 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 064 DEGREES, 56 MINUTES, 38 SECONDS RIGHT, A DISTANCE OF 300.72 FEET; THENCE NORTHWESTERLY DEFLECTING 026 DEGREES, 46 MINUTES, 11 SECONDS RIGHT, A DISTANCE OF 101.98 FEET; THENCE WESTERLY DEFLECTING 028 DEGREES, 41 MINUTES, 25 SECONDS LEFT, A

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 19

DISTANCE OF 128.19 FEET; THENCE WESTERLY DEFLECTING 007 DEGREES, 20 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 269.25 FEET; THENCE NORTHWESTERLY DEFLECTING 034 DEGREES, 21 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 44.78 FEET; THENCE WESTERLY DEFLECTING 020 DEGREES, 16 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 100.18 FEET; THENCE WESTERLY DEFLECTING 011 DEGREES, 51 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 191.06 FEET; THENCE WESTERLY DEFLECTING 030 DEGREES, 56 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 88.77 FEET; THENCE NORTHWESTERLY DEFLECTING 009 DEGREES, 19 MINUTES, 06 SECONDS RIGHT, A DISTANCE OF 145.96 FEET; THENCE WESTERLY DEFLECTING 033 DEGREES, 08 MINUTES, 29 SECONDS LEFT, A DISTANCE OF 811.86 FEET; THENCE WESTERLY DEFLECTING 010 DEGREES, 15 MINUTES, 32 SECONDS LEFT, A DISTANCE OF 336.34 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY DEFLECTING 080 DEGREES, 39 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 72.60 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING CONTAINING 6.71 ACRES, MORE OR LESS, WHICH INCLUDES 3.66 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

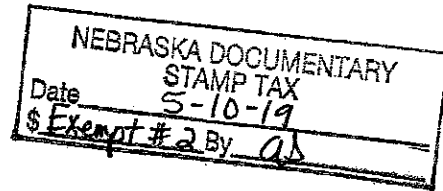
SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID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

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

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

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 10 day of May A.D., 20 19, at 10:29 o'clock AM. Recorded in Book 2019 on Page 1148-1150
Louise Petach County Clerk
22.00 ab Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED
C.N.: 42617

PROJECT: 136-4(115)

TRACT: 19

KNOW ALL PERSONS BY THESE PRESENTS:

THAT **Robert D. Minnick, a single person**

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

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE EASTERLY A DISTANCE OF 2500.02 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY DEFLECTING 091 DEGREES, 23 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 108.80 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY EXISTING COUNTY ROAD RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 065 DEGREES, 29 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 13.90 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 064 DEGREES, 56 MINUTES, 38 SECONDS RIGHT, A DISTANCE OF 300.72 FEET; THENCE NORTHWESTERLY DEFLECTING 026 DEGREES, 46 MINUTES, 11 SECONDS RIGHT, A DISTANCE OF 101.98 FEET; THENCE WESTERLY DEFLECTING 028 DEGREES, 41 MINUTES, 25 SECONDS LEFT, A

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 19

DISTANCE OF 128.19 FEET; THENCE WESTERLY DEFLECTING 007 DEGREES, 20 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 269.25 FEET; THENCE NORTHWESTERLY DEFLECTING 034 DEGREES, 21 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 44.78 FEET; THENCE WESTERLY DEFLECTING 020 DEGREES, 16 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 100.18 FEET; THENCE WESTERLY DEFLECTING 011 DEGREES, 51 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 191.06 FEET; THENCE WESTERLY DEFLECTING 030 DEGREES, 56 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 88.77 FEET; THENCE NORTHWESTERLY DEFLECTING 009 DEGREES, 19 MINUTES, 06 SECONDS RIGHT, A DISTANCE OF 145.96 FEET; THENCE WESTERLY DEFLECTING 033 DEGREES, 08 MINUTES, 29 SECONDS LEFT, A DISTANCE OF 811.86 FEET; THENCE WESTERLY DEFLECTING 010 DEGREES, 15 MINUTES, 32 SECONDS LEFT, A DISTANCE OF 336.34 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY DEFLECTING 080 DEGREES, 39 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 72.60 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING CONTAINING 6.71 ACRES, MORE OR LESS, WHICH INCLUDES 3.66 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

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

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

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

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 19

Duly executed this 25th day of March, A.D. 2019.

Robert D. Minnick
Robert D. Minnick

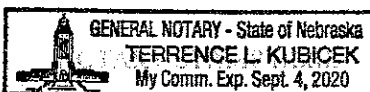
STATE OF Nebraska)
COUNTY OF Webster)ss.

On this 25th day of March, A.D., 2019, before me, a General Notary Public, duly commissioned and qualified, personally came Robert D. Minnick

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

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

Terrence L. Kubicek
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1151	3/21/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001912400		113		4 10		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	32	0	00000	1	000	8855		
Land		Improvements		Total		Date of Sale Property Classification Code								
930,425		16,775		947,200		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	26.400		71,940			1G	7.910				10,795		
	2A1						2G1							
	2A						2G	43.740				59,705		
	3A1	41.580		107,070			3G1	35.080				47,885		
	3A	0.040		105			3G	58.450				79,785		
	4A1	3.450		8,765			4G1	101.230				138,180		
	4A	3.930		9,985			4G	244.710				334,030		
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1	15.820		31,005		AG LAND TOTAL		595.780				924,660		
	3D	0.130		255		Roads		7.960						
	4D1	11.940		22,565		Farm Sites		1.000				5,765		
	4D	1.370		2,590		Home Sites								
						Recreation								
	Dwellings					Other		24.350						
	Outbuildings			16,775		Non-AG TOTAL		33.310				5,765		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
BK 2019, PG 1151; TRACT FOR HIGHWAY PURPOSES	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

113

136-4(115)
FORM 521 tr 20

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>21</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>3</u> Day <u>21</u> Yr. <u>2019</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Copy Street or Other Mailing Address 5265 W Cimarron Road City Ayr State NE Zip Code 68925-2638 Phone Number (402) 680-8518 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nebraska Department of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509-4759 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> 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 **Highway Purposes**

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

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

14 What is the current market value of the real property?
\$12,120

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
North side of HWY 136 between Roads 800 & 900, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
See Attached Copy

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	12,120.00
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	\$	12,120.00

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

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

sign here **Karla Smith**
 Print or Type Name of Grantee or Authorized Representative
Karla Smith
 Signature of Grantee or Authorized Representative

ROW Project Manager
 Title
(402) 479-3985
 Phone Number
5/62019
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>10</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK 2019, Pg 1151</u>	

COPY

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED
PROJECT: 136-4(115) C.N.: 42617 TRACT: 20

KNOW ALL PERSONS BY THESE PRESENTS:

THAT Arthur R. Lienemann, Trustee of the Arthur R. Lienemann Revocable Trust dated June 3, 2016 and Marsha L. Lienemann, Trustee of the Marsha L. Lienemann Revocable Trust dated June 3, 2016, each an undivided 1/2 interest

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

A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE EASTERLY A DISTANCE OF 2630.15 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY DEFLECTING 090 DEGREES, 21 MINUTES, 21 SECONDS LEFT, A DISTANCE OF 51.33 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE WESTERLY DEFLECTING 088 DEGREES, 07 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 325.23 FEET; THENCE WESTERLY DEFLECTING 007 DEGREES, 01 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 182.56 FEET; THENCE WESTERLY DEFLECTING 018 DEGREES, 09 MINUTES, 11 SECONDS RIGHT, A DISTANCE OF 461.15 FEET; THENCE WESTERLY DEFLECTING 012 DEGREES, 06 MINUTES, 57 SECONDS LEFT, A DISTANCE OF 1641.51 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE WESTERLY

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 20

DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY DEFLECTING 091 DEGREES, 02 MINUTES, 14 SECONDS LEFT, A DISTANCE OF 159.40 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING CONTAINING 7.41 ACRES, MORE OR LESS, WHICH INCLUDES 4.85 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SOUTHEAST QUARTER OF SECTION 32; THENCE EASTERLY A DISTANCE OF 2628.42 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY DEFLECTING 090 DEGREES, 06 MINUTES, 46 SECONDS LEFT, A DISTANCE OF 153.20 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY EXISTING COUNTY ROAD RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 047 DEGREES, 01 MINUTES, 27 SECONDS LEFT, A DISTANCE OF 91.23 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 047 DEGREES, 25 MINUTES, 59 SECONDS RIGHT, A DISTANCE OF 931.15 FEET; THENCE WESTERLY DEFLECTING 011 DEGREES, 17 MINUTES, 39 SECONDS LEFT, A DISTANCE OF 179.64 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 011 DEGREES, 44 MINUTES, 01 SECONDS RIGHT, A DISTANCE OF 469.68 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 004 DEGREES, 59 MINUTES, 38 SECONDS RIGHT, A DISTANCE OF 487.89 FEET; THENCE WESTERLY DEFLECTING 013 DEGREES, 01 MINUTES, 02 SECONDS LEFT, A DISTANCE OF 474.55 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY DEFLECTING 082 DEGREES, 58 MINUTES, 59 SECONDS LEFT, A DISTANCE OF 51.33 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING CONTAINING 4.98 ACRES, MORE OR LESS, WHICH INCLUDES 3.46 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

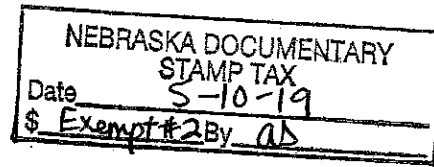
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TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

BK 2019, Pg 1151

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of May A.D., 20 19, at 10:35 o'clock a M. Recorded in Book 2019 on Page 1151-1157
Louise Petch County Clerk
46.00 AS Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 20

KNOW ALL PERSONS BY THESE PRESENTS:

THAT **Arthur R. Lienemann, Trustee of the Arthur R. Lienemann Revocable Trust dated June 3, 2016 and Marsha L. Lienemann, Trustee of the Marsha L. Lienemann Revocable Trust dated June 3, 2016, each an undivided 1/2 interest**

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

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BK2019, Pg 1152

PROJECT: 136-4(115)

WARRANTY DEED
C.N.: 42617

TRACT: 20

DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY DEFLECTING 091 DEGREES, 02 MINUTES, 14 SECONDS LEFT, A DISTANCE OF 159.40 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING CONTAINING 7.41 ACRES, MORE OR LESS, WHICH INCLUDES 4.85 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

BK 2019, Pg 1153

PROJECT: 136-4(115)

WARRANTY DEED
C.N.: 42617

TRACT: 20

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

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 20

Duly executed this 21st day of March, A.D. 2019.

Arthur R. Lienemann

Arthur R. Lienemann, Trustee
of the Arthur R. Lienemann Revocable Trust
dated June 3, 2016 an undivided 1/2 interest

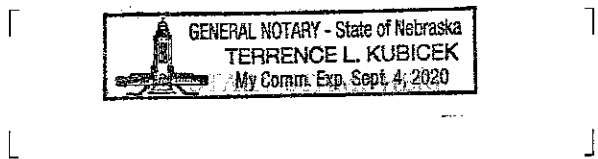
STATE OF Nebraska)
COUNTY OF Adams)ss.

On this 21st day of March, A.D., 2019, before me, a General
Notary Public, duly commissioned and qualified, personally came Arthur R. Lienemann, Trustee

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

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

Terrence L. Kubicek
Notary Public



WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 20

Duly executed this 21st day of March, A.D. 2019.

Marsha L. Lienemann

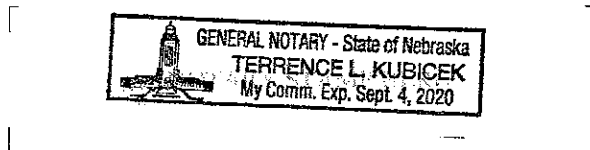
Marsha L. Lienemann, Trustee
of the Marsha L. Lienemann Revocable Trust
dated June 3, 2016 an undivided 1/2 interest

STATE OF Nebraska)
COUNTY OF Adams) ss.

On this 21st day of March, A.D., 2019, before me, a General Notary Public, duly commissioned and qualified, personally came Marsha L. Lienemann, Trustee to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as Grantor(s) and acknowledged the same to be a voluntary act and deed.

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

Terrence L. Kubicek
Notary Public



BK2019, Pg 1156

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

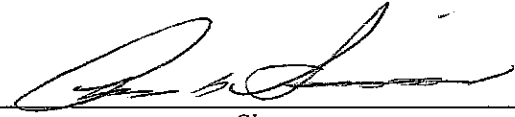
STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

Affidavit

I, Arthur R. Lienemann, the undersigned, swear or affirm that the following is true and accurate to the best of my knowledge:

1. I am the Trustee (title) for Arthur R. Lienemann Trust dtd June 3, 2011 (name of organization) organized in accordance with the laws of the State of Nebraska and/ or lawfully operating in the State of Nebraska; and
2. In that capacity or by resolution of the _____ (governing body) dated _____, I am authorized to sign any and all documentation on behalf of the above named entity regarding the sale or use of property rights in general or specifically with the State of Nebraska - Department of Transportation project as noted at the close of this page.

Dated this 25 day of March, 2019.

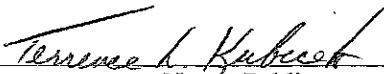


 Signature
Arthur R. Lienemann, Trustee

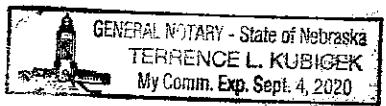
 Print Name

State of Nebraska)
)) ss
 County of Adams)

Subscribed and sworn before me this 25th day of March, 2019.



 Notary Public



Project No.: 136-4(115)
 Project Name: Red Cloud West
 Control Number: 42617
 Tract No.: 20

BK2019, Pg 1157

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

Affidavit

I, Marsha L Kienemann, the undersigned, swear or affirm that the following is true and accurate to the best of my knowledge:

1. I am the Trustee (title) for Marsha L. Kienemann Trust dtd June 3, 2016 (name of organization) organized in accordance with the laws of the State of Nebraska and/ or lawfully operating in the State of Nebraska; and

2. In that capacity or by resolution of the _____ (governing body) dated _____, _____, I am authorized to sign any and all documentation on behalf of the above named entity regarding the sale or use of property rights in general or specifically with the State of Nebraska - Department of Transportation project as noted at the close of this page.

Dated this 25 day of March, 2019.

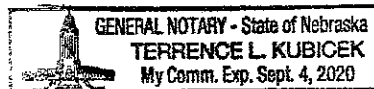
Marsha L. Kienemann
Signature

Marsha L. Kienemann Trustee
Print Name

State of Nebraska)
County of Adams) ss

Subscribed and sworn before me this 25th day of March, 2019.

Terrence L. Kubicek
Notary Public



Project No.: 136-4(115)
Project Name: Red Cloud West
Control Number: 42617
Tract No.: 20

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1158	4/19/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001605400		114		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4243	3	10	15	0	00000	1	000	5545
Land		Improvements		Total		Date of Sale Property Classification Code								
1,152,715				1,152,715		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		32.000		43,680				
2A						2G		51.000		69,615				
3A1						3G1								
3A						3G		4.500		6,145				
4A1						4G1								
4A						4G		103.000		140,595				
DRYLAND 1D1						Shelterbelt/Timber								
1D		136.000		317,560		Accretion								
2D1						Waste								
2D						Other								
3D1		53.000		103,880		AG LAND TOTAL		621.500		1,152,715				
3D		198.000		388,080		Roads		13.500						
4D1						Farm Sites								
4D		44.000		83,160		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		13.500						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD - BETWEEN FAMILY INTO A TRUST	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

114

• 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. 4 Day 19 Yr. 2019		Mo. 4 Day 19 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Donna R. Rose, Tr., Norman L Rose Living Trust				Grantee's Name (Buyer) Donna R Rose & Jeffrey L Rose, Succ Tr, Norman L Rose			
Street or Other Mailing Address 2016 Road S				Street or Other Mailing Address Admin Trust, 2016 Road S			
City Blue Hill		State NE		Zip Code 68930		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number (402) 756-2073		Phone Number (402) 756-2073		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input 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"/> 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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input 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?

\$2,001,000

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

18a No address assigned 18b Vacant land

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

Donna R. Rose, Trustee
2016 Road 'S'
Blue Hill, NE 68930

20 Legal Description

See Attached

21 If agricultural, list total number of acres

872

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

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

19

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.

<p>sign here</p> <p>James T. Blazek Print or Type Name of Grantee or Authorized Representative</p> <p><i>[Signature]</i> Signature of Grantee or Authorized Representative</p>	<p>Attorney</p> <p>Date 4/25/19</p>
---	---

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. 5 Day 13 Yr. 19	\$ Exempt # 19	BK2019, Pg 1158

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

The North Half of the Southwest Quarter ($N\frac{1}{2}SW\frac{1}{4}$) and the Northwest Quarter ($NW\frac{1}{4}$) of Section Fifteen (15), Township Three (3) North, Range Ten (10) West of the 6th P.M., Except a tract of land in the $NW\frac{1}{4}$ more particularly described as follows: Commencing at the Northwest corner of said Section 15, thence $S90^{\circ}00'00''E$ on an assumed bearing on the North line of said Section, 1013.44 feet to the true point of beginning; thence $S90^{\circ}00'00''E$ on the North section line 696.00 feet; thence $S04^{\circ}29'58''W$, 414.28 feet; thence $S90^{\circ}00'00''W$, 663.50 feet; thence $N00^{\circ}00'00''E$, 413.00 feet, to the true point of beginning, subject to county road ROW on the North; AND

The Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-one (21), Township Three (3) North, Range Nine (9) West of the 6th P.M.; AND

The East Half of the Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$) of Section Thirty-three (33), Township Three (3) North, Range Nine (9) West of the 6th P.M.; AND

The Southwest Quarter ($SW\frac{1}{4}$) of Section Ten (10), Township Three (3) North, Range Ten (10), West of the 6th P.M.,

All in Webster County, Nebraska.

Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust

Norman L. Rose

Grantee of Instrument (Trustee)

Donna B. Rose & Norman L. Rose (Deceased)

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
<u>Donna B. Rose</u>	<u>Spouse</u>
<u>Jeffrey L. Rose</u>	<u>Son</u>
<u>Kathryn A. Mussman</u>	<u>Daughter</u>
<u>Pamela J. Nuttman</u>	<u>Daughter</u>

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer?

YES NO

Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.

SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign
here

Signature

Title

Attorney

Date

5-8-19

**File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521,
when exemption #19 is claimed in Item 25 on the Form 521.**

www.revenue.ne.gov/PAD or 402-471-5984

BK2019, Pg 1158

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 13 day of May A.D., 2019, at 11:24 o'clock A.M. Recorded in Book 2019 on Page 1158
Kenice Petrich County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-13-19
\$ Exempt 19 By AD

WARRANTY DEED

DONNA R. ROSE, Successor Trustee of the NORMAN L. ROSE LIVING TRUST, dated February 10, 2011, GRANTOR, in consideration of One Dollar (\$1.00) and other consideration received from DONNA R. ROSE and JEFFREY L. ROSE, Successor Trustees of the NORMAN L. ROSE ADMINISTRATIVE TRUST, created under the Norman L. Rose Living Trust, dated February 10, 2011, GRANTEES, conveys to Grantees, the following described real estate:

The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) and the Northwest Quarter (NW $\frac{1}{4}$) of Section Fifteen (15), Township Three (3) North, Range Ten (10) West of the 6th P.M., Except a tract of land in the NW $\frac{1}{4}$ more particularly described as follows: Commencing at the Northwest corner of said Section 15, thence S90°00'00"E on an assumed bearing on the North line of said Section, 1013.44 feet to the true point of beginning; thence S90°00'00"E on the North section line 696.00 feet; thence S04°29'58"W, 414.28 feet; thence S90°00'00"W, 663.50 feet; thence N00°00'00"E, 413.00 feet, to the true point of beginning, subject to county road ROW on the North; AND

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21), Township Three (3) North, Range Nine (9) West of the 6th P.M.; AND

The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-three (33), Township Three (3) North, Range Nine (9) West of the 6th P.M.; AND

The Southwest Quarter (SW $\frac{1}{4}$) of Section Ten (10), Township Three (3) North, Range Ten (10), West of the 6th P.M.,

All in Webster County, Nebraska.

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

EXECUTED this 19 day of April, 2019.

Donna R. Rose
DONNA R. ROSE, Successor Trustee,
Norman L. Rose Living Trust, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on this 19 day of April, 2019, by DONNA R. ROSE, Successor Trustee of the Norman L. Rose Living Trust.

Tamara Scheueman
Notary Public

Return to:
James T. Blazek
BLAZEK & GREGG, P.C., L.L.O.
1405 N. 205th Street, Ste. 120
Elkhorn, Nebraska 68022
(402) 496-3432



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1159	4/19/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001605400		115		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4243	3	10	15	0	00000	1	000	5545
Land		Improvements		Total		Date of Sale Property Classification Code								
1,152,715				1,152,715		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		32.000		43,680				
2A						2G		51.000		69,615				
3A1						3G1								
3A						3G		4.500		6,145				
4A1						4G1								
4A						4G		103.000		140,595				
DRYLAND 1D1						Shelterbelt/Timber								
1D		136.000		317,560		Accretion								
2D1						Waste								
2D						Other								
3D1		53.000		103,880		AG LAND TOTAL		621.500		1,152,715				
3D		198.000		388,080		Roads		13.500						
4D1						Farm Sites								
4D		44.000		83,160		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		13.500						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD - BETWEEN FAMILY INTO A TRUST	
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.

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>19</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>4</u> Day <u>19</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donna R Rose & Jeffrey L Rose, Tr, Norman L Rose Admin Street or Other Mailing Address Trust. 2016 Road S City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2073 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donna R Rose & Jeffrey L Rose, Tr, Norman L Rose Family Street or Other Mailing Address Trust. 2016 Road S City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2073 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 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 checked="" type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input 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?
\$2,001,000

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

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Donna R. Rose, Trustee
2016 Road 'S'
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres 872

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 19

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.

<p>sign here</p> <p>James T. Blazek Printer Type Name of Grantee or Authorized Representative</p> <p><i>[Signature]</i> Signature of Grantee or Authorized Representative</p>	<p>Attorney</p> <p>(402) 496-3432 Phone Number</p> <p>4/25/19 Date</p>
--	--

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>13</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 19</u>	28 Recording Data <u>BK 2019, Pg 1159</u>

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

The North Half of the Southwest Quarter ($N\frac{1}{2}SW\frac{1}{4}$) and the Northwest Quarter ($NW\frac{1}{4}$) of Section Fifteen (15), Township Three (3) North, Range Ten (10) West of the 6th P.M., Except a tract of land in the $NW\frac{1}{4}$ more particularly described as follows: Commencing at the Northwest corner of said Section 15, thence $S90^{\circ}00'00''E$ on an assumed bearing on the North line of said Section, 1013.44 feet to the true point of beginning; thence $S90^{\circ}00'00''E$ on the North section line 696.00 feet; thence $S04^{\circ}29'58''W$, 414.28 feet; thence $S90^{\circ}00'00''W$, 663.50 feet; thence $N00^{\circ}00'00''E$, 413.00 feet, to the true point of beginning, subject to county road ROW on the North; AND

The Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-one (21), Township Three (3) North, Range Nine (9) West of the 6th P.M.; AND

The East Half of the Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$) of Section Thirty-three (33), Township Three (3) North, Range Nine (9) West of the 6th P.M.; AND

The Southwest Quarter ($SW\frac{1}{4}$) of Section Ten (10), Township Three (3) North, Range Ten (10), West of the 6th P.M.,

All in Webster County, Nebraska.

Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust

Norman L. Rose

Grantee of Instrument (Trustee)

Donna R. Rose & Norman L. Rose (Deceased)

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
<u>Donna R. Rose</u>	<u>Spouse</u>
<u>Jeffrey L. Rose</u>	<u>Son</u>
<u>Kathryn A. Mussman</u>	<u>Daughter</u>
<u>Pamela J. Nuttleman</u>	<u>Daughter</u>

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer?

YES NO

Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.

SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign
here

Signature

Title

Attorney

Date

5-8-19

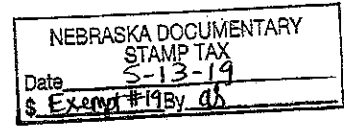
**File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521,
when exemption #19 is claimed in Item 25 on the Form 521.**

www.revenue.ne.gov/PAD or 402-471-5984

State of Nebraska } ss.
County of Webster }

BK2019, Pg 1159

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of May A.D., 20 19, at 11:28 o'clock A.M. Recorded in Book 2019 on Page 1159-1160
Donna Petack County Clerk
16.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

DONNA R. ROSE and JEFFREY L. ROSE, Successor Trustees of the NORMAN L. ROSE ADMINISTRATIVE TRUST, created under the Norman L. Rose Living Trust, dated February 10, 2011, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from Donna R. Rose and Jeffrey L. Rose, Successor Trustees of the NORMAN L. ROSE FAMILY TRUST, created under the Norman L. Rose Living Trust, dated February 10, 2011, GRANTEE, convey to Grantee, the following described real estate:

The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) and the Northwest Quarter (NW $\frac{1}{4}$) of Section Fifteen (15), Township Three (3) North, Range Ten (10) West of the 6th P.M., Except a tract of land in the NW $\frac{1}{4}$ more particularly described as follows: Commencing at the Northwest corner of said Section 15, thence S90°00'00"E on an assumed bearing on the North line of said Section, 1013.44 feet to the true point of beginning; thence S90°00'00"E on the North section line 696.00 feet; thence S04°29'58"W, 414.28 feet; thence S90°00'00"W, 663.50 feet; thence N00°00'00"E, 413.00 feet, to the true point of beginning, subject to county road ROW on the North; AND

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21), Township Three (3) North, Range Nine (9) West of the 6th P.M.; AND

The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-three (33), Township Three (3) North, Range Nine (9) West of the 6th P.M.; AND

The Southwest Quarter (SW $\frac{1}{4}$) of Section Ten (10), Township Three (3) North, Range Ten (10), West of the 6th P.M.,

All in Webster County, Nebraska.

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

EXECUTED this 19th day of April, 2019.

Donna R. Rose
DONNA R. ROSE, Successor Trustee,
Norman L. Rose Administrative Trust, Grantor

Jeffrey L. Rose
JEFFREY L. ROSE, Successor Trustee,
Norman L. Rose Administrative Trust, Grantor

Return to:
James T. Blazek
BLAZEK & GREGG, P.C., L.L.O.
1405 N. 205th Street, Ste. 120
Elkhorn, Nebraska 68022
(402) 496-3432

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on this 19 day of April, 2019,
by DONNA R. ROSE, Successor Trustee of the Norman L. Rose Administrative Trust.



Tamara L. Scheuneman
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on this 19 day of April, 2019,
by JEFFREY L. ROSE, Successor Trustee of the Norman L. Rose Administrative Trust.



Tamara L. Scheuneman
Notary Public

Return to:
James T. Blazek
BLAZEK & GREGG, P.C., L.L.O.
1405 N. 205th Street, Ste. 120
Elkhorn, Nebraska 68022
(402) 496-3432

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1161	5/13/2019	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000337701	116	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		013	9805
Land	Improvements	Total		Date of Sale Property Classification Code								
1,090	15,560	16,650		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

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

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

Real Estate Transfer Statement

116

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. 05 Day 13 Yr. 2019	4 Date of Deed Mo. 05 Day 04 Yr. 2019
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) R.P.'s Body Shop, Inc. Street or Other Mailing Address PO Box 413 City Red Cloud State NE Zip Code 68970 Phone Number 402 756-2957 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Doris A. Hartman Street or Other Mailing Address 405 N. Ash Street City Blue Hill State NE Zip Code 68930 Phone Number 402 756-3436 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 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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

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

\$16,570

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

East Elm-3 car garage

18a No address assigned 18b Vacant land

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

Grantee

20 Legal Description

The North 65 feet of Lot 3 and the following described tract: Beginning at the Northwest corner of Lot 2; thence East 20 feet along the North line of Lot 2; thence Southwesterly to a point 5 feet East of the West line of Lot 2, and 65 feet South of the North line of Lot 2; thence 5 feet West to the West line of Lot 2; thence North along the West line of Lot 2 to the point of beginning, all in Block 13 of the Original Plat of 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	\$	15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	15,000.00

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

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

sign here

Don E Theobald
Print or Type Name of Grantee or Authorized Representative

402 746 2774
Phone Number

Don E Theobald
Signature of Grantee or Authorized Representative

Attorney
Title

5-13-19
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 13 Yr. 19	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK2019, Pg 1161

BK 2019, Pg 1161

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-13-19
\$ 33.75 By AL

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 13 day
of May A.D., 2019, at 3:34
o'clock p^m. Recorded in Book 2019
on Page 1161
Louise Patach County Clerk
10.00 AL Deputy
Ind Comp Assessor Carded

Return to:
Theobald Law Office
P O Box 423
Red Cloud, NE 68970

CORPORATION WARRANTY DEED

R.P.'s Body Shop, Inc., GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Doris A. Hartman, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The North 65 feet of Lot 3 and the following described tract: Beginning at the Northwest corner of Lot 2; thence East 20 feet along the North line of Lot 2; thence Southwesterly to a point 5 feet East of the West line of Lot 2, and 65 feet South of the North line of Lot 2; thence 5 feet West to the West line of Lot 2; thence North along the West line of Lot 2 to the point of beginning, all in Block 13 of the Original Plat of Hoover's Addition to Blue Hill, Webster County, Nebraska

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

GRANTOR:

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

Executed 05.04.19, 2019.

R.P.'s Body Shop, Inc.

BY: Rockland R. Premer, President

STATE OF NEBRASKA)
) ss.
COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me on May 4, 2019 by Rockland R. Premer, President of R.P.'s Body Shop, Inc., for the corporation.

GENERAL NOTARY - State of Nebraska
LORI L. VOGEL
My Comm. Exp. Nov. 28, 2021

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1162	5/13/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000702900		117		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdy	Area	Blk	Parcel
Date of Sale Assessed Value						4369			00	0	60005		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
10,535		1,755		12,290		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: INAVALE (INA)						A) 1	B) 01	C) 5	D) 3	E) 8	F) 3			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1900	Construction Date :
Floor:		Floor Sq. Ft. : 858	Floor Sq. Ft. :
Building Cost New:		Cost : 67,785	Cost :
Single Family Style: 101		Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story		(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
PERS. REP. DEED; BETWEEN FAMILY	
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.

117

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. 05 Day 13 Yr. 19		Mo. 05 Day 13 Yr. 19	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Tamara L. Scheuneman PR, Estate of Larry V. Deisley				Grantee's Name (Buyer) William Deisley			
Street or Other Mailing Address 502 Minnesota Avenue				Street or Other Mailing Address 778 Road 1600			
City Inavale		State NE		City Red Cloud		State NE	
		Zip Code 68952				Zip Code 68970	
Phone Number (402) 746-4355		Phone Number (402) 705-0849		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 NA				Email Address NA			

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

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

8 Type of Deed

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 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 trustee and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" 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?
12,875

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
503 Minnesota Ave
Inavale, NE 68952

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
See attached

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 _____.

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

Don E. Theobald
Printer Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Attorney

(402) 746-2774
Phone Number

05/13/19
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 13 Yr. 19	27 Value of Stamp or Exempt Number \$ 29.25	28 Recording Data BK2019, Pg 1162	

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

The South 442 Feet of County Surveyor's Lot 15A in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and,

Lot Seventeen (17), in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and,

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), Block Three (3), Original Town of Inavale, Webster County, Nebraska.

BK2019, Pg 1162

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 13 day
of May A.D., 2019 at 3:40
o'clock P M. Recorded in Book 2019
on Page 1162
Donna Stach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-13-19
\$ 29.25 By DS

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

PERSONAL REPRESENTATIVE'S DEED

Tamara L. Scheuneman, Personal Representative of the Estate of Larry V. Deisley, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, William Deisley, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 442 Feet of County Surveyor's Lot 15A in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and,

Lot Seventeen (17), in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and,

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), Block Three (3), Original Town of Inavale, Webster County, Nebraska.

Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey and release the same.

Executed May 13th, 2019.

Tamara L. Scheuneman
Tamara L. Scheuneman, Personal Representative of the Estate
of Larry V. Deisley

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS:

The foregoing instrument was acknowledged before me on
2019 by Tamara L. Scheuneman, Personal Representative of the Estate of Larry V.
Deisley deceased.

Sonia L. Krueger
Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1165	5/13/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000108600		118		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10005		015	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
625		20,280		20,905		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1890	Construction Date :
Floor:		Floor Sq. Ft. : 1,181	Floor Sq. Ft. :
Building Cost New:		Cost : 105,970	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD - TRANSFER TO LLC	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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• 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 - 01		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>13</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>05</u> Day <u>13</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jesus & Lindsey Rodriguez, Jose Rodriguez & Patricia Sosa				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) ABC Concrete, LLC			
Street or Other Mailing Address 430 N Walnut St				Street or Other Mailing Address 430 N Walnut St			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
Phone Number		State NE		Zip Code 68970		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
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 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? (L.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

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
430 N Walnut St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description

Lots Nineteen (19) and Twenty (20), Block Fifteen (15), 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.)	\$ 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.

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

Attorney **5/13/19**
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>15</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK 2019, Pg 1145</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 15 day of May A.D., 2019, at 3:41 o'clock P.M. Recorded in Book 309 on Page 1165
Naive Petersen County Clerk
Ind 1000 Comp 00 Assessor 00 Carded 00

NEBRASKA NOTARY
STAMP TAX
Date 5-15-19
\$ Exempt # 5b By 00

WARRANTY DEED

Jesus Rodriguez and Lindsey Rodriguez, husband and wife, and Jose Rodriguez and Patricia Sosa-Mendez, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to ABC Concrete, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19) and Twenty (20), Block Fifteen (15), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Jesus Rodriguez
Jesus Rodriguez

Lindsey Rodriguez
Lindsey Rodriguez

Jose Rodriguez
Jose Rodriguez

Patricia Sosa-Mendez
Patricia Sosa-Mendez

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 13, 2019, by Jesus Rodriguez and Lindsey Rodriguez, husband and wife.

Comm. expires 

Kory McCracken
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 13, 2019, by Jose Rodriguez and Patricia Sosa-Mendez, husband and wife.

Comm. expires 

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1166	5/14/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000314600		119		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		006	7470		
Land		Improvements		Total		Date of Sale Property Classification Code								
940				940		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 1					

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

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

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 5 Day 14 Yr. 2019		4 Date of Deed Mo. 5 Day 14 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Blue Hill, Nebraska Street or Other Mailing Address PO Box 277 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2056 Email Address cityofbluehill@gtmc.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Threefold Cord Holdings, LLC Street or Other Mailing Address PO Box 203 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-4020 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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?
\$940

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
 Threefold Cord Holdings, LLC
 Attn: Matt Lukasiwicz
 PO Box 203
 Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description
 LOT FIVE (5) EXCEPT THE EAST EIGHTEEN FEET (18') THEREOF, ALL LOT SIX (6), AND THE EAST TWO FEET (2') OF LOT SEVEN (7) BLOCK SIX (6) 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	\$	900.00
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)	\$	900.00

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.

Matthew Lukasiwicz
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

grantee
 Title

402-984-4020
 Phone Number

5-14-19
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 16 Yr. 19	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BL 2019, Pg 1166-1167

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of MAY A.D., 20 19, at 9:43 o'clock A.M. Recorded in Book 2019 on Page 1166-1177

Loise Webster County Clerk
Loise Webster Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-16-19
\$ 2.25 By LO

Please Return To: Threefold Cord Holdings, L.L.C., P.O. Box 203, Blue Hill, NE 68930

SPECIAL WARRANTY DEED

WHEREAS on May 14, 2019, the City Council of the City of Blue Hill passed Ordinance No. 707, confirming the sale of the following described real estate, as provided in Neb.Rev.St. Sec. 17-503.01 and Blue Hill City Code Sec. 6-116(I).

NOW THEREFORE, the City of Blue Hill, a Nebraska Municipal Corporation organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of \$900.00 received from GRANTEE, Threefold Cord Holdings, L.L.C., a Nebraska limited liability company, conveys to GRANTEE the following described real estate:

LOT FIVE (5) EXCEPT THE EAST EIGHTEEN FEET (18') THEREOF, ALL LOT SIX (6), AND THE EAST TWO FEET (2') OF LOT SEVEN (7) BLOCK SIX (6) ROHRER'S ADDITION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

Grantor covenants with Grantee that Grantor:

- (1) Is lawfully seized of the real estate and that it is free from encumbrances, except any easements, reservations, covenants, and restrictions of record;
- (2) Has legal power and lawful authority to convey the real estate; and
- (3) Warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: May 14, 2019.

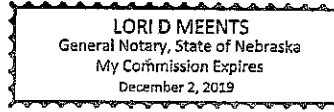
CITY OF BLUE HILL, NEBRASKA

By: Keri Schunk
Keri Schunk,
Mayor

Attest: Tricia Allen
Tricia Allen,
Clerk

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on this 14th day of May, 2019, by Keri Schunk, Mayor of the City of Blue Hill, a Nebraska Municipal Corporation, on behalf of the City.



Lori D Meents

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2019	1184	5/14/2019	Base: 91-0002		Affiliated:		Unified:									
Location ID		Sale Number		Useability & Code #		Parcel Number											
002205400		120		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel			
Date of Sale Assessed Value				4493	1	12	35	2	00000	1	000	1570					
Land		Improvements		Total		Date of Sale Property Classification Code											
320,930				320,930		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			26.180					35,735		
	2A1						2G1										
	2A						2G			81.300					110,975		
	3A1						3G1										
	3A						3G			18.290					24,965		
	4A1						4G1			28.080					38,330		
	4A						4G			81.260					110,925		
DRYLAND	1D1						Shelterbelt/Timber										
	1D						Accretion										
	2D1						Waste										
	2D						Other										
	3D1						AG LAND TOTAL			235.110					320,930		
	3D						Roads			2.970							
	4D1						Farm Sites										
	4D						Home Sites										
							Recreation										
	Dwellings						Other										
	Outbuildings						Non-AG TOTAL			2.970							

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

Real Estate Transfer Statement

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

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

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

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

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

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

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

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

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

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

20 Legal Description: The NW 1/4 and the N 1/2 SW 1/4 of Section 35, Township 1 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres approx 240, 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 76-902(4) 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.

Signature of James A. Fehringer, Attorney for Grantor/Grantee, Title, Date 5/13/19, Phone Number (402) 563-9617

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

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1202	4/7/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000128800		121		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		014	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
775		13,080		13,855		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1875	Construction Date :
Floor:		Floor Sq. Ft. : 990	Floor Sq. Ft. :
Building Cost New:		Cost : 79,605	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

122

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>07</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>05</u> Day <u>03</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lyle Dean Shipley Testamentary Trust Street or Other Mailing Address c/o Nadine Holmes, 404 Shelton Dr City Smith Center State KS Zip Code 66967				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Maynard D. & Doris J. Owens Street or Other Mailing Address 936 N Webster St City Red Cloud State NE Zip Code 68970			
Phone Number (785) 282-5838		Phone Number (402) 519-0919		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"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
 Lots adjacent to 914 N Webster St
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Eighteen (18) and Nineteen (19), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$ 1,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 1,000.00

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

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

sign here

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

[Signature] Attorney
 Signature of Grantee or Authorized Representative Title Date **5/20/19**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>20</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data BK 2019, Pg 1204	

BK2019, Pg 1204

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of May A.D., 2019, at 10:34 o'clock AM. Recorded in Book 2019 on Page 1204
Raune Petach County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-20-19
\$ 2.25 By DS

JOINT TENANCY WARRANTY DEED

Mike Holling and Nadine Holmes, Co-Trustees of the Lyle Dean Shipley Testamentary Trust, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Maynard D. Owens and Doris J. Owens, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eighteen (18) and Nineteen (19), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except 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 May 3, 2019.

Mike Holling
Mike Holling, Trustee

Nadine Holmes
Nadine Holmes, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 3, 2019, by Mike Holling and Nadine Holmes, Co-Trustees of the Lyle Dean Shipley Testamentary Trust.

Comm. expires 

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1204	4/7/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000128801		122		1		GeoCde	Tw	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								
515				515		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 1					

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

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

Real Estate Transfer Statement

121

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>07</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>05</u> Day <u>03</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lyle Dean Shipley Testamentary Trust Street or Other Mailing Address c/o Nadine Holmes, 404 Shelton Dr City Smith Center State KS Zip Code 66967				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Delbert & Kina L. Elliott Street or Other Mailing Address 1207 Rd H City Red Cloud State NE Zip Code 68970			
Phone Number (785) 282-5838				Phone Number (402) 746-4400		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input checked="" 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"/> 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"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

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

Yes No

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

Yes No

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes **Montgomery Auction & Title** No

18 Address of Property
914 N Webster St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 11,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 11,500.00

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.

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

Kory J. McCracken Attorney
Signature of Grantee or Authorized Representative Title Date **5/20/19**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>20</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>27.00</u>	28 Recording Data BK 2019, Pg 1202

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of May A.D., 20 19, at 10:26 o'clock AM. Recorded in Book 2019 on Page 1202
Rouise Petach County Clerk
JD, 00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-20-19
\$ 27.00 By AD

JOINT TENANCY WARRANTY DEED

Mike Holling and Nadine Holmes, Co-Trustees of the Lyle Dean Shipley Testamentary Trust, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Delbert Elliott and Kina L. Elliott, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except 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 May 3, 2019.

Mike Holling
Mike Holling, Trustee

Nadine Holmes
Nadine Holmes, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 3, 2019, by Mike Holling and Nadine Holmes, Co-Trustees of the Lyle Dean Shipley Testamentary Trust.

Comm. exp.  My Comm. Exp. August 27, 2022

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1205	5/20/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001403303		123		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000	1	10	7	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
109,560		25,310		134,870		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	3.060					4,175	
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1	22.250					30,370	
	4A						4G	50.730					69,250	
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		76.040					103,795	
	3D					Roads		1.440						
	4D1					Farm Sites		1.000					5,765	
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings				25,310	Non-AG TOTAL		2.440					5,765	
Assessor's Adjustment to Sale Price (+ or -):							Total Recapture Value:							
Assessor Comments and Reason for Adjustment:														
WD														
Comments from							Comments:							
(Continue on back)														

Real Estate Transfer Statement

123

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

(A) Status, (B) Property Type, (C) Mobile Home

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

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives...

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...

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

Table with 2 columns: Question, Amount. Rows 22-24.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number. Under penalties of law, I declare that I have examined this statement...

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

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

EXHIBIT "A"

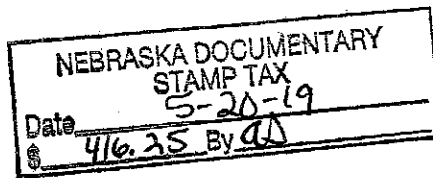
Legal Description

The West Half of the Southeast Quarter ($W\frac{1}{2}SE\frac{1}{4}$) of Section Seven (7), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land comprising a part of the West Half of the Southeast Quarter ($W\frac{1}{2}SE\frac{1}{4}$) of Section Seven (7), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the North 1/16 corner of said Southeast Quarter ($SE\frac{1}{4}$); thence $S89^{\circ}01'59''W$ on and upon the north line of said Southeast Quarter ($SE\frac{1}{4}$) a distance of 800.00 feet to the Point of Beginning; thence $S00^{\circ}58'01''E$ a distance of 159.00 feet to a point; thence $S89^{\circ}01'59''W$ a distance of 152.00 feet to a point; thence $S00^{\circ}58'01''E$ a distance of 53.00 feet to a point; thence $S89^{\circ}01'59''W$ a distance of 185.00 feet to a point; thence $N82^{\circ}41'38''W$ a distance of 139.00 feet to a point; thence $N00^{\circ}58'01''W$ a distance of 192.00 feet to a point on the north line of said Southeast Quarter ($SE\frac{1}{4}$); thence $N89^{\circ}01'59''E$ on and upon the north line of said Southeast Quarter ($SE\frac{1}{4}$) a distance of 474.55 feet to the Point of Beginning

BK 2019, Pg 1205

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of May A.D., 2019, at 12:18 o'clock PM. Recorded in Book 2019 on Page 1205-1206
Debbie Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Growling Bear Holdings, L.L.C., a Nebraska Limited Liability Company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jason Heldt and Stacie Heldt, 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 West Half of the Southeast Quarter (W½SE¼) of Section Seven (7), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land comprising a part of the West Half of the Southeast Quarter (W½SE¼) of Section Seven (7), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the North 1/16 corner of said Southeast Quarter (SE¼); thence S89°01'59"W on and upon the north line of said Southeast Quarter (SE¼) a distance of 800.00 feet to the Point of Beginning; thence S00°58'01"E a distance of 159.00 feet to a point; thence S89°01'59"W a distance of 152.00 feet to a point; thence S00°58'01"E a distance of 53.00 feet to a point; thence S89°01'59"W a distance of 185.00 feet to a point; thence N82°41'38"W a distance of 139.00 feet to a point; thence N00°58'01"W a distance of 192.00 feet to a point on the north line of said Southeast Quarter (SE¼); thence N89°01'59"E on and upon the north line of said Southeast Quarter (SE¼) a distance of 474.55 feet to the Point of Beginning

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.

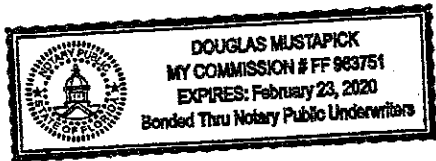
Executed 5/10, 2019.

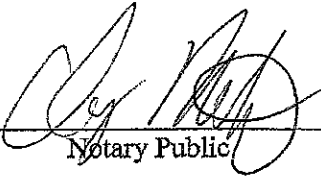
Growling Bear Holdings, L.L.C., a Nebraska
Limited Liability Company


BY: Mark T. Conklin, Manager

STATE OF FLORIDA)
) ss.
COUNTY OF PA
PALM BEACH

The foregoing instrument was acknowledged before me on May 10th, 2019 by Mark T. Conklin, Manager of Growling Bear Holdings, L.L.C., a Nebraska limited liability company.




Notary Public

My commission expires: 2/23/2020

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1213	5/20/2019	Base: 91-0002	Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number								
001403300		124		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	7	0	00000		000	3765		
Land		Improvements		Total		Date of Sale Property Classification Code								
15,765		218,185		233,950		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1					AG LAND TOTAL								
	3D						Roads							
	4D1						Farm Sites	1.000				5,765		
	4D						Home Sites	1.000				10,000		
							Recreation							
	Dwellings			189,155			Other							
	Outbuildings			29,030		Non-AG TOTAL		2.000				15,765		

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

Real Estate Transfer Statement

124

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>20</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>5</u> Day <u>10</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Growling Bear Holdings, LLC Street or Other Mailing Address 727 Clare More Dr City West Palm Beach State FL Zip Code 33401				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jason Heldt and Stacie Heldt Street or Other Mailing Address 1640 N Franklin St 1371 River Road City Red Cloud State NE Zip Code 68970			
Phone Number		Phone Number 308-249-5748		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"/>	
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 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?
\$250,000

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 **Agri Affiliates, Inc** No

18 Address of Property
Ag land 1371 RIVER ROAD
Red Cloud NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 250,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 250,000.00

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.

Jason Heldt 308-249-5748
 Print or Type Name of Grantee or Authorized Representative Phone Number

Jason V. Heldt 5/20/2019
 Signature of Grantee or Authorized Representative Date

Grantee

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>20</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ 562.50	28 Recording Data BK2019, Pg 1213	

BK2019, Pg 1213

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of May, A.D., 2019, at 12:31
o'clock PM. Recorded in Book 2019
on Page 1213-1214
Donna Pritch County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-20-19
\$ 562.50 By: AS

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

WARRANTY DEED

Growling Bear Holdings, L.L.C., a Nebraska Limited Liability Company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jason Heldt and Stacie Heldt, 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):


A tract of land comprising a part of the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Seven (7), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the North 1/16 corner of said Southeast Quarter (SE $\frac{1}{4}$); thence S89°01'59"W on and upon the north line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 800.00 feet to the Point of Beginning; thence S00°58'01"E a distance of 159.00 feet to a point; thence S89°01'59"W a distance of 152.00 feet to a point; thence S00°58'01"E a distance of 53.00 feet to a point; thence S89°01'59"W a distance of 185.00 feet to a point; thence N82°41'38"W a distance of 139.00 feet to a point; thence N00°58'01"W a distance of 192.00 feet to a point on the north line of said Southeast Quarter (SE $\frac{1}{4}$); thence N89°01'59"E on and upon the north line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 474.55 feet to the Point of Beginning

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 5 / 10, 2019.

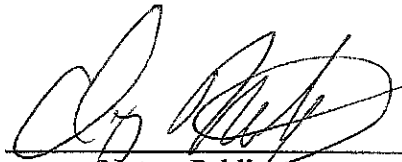
Growling Bear Holdings, L.L.C., a Nebraska
Limited Liability Company


BY: Mark T. Conklin, Manager

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me on May 10th, 2019 by Mark T. Conklin, Manager of Growling Bear Holdings, L.L.C., a Nebraska limited liability company.




Notary Public

My commission expires: 2/23/2020

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2019	1232	5/16/2019		Base: 65-0011		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
001104600		125	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4375	2	9	9	4	00000	1	000	1130
Land	Improvements		Total		Date of Sale Property Classification Code								
688,035	187,855		875,890		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED	1A1				GRASSLAND	1G1							
	1A					1G							
	2A1					2G1							
	2A					2G	14.000			19,110			
	3A1					3G1	5.000			6,825			
	3A					3G	83.000			113,295			
	4A1					4G1							
	4A					4G	128.000			174,720			
DRYLAND	1D1	9.000		21,015	Shelterbelt/Timber								
	1D	98.000		228,830	Accretion								
	2D1	20.000		42,100	Waste								
	2D				Other								
	3D1				AG LAND TOTAL		383.000			656,505			
	3D	21.000		41,160	Roads			13.000					
	4D1				Farm Sites			2.000		11,530			
	4D	5.000		9,450	Home Sites			2.000		20,000			
					Recreation								
	Dwellings			150,285	Other								
	Outbuildings			37,570	Non-AG TOTAL		17.000			31,530			
Assessor's Adjustment to Sale Price (+ or -):						Total Recapture Value:							
Assessor Comments and Reason for Adjustment:													
WD - TRANSFER TO A FAMILY TRUST													
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.

125

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>16</u> Yr. <u>19</u>		4 Date of Deed Mo. <u>5</u> Day <u>16</u> Yr. <u>19</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) ROY L. MONTGOMERY & LINDA L. MONTGOMERY Street or Other Mailing Address 1141 HIGHWAY 78 City GUIDE ROCK State NE Zip Code 68942 Phone Number (402) 746-3823 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SEE ATTACHED SCHEDULE "A" Street or Other Mailing Address 1141 HIGHWAY 78 City GUIDE ROCK State NE Zip Code 68942 Phone Number (402) 746-3823 Email Address N/A			
		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 type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input checked="" type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> 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 **SEE ATTACHED SCHEDULE "A"**

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"/>	<input type="checkbox"/>	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input checked="" type="checkbox"/> Spouse	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/>

14 What is the current market value of the real property?
\$405,335

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
**1141 HIGHWAY 78, GUIDE ROCK, NEBRASKA; AND,
1094 HIGHWAY 78, GUIDE ROCK, NEBRASKA**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
SEE ATTACHED SCHEDULE "A"

20 Legal Description
SEE ATTACHED SCHEDULE "A"

21 If agricultural, list total number of acres 400

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 76-902 (4) 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.

ROY L. MONTGOMERY, CO-TRUSTEE of the R & L MONTGOMERY FAMILY TRUST (402) 746-3823
Print or Type Name of Grantee or Authorized Representative Phone Number

5-16-2019 GRANTEE
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>20</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK 2019, Pg 1232</u>

SCHEDULE "A"

6) ROY L. MONTGOMERY & LINDA L. MONTGOMERY, CO-TRUSTEES of the
R & L MONTGOMERY FAMILY TRUST

11), 19) & 20)

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nine (9), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska *(Send tax statements to: Roy L. Montgomery & Linda L. Montgomery, Co-Trustees of the R & L Montgomery Family Trust, 1141 Highway 78, Guide Rock, NE 68942).*

An undivided one-third (1/3) interest in and to the following described real property:

The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) and the North Half of the South Half of the Northeast Quarter (N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Nineteen (19), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, subject to the life estate in favor of Jeaniece C. Montgomery *(Send tax statements to: Jeaniece Montgomery, Life Estate, 1094 Highway 78, Guide Rock, NE 68942);*
AND,

The Northwest Quarter (NW $\frac{1}{4}$) and the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, except the two following described tracts previously deeded for highway purposes, to-wit:

A tract of land described as all the West 70.0 feet of the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, containing 2.12 acres, more or less, which includes 1.00 acre, more or less, previously occupied as a public highway; and,

A tract of land located in the Northwest Quarter (NW $\frac{1}{4}$) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska described as follows: Beginning at the Northwest corner of said Section Fifteen (15); thence Southerly on the West line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Fifteen (15), a distance of 2,638.2 feet to the Southwest corner of said

Northwest Quarter (NW¹/₄); thence Easterly on the South line of said Northwest Quarter (NW¹/₄) a distance of 70.0 feet; thence Northerly a distance of 2,353.8 feet to a point 70.0 feet Easterly from said West line; thence Westerly 90°00' left a distance of 20.0 feet; thence Northerly a distance of 284.0 feet to a point on the North line of said Northwest Quarter (NW¹/₄); thence Westerly on said North line a distance of 50.0 feet to the point of beginning, containing 4.11 acres, more or less, which includes 2.01 acres, more or less, previously occupied as a public highway,

subject to the life estate in favor of Jeaniece C. Montgomery

(Send tax statements to: Jeaniece Montgomery, Life Estate, 1094 Highway 78, Guide Rock, NE 68942).

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of May A.D., 2019 at 1:56 o'clock PM. Recorded in Book 2019 on Page 1232-1233
Drupe Petch County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-20-19
\$ Exempt # 56 By AD

WARRANTY DEED

ROY L. MONTGOMERY and LINDA L. MONTGOMERY, Husband and Wife, GRANTORS, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION convey to GRANTEES, ROY L. MONTGOMERY and LINDA L. MONTGOMERY, CO-TRUSTEES of the R & L MONTGOMERY FAMILY TRUST, the following described real estate in Webster County, Nebraska (as defined in NEB. REV. STAT. §76-201):

See Attached Schedule "A".

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, except covenants, easements and restrictions of record, if any;
- (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 this 16 day of May, 2019.

Roy L. Montgomery
ROY L. MONTGOMERY

Linda L. Montgomery
LINDA L. MONTGOMERY

STATE OF NEBRASKA)
COUNTY OF Lancaster) ss.

The foregoing instrument was acknowledged before me on May 16, 2019, by ROY L. MONTGOMERY and LINDA L. MONTGOMERY, Husband and Wife.

GENERAL NOTARY - State of Nebraska
BARRY L. HEMMERLING
My Comm. Exp. January 31, 2021

Barry L. Hemmerling
Notary Public

Return To:
John C. Hahn
Wolfe Snowden Hurd Ahl Sitzmann Tannehill & Hahn, LLP
Wells Fargo Center
1248 O Street, Suite 800
Lincoln, NE 68508

SCHEDULE "A"

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nine (9), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

An undivided one-third (1/3) interest in and to the following described real property:

The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) and the North Half of the South Half of the Northeast Quarter (N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Nineteen (19), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, subject to the life estate in favor of Jeaniece C. Montgomery; AND,

The Northwest Quarter (NW $\frac{1}{4}$) and the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, except the two following described tracts previously deeded for highway purposes, to-wit:

A tract of land described as all the West 70.0 feet of the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, containing 2.12 acres, more or less, which includes 1.00 acre, more or less, previously occupied as a public highway; and,

A tract of land located in the Northwest Quarter (NW $\frac{1}{4}$) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska described as follows: Beginning at the Northwest corner of said Section Fifteen (15); thence Southerly on the West line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Fifteen (15), a distance of 2,638.2 feet to the Southwest corner of said Northwest Quarter (NW $\frac{1}{4}$); thence Easterly on the South line of said Northwest Quarter (NW $\frac{1}{4}$) a distance of 70.0 feet; thence Northerly a distance of 2,353.8 feet to a point 70.0 feet Easterly from said West line; thence Westerly 90°00' left a distance of 20.0 feet; thence Northerly a distance of 284.0 feet to a point on the North line of said Northwest Quarter (NW $\frac{1}{4}$); thence Westerly on said North line a distance of 50.0 feet to the point of beginning, containing 4.11 acres, more or less, which includes 2.01 acres, more or less, previously occupied as a public highway,

subject to the life estate in favor of Jeaniece C. Montgomery.

Real Estate Transfer Statement

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

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

1 County Name	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>18</u> Yr. <u>19</u>	4 Date of Deed Mo. <u>5</u> Day <u>18</u> Yr. <u>19</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Arlo & Debra Thayer</u> Street or Other Mailing Address <u>PO Box 95</u> City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Mark Odell Jr + Nina Odell</u> Street or Other Mailing Address <u>PO Box 153</u> City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u>	
Phone Number		Phone Number <u>402 831 9113</u>	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1800

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
308 N Railroad St. Bladen, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Mark Odell Jr + Nina Odell
PO Box 153
Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description
Pt Lot 3 in NE 1/4 18-4-11 Bladen New Territory

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	<u>1500</u>	-
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$		<u>0.00</u>

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

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

sign here Nina Odell
 Print or Type Name of Grantee or Authorized Representative
Nina Odell
 Signature of Grantee or Authorized Representative
 Title _____
 Phone Number 5/20/19
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>20</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>4.50</u>	28 Recording Data <u>BK2019, Pg 1273</u>

BK 2019, Pg 1273

State of Nebraska } ss.
County of Webster }

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-20-19
\$ 4.50 By ad

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of May A.D., 2019 at 2:28
PM Recorded in Book 2019
on Page 1273
Debra Patch County Clerk
10.00 ad Deputy
Ind Comp Assessor Carded

QUITCLAIM DEED

Arlo R. Thayer and Debra J. Thayer, husband and wife, **GRANTOR**, in consideration of **ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$1,500.00)** receipt of which is hereby acknowledged, convey to Mark Odell, Jr. and Nina Odell, husband and wife, **GRANTEES**, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in Lot Three (3), New Territory to Bladen, in Section Eighteen (18), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of said Lot Three (3); thence West along the Section line 80.00 feet to the true point of beginning; thence West along the North line of Lot 3, 150.0 feet; thence Southerly, parallel to the East line of Lot 3, 163.0 feet; thence Easterly, parallel to the North line of Lot 3, 150.0 feet; thence Northerly, parallel to the East line of Lot 3, 163.0 feet to the true point of beginning.

Executed May 18, 2019.

By: Arlo R. Thayer
Arlo R. Thayer

Debra J. Thayer
Debra J. Thayer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 18, 2019, by Arlo R. Thayer and Debra J. Thayer.

Comm. Expires 3-27-21

Cindy Timm
Notary Public

GENERAL NOTARY - State of Nebraska
CINDY J. TIMM
My Comm. Exp. March 27, 2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code							
91	2019	1279	4/3/2019		Base: 91-0074		Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001202000	127	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiy	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	6	1	00000	1	000	1855
Land	Improvements	Total		Date of Sale Property Classification Code								
538,350	1,995	540,345		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	29.000	39,585						
1A				1G								
2A1				2G1	13.000	17,745						
2A				2G								
3A1				3G1	2.000	2,730						
3A				3G	22.000	30,030						
4A1				4G1								
4A				4G	88.150	120,325						
DRYLAND 1D1	47.000	109,745		Shelterbelt/Timber								
1D	16.000	37,360		Accretion								
2D1	11.000	23,155		Waste								
2D				Other								
3D1				AG LAND TOTAL		308.150	532,585					
3D	59.000	115,640		Roads								
4D1				Farm Sites								
4D	19.000	35,910		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		1,995		Non-AG TOTAL		11.850	5,765					

Assessor's Adjustment to Sale Price (+ or -):				Total Recapture Value:			
Assessor Comments and Reason for Adjustment:							
QCD - TRANSFER TO A REV. TRUST							
Comments from				Comments:			
(Continue on back)							

Real Estate Transfer Statement

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

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

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

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Loren & Karen Ostdiek Street or Other Mailing Address 1948 Road 2700 City Lawrence State NE Zip Code 68957 Phone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address 1948 Road 2700 City Lawrence State NE Zip Code 68957 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 <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	(C) <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input 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 IFS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input checked="" 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 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? \$600,230	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Loren B. Ostdiek and Karen M. Ostdiek 1948 Road 2700 Lawrence, NE 68957
------------------------	--

18a No address assigned 18b Vacant land

20 Legal Description
Northeast Quarter (NE1/4) of Section Six (6), Township Three (3) North, Range Nine (9) and the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Four (4) North, Range Nine (9), 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 5(b)

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

sign here	Daniel D. McMahon Print or Type Name of Grantee or Authorized Representative	(402) 834-2022 Phone Number
	<i>[Signature]</i> Signature of Grantee or Authorized Representative	Attorney for Grantee 5/20/19 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>22</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK 2019, Pg 1279</u>

Webster County – 521 Statement

Line 6 – Grantee's Name

Loren B. Ostdiek & Karen M. Ostdiek, Co-Trustees of the Loren B. Ostdiek & Karen M. Ostdiek
Revocable Trust

BK 2019, Pg 1279

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 May A.D., 2019, at 10:46 o'clock a.M. Recorded in Book 2019 on Page 1279-1280
Louise Patach County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>5-22-19</u>
\$ Exempt #	<u>51 By AD</u>

Return to: Daniel D. McMahon, McM Law Office, L.L.C., 2727 W. 2nd St., Suite 225, Hastings, NE 68901

QUITCLAIM DEED

LOREN B. OSTDIEK and KAREN M. OSTDIEK, husband and wife, GRANTOR (whether one or more), in consideration of Love and Affection and Funding their Trust, quitclaims to GRANTEE (whether one or more), LOREN B. OSTDIEK AND/OR KAREN M. OSTDIEK, CO-TRUSTEES OF THE LOREN B. OSTDIEK AND KAREN M. OSTDIEK REVOCABLE TRUST, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201):

Northeast Quarter (NE1/4) of Section Six (6), Township Three (3) North, Range Nine (9) and the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

Executed: April 3, 2019.

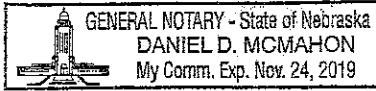
Loren B Ostdiek
LOREN B. OSTDIEK

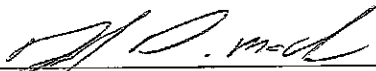
Karen M Ostdiek
KAREN M. OSTDIEK

BK2019, Pg 1280

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 3rd day of April, 2019, by LOREN B. OSTDIEK and KAREN M. OSTDIEK, husband and wife, GRANTOR.





Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1281	5/10/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000309200		128		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				00	0	20005		021	6850	
Land		Improvements		Total		Date of Sale Property Classification Code								
4,155		35,810		39,965		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential			Commercial		
Multiple Improvements:		Multiple Improvements. :			Multiple Improvements. :		
Construction Date:		Construction Date : 1880			Construction Date :		
Floor:		Floor Sq. Ft. : 1,127			Floor Sq. Ft. :		
Building Cost New:		Cost : 95,115			Cost :		
Single Family Style: 101		Residential Condition: 10			Commercial Occupancy Code:		
(100) <input type="checkbox"/> Mobile Home		(10) <input checked="" type="checkbox"/> Worn Out			Primary: Other1: Other2:		
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:		
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame		
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame		
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls		
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls		
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls		
Townhouse or Duplex Style:		Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame		
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low			Cost Rank:		Condition:
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex							(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR - SELF	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>10</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>05</u> Day <u>10</u> Yr. <u>2019</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brenda K. Hall, Personal Representative Street or Other Mailing Address 209 S Payne St City Blue Hill State NE Zip Code 68930 Phone Number _____ Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brenda K. Hall Street or Other Mailing Address 209 S Payne St City Blue Hill State NE Zip Code 68930 Phone Number _____ Email Address _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input 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 checked="" 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 type="checkbox"/> Warranty

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

10 Type of Transfer

<input checked="" type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> 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?
\$30,555

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
**609 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

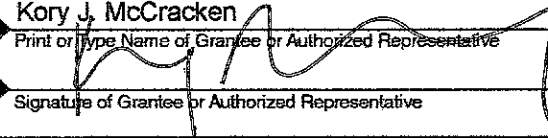
20 Legal Description
L4-6, B21, OTBH, WC, NE

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 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 **15**

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

sign here	Kory J. McCracken Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number
	 Signature of Grantee or Authorized Representative	Attorney 05/22/19 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>22</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2019, Pg 1281

BK2019, Pg 1281

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 22 day of May A.D., 2019, at 11:38 o'clock a.m. Recorded in Book 2019 on Page 1281
Louise Patsch County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-22-19
\$ Exempt #15 By

**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE**

Brenda K. Hall, Personal Representative of the Estate of Roy E. Wibben, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 18-10, GRANTOR, conveys and releases to Brenda K. Hall, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5) and Six (6), Block Twenty-one (21), Original Town of Blue Hill, Webster County, Nebraska.

subject to easements and restrictions of record.

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

Executed May 10, 2019.

ESTATE OF ROY E. WIBBEN, DECEASED.

BY: Brenda K. Hall PR
Brenda K. Hall, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER) S.S.

The foregoing instrument was acknowledged before me on May 10, 2019, by Brenda K. Hall, Personal Representative of the Estate of Roy E. Wibben, Deceased.

Comm. expires: 09-17-19 [Signature]
Notary Public

GENERAL NOTARY - State of Nebraska
VICKI K. YOST
My Commission Expires July 17, 2019

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1314	5/30/2019	Base: 65-0005	Affiliated:			Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001316600	129	1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	35	4	00000	1	000	3560
Land	Improvements	Total		Date of Sale Property Classification Code								
104,745		104,745		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								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	30.000	70,050		Accretion								
2D1				Waste	7.650	1,375						
2D				Other								
3D1				AG LAND TOTAL	54.650	104,745						
3D	17.000	33,320		Roads	2.350							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	2.350							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD - BETWEEN PARENTS & CHILD	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

129

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 5 Day 30 Yr. 2019 4 Date of Deed Mo. 5 Day 30 Yr. 2019

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

Grantor's Name (Seller) Kenneth R Herz and Glenda S. Herz 1982 Road 2500 6 Grantee's Name (Buyer) Aaron M. Herz and Laura A. Herz P O Box 116

City Lawrence State NE Zip Code 68957 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

Phone Number 402-756-7404 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? \$153,900 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 Ag Land 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee 18a No address assigned 18b Vacant land

20 Legal Description See Attached 21 If agricultural, list total number of acres 57 +/-

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$153,900.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate \$153,900.00.

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.

Aaron M. Herz (402) 984-3496 Print or Type Name of Grantee or Authorized Representative Phone Number Signature of Grantee or Authorized Representative Title Date 5/30/2019

Register of Deed's Use Only 26 Date Deed Recorded Mo. 5 Day 30 Yr. 19 27 Value of Stamp or Exempt Number \$ 346.50 28 Recording Data BK2019, Pg 1314

The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-five (35), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land situated therein and legally described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$), thence N 00°19'06"W, along West line of said Southeast Quarter (SE $\frac{1}{4}$), 2640.71 feet to the Northwest corner of said Southeast Quarter (SE $\frac{1}{4}$), thence N89°34'15"E, along the North line of said Southeast Quarter (SE $\frac{1}{4}$), 1345.11 feet; thence S00°21'25"E, 1030.71 feet; thence S39°42'47"E, 1316.58 feet; thence S01°36'54"E, 597.78 feet to the South line of said Southeast Quarter (SE $\frac{1}{4}$); thence S89°44'47"W, along the South line of said Southeast Quarter (SE $\frac{1}{4}$), 2194.90 feet to the point of beginning.

Real Estate Transfer Statement

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

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

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

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

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

8 Type of Deed

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

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

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

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

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

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

20 Legal Description

21 If agricultural, list total number of acres

Table with 2 columns: Question number and Amount. Rows 22-24.

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

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

Signature of Grantee or Authorized Representative, Title, Date, Phone Number

Register of Deed's Use Only, For Dept. Use Only

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

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of May A.D., 2019, at 11:15
o'clock A. M. Recorded in Book 2019
on Page 1336
Louise Betsch County Clerk
10.00 KD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-31-19
\$ 6.75 By KD

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed


The Grantor, **BRUNO A. IRMER, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to **EDGAR J. JONES AND CAROL K. JONES, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Bladen, Webster County, Nebraska:

Lots Ten (10) and Eleven (11), Block Three (3), Spence's Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (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 May 13, 2019.

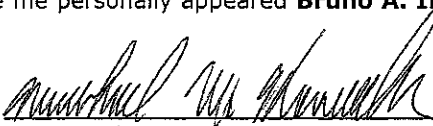


Bruno A. Irmer

STATE OF NEBRASKA }
COUNTY OF WEBSTER } ss

On this 13th day of May, 2019, before me personally appeared **Bruno A. Irmer, a single person**.

GENERAL NOTARY - State of Nebraska
MICHAEL W. KASSEBAUM
My Comm. Exp. May 9, 2021



Notary Public
My Commission Expires:

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1347	5/20/2019	Base: 91-0074	Affiliated:	Unified:						
Location ID	Sale Number	Useability & Code #		Parcel Number								
001705100	131	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	9	0	00000		000	6375
Land	Improvements	Total		Date of Sale Property Classification Code								
188,290	98,130	286,420		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 9			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1				GRASSLAND	1G1						
	1A					1G		12.650				17,265
	2A1					2G1		9.000				12,285
	2A					2G		13.000				17,745
	3A1					3G1		8.000				10,920
	3A					3G		6.000				8,190
	4A1					4G1						
	4A					4G		44.000				60,060
DRYLAND	1D1				Shelterbelt/Timber							
	1D	8.000		18,680	Accretion							
	2D1				Waste			0.780				140
	2D				Other							
	3D1				AG LAND TOTAL			111.430				164,605
	3D	6.000		11,760	Roads			2.000				
	4D1				Farm Sites			2.000				11,530
	4D	4.000		7,560	Home Sites							
					Recreation							
	Dwellings			59,405	Other							
	Outbuildings			38,725	Non-AG TOTAL			4.000				11,530

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED - FROM A FAMILY TRUST TO CHILDREN INCLUDES PARCEL'S 17117, 17028, 3321, 3442 & 34420	
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.

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, City, State, Zip Code, Phone Number, 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) 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.

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

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

For Dept. Use Only

Nebraska Department of Revenue, Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

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

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

Bk 2019, Pg 1347

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of May A.D., 20 19 at 11:45 o'clock A. M. Recorded in Book 2019 on Page 1347-1349
Louise Petsch County Clerk
2200 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-31-19
\$ Exempt #19 By LO

TRUSTEE'S DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

BRIAN K. KORT and KRISTI A. ALLEN, CO-SUCCESSOR TRUSTEES OF THE KEITH and SHIRLEY KORT FAMILY TRUST, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm **an undivided one-half interest each unto BRIAN K. KORT, a married person and KRISTI A. ALLEN, a married person** Grantee, the following described real estate in Webster County, Nebraska:

A TRACT OF LAND CONTAINING 52 ACRES MORE OR LESS, LOCATED ON THE EAST SIDE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 496 FEET SOUTH OF THE NORTH LINE OF THE NE1/4 AND 980 FEET WEST OF THE EAST LINE OF SAID NE1/4; THENCE FOLLOWING AN EXISTING FENCE LINE FOR THE FOLLOWING FIVE COURSES; S01°05'41"W FOR 795.42 FEET; S24°53'34"W FOR 86.16 FEET; S07°42'11"W FOR 735.79 FEET; S13°50'24"W FOR 368.00 FEET; S39°26'13"W FOR 253.81 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; SAID POINT BEING 1,379.4 FEET WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE DUE EAST 1379.4 FEET TO THE SOUTHEAST CORNER OF SAID NE1/4; THENCE DUE NORTH 2144 FEET; THENCE DUE WEST 980 FEET TO THE POINT OF BEGINNING; AND

PARTS OF LOTS NINE (9) AND TEN (10), AND ALL OF LOTS ELEVEN THROUGH SIXTEEN (11-16), BARRETT'S ADDITION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA; AND

OUT LOTS EIGHT (8), NINE (9), AND SEVEN (7), EXCEPT A TRACT OF LAND LOCATED IN OUT LOT SEVEN (7) DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF BLOCK ONE (1), HOOVER'S ADDITION TO BLUE HILL, THENCE NORTH 165 FEET, THENCE WEST 970 FEET, THENCE SOUTH 165 FEET TO THE NORTHWEST CORNER OF LOT FIVE (5), BLOCK THREE (3), HOOVER'S ADDITION TO BLUE HILL, NEBRASKA, THENCE EAST 970 FEET TO THE PLACE OF BEGINNING ALL IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINE (9), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA; AND

LOT SIX (6), BLOCK THREE (3), HOOVER'S ADDITION TO BLUE HILL, WEBSTER COUNTY,

NEBRASKA; AND

LOTS SEVENTEEN THROUGH TWENTY-ONE (17-21) BARRETT'S ADDITION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA; AND

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4) OF SECTION FOUR (4), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST; 825 FEET NORTH AS MEASURED ALONG THE WEST LINE OF SAID SW1/4SE1/4 SECTION 4 FROM THE SOUTH QUARTER CORNER OF SAID SECTION 4, THENCE NORTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 587.27 FEET TO A POINT IN A LINE PARALLEL WITH AND 277 FEET EAST AT RIGHT ANGLES FROM THE WEST LINE OF SAID SW1/4SE1/4 SECTION 4, 987 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SW1/4SE1/4 SECTION 4, TO A POINT 1169 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4, THENCE EAST 90 FEET TO A POINT 116 FEET WESTERLY AT RIGHT ANGLES FROM CENTERLINE OF MAIN TRACT OF THE C.B.&Q.R.R., THENCE SOUTHEASTERLY PARALLEL WITH AND 116 FEET WESTERLY AT RIGHT ANGLES FROM CENTERLINE OF SAID MAIN TRACT 640 FEET, MORE OR LESS, TO A POINT 150 FEET NORTHERLY AS MEASURED ON A CONTINUATION OF THIS COURSE FROM ITS INTERSECTION WITH THE CENTERLINE OF BRANCH LINE MAIN TRACT OF THE C.B.&Q.R.R., THENCE WESTERLY AT RIGHT ANGLES TO THE CENTERLINE OF MAIN TRACT 36 FEET, MORE OR LESS, TO A POINT 50 FEET NORTHEASTERLY AS MEASURED RADIALLY FROM CENTERLINE OF SAID BRANCH MAIN TRACT, THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1005.37 FEET AND PARALLEL WITH AND 50 FEET DISTANT NORTHEASTERLY AS MEASURED RADIALLY FROM THE CENTERLINE OF SAID BRANCH LINE MAIN TRACT TO THE WEST LINE OF SAID SW1/4SE1/4 SECTION 4, THENCE NORTH ON THE WEST LINE OF SAID SW1/4SE1/4 SECTION 4, TO POINT OF BEGINNING. CONTAINING 2.59 ACRES, MORE OF LESS; AND

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE SW1/4SE1/4 SECTION 4, TOWNSHIP 4 NORTH, RANGE TEN (10) WEST, 542 FEET NORTH AS MEASURED ALONG SAID WEST LINE OF THE SW1/4SE1/4 SECTION 4, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 4, THENCE NORTH IN SAID WEST LINE OF THE SW1/4SE1/4 SECTION 4 TO A POINT 50 FEET SOUTHWESTERLY AS MEASURED RADIALLY FROM CENTERLINE OF BRANCH LINE OF MAIN TRACT OF C.B.&Q.R.R, THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 905.37 FEET PARALLEL WITH AND 50 FEET DISTANT SOUTHWESTERLY AS MEASURED RADIALLY FROM CENTERLINE OF SAID BRANCH LINE MAIN TRACT TO A POINT IN A LINE PARALLEL WITH AND 277 FEET EAST AS MEASURED AT RIGHT ANGLES FROM SAID WEST LINE OF THE SW1/4SE1/4 SECTION 4, THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT 350 FEET EAST AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID SW1/4SE1/4 SECTION 4, AND 390 FEET NORTH AS MEASURED ON A LINE PARALLEL WITH SAID WEST LINE OF SW1/4SE1/4 SECTION 4 FROM THE SOUTH LINE OF SAID SECTION 4, THENCE WEST AT RIGHT ANGLES TO THE WEST LINE OF THE SW1/4SE1/4 SECTION 4, 10 FEET, THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 665.57 FEET TO A POINT IN A LINE PARALLEL WITH AND 277 FEET EAST AT RIGHT ANGLES FROM THE WEST LINE OF SAID SW1/4SE1/4 SECTION 4, 459 FEET NORTH AS MEASURED ON SAID LINE FROM THE SOUTH LINE OF SAID SECTION 4, THENCE SOUTH ON SAID LINE PARALLEL WITH THE WEST LINE OF SAID SW1/4SE1/4 SECTION 4, 42 FEET, THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 667 FEET TO THE POINT OF BEGINNING. CONTAINING 0.73 ACRES, MORE OR LESS, EXCEPT LOTS TWENTY-

TWO, TWENTY-THREE (23), TWENTY-FOUR (24), AND TWENTY-FIVE (25), BARRETT'S ADDITION TO BLUE HILL, NEBRASKA, ALL IN WEBSTER COUNTY, NEBRASKA.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances; that grantors have good right and lawful authority to convey the same; and that the grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed: May 20, 2019

Brian K Kort

BRIAN K. KORT, CO-SUCCESSOR TRUSTEE OF THE KEITH and SHIRLEY KORT FAMILY TRUST, Grantor

Kristi A Kort

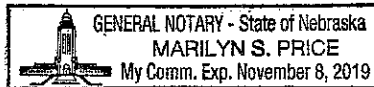
KRISTI A. ALLEN, CO-SUCCESSOR TRUSTEE OF THE KEITH and SHIRLEY KORT FAMILY TRUST, Grantor

STATE OF NEBRASKA)
)SS.
COUNTY OF Hall)

Before me, a notary public qualified for said county, personally came **BRIAN K. KORT, CO-SUCCESSOR TRUSTEE OF THE KEITH and SHIRLEY KORT FAMILY TRUST**, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on May 20, 2019

Marilyn S. Price
Notary Public



STATE OF NEBRASKA)
)SS.
COUNTY OF Hall)

Before me, a notary public qualified for said county, personally came **KRISTI A. ALLEN, CO-SUCCESSOR TRUSTEE OF THE KEITH and SHIRLEY KORT FAMILY TRUST**, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on May 20, 2019

Marilyn S. Price
Notary Public

