

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1354	6/3/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000113300		132		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		022	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,095		21,785		22,880		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1913	Construction Date :
Floor:		Floor Sq. Ft. : 936	Floor Sq. Ft. :
Building Cost New:		Cost : 84,325	Cost :
Single Family Style: 104		Residential Condition: 20	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 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: 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 - BETWEEN PARENT & CHILD

Comments from **Comments:**

(Continue on back)

Real Estate Transfer Statement

132

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. <u>06</u> Day <u>03</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>06</u> Day <u>03</u> Yr. <u>2019</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Delma J. Howk Street or Other Mailing Address 4653 Colfax Ave S City Minneapolis State MN Zip Code 55419 Phone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Taunya Tamppari & Kevin Meyers Street or Other Mailing Address 4653 Colfax Ave S City Minneapolis State MN Zip Code 55419 Phone Number (206) 313-4896 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 checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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
141 N Cedar St
Red Cloud, NE 68970

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

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

20 Legal Description
Lots One (1), Two (2), Three (3) and the North Half (N1/2) of Lot Four (4), Block Twenty-three (23), 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	\$ 12,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 12,500.00

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

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

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

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title

6-3-19
 Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>6</u> Day <u>3</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>29.25</u>	28 Recording Data BK 2019, Pg 1354
--	---	--

For Dept. Use Only

BK 2019, pg 1354

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 June A.D., 20 19, at 11:48
o'clock A.M. Recorded in Book 2019
on Page 1354
Louise Patch County Clerk
10.00 as Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>6-3-19</u>
\$ <u>29.25</u>	By <u>as</u>

WARRANTY DEED

Delma I. Howk, a single person, GRANTOR, in consideration of TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$12,500.00) receipt of which is hereby acknowledged, convey to Taunya Tamppari and Kevin Meyers, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and the North Half (N½) of Lot Four (4), Block Twenty-three (23), Original Town of Red Cloud;

together with the insurance claim for hail damage currently pending completion of the work, which I hereby assign to Grantees.

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 June 3, 2019.

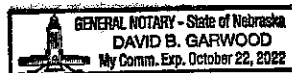
Delma I. Howk

Delma I. Howk

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 3, 2019, by Delma I. Howk, a single person.

Comm. expires 10-22-2022



David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1356	5/22/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000103400		133		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		004	0210		
Land		Improvements		Total		Date of Sale Property Classification Code								
500		16,080		16,580		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 2,800						
Building Cost New:				Cost :				Cost : 129,585						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 471 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 20				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD - COURT DECREE WITH EX-SPOUSE														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

133

• 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. 5 Day 22 Yr. 2019		4 Date of Deed Mo. 5 Day 22 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kathryn E. Lockhart Street or Other Mailing Address 342 W 3rd Avenue City Red Cloud State NE Zip Code 68970 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Craig Lockhart Street or Other Mailing Address 426 N Elm City Red Cloud State NE Zip Code 68970 Phone Number			
Email Address n/a				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 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"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Distribution <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other
----------------	--	--	---	--	---	--------------------------------

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

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

Yes No

Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other

Brothers and Sisters Grandparents and Grandchild Spouse

Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property? \$10,640	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property 402 N Webster	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description
Lot Twelve (12), Block Four (4), 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	\$	
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

Print or Type Name of Grantee or Authorized Representative: Bridget Daehling Phone Number: 402-746-2242

Signature of Grantee or Authorized Representative: Bridget Daehling Title: Real Estate Broker Date: 10-3-19

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 3 Yr. 19	27 Value of Stamp or Exempt Number \$ Exempt 5a	28 Recording Data BK2019, Pg 1356

BK 2019, pg 1356

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 June A.D., 2019, at 3:08 o'clock P.M. Recorded in Book 2019 on Page 1356
Rouise Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-3-19
\$ Exempt SA By ds

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

QUITCLAIM DEED

Kathryn E. Lockhart, a single person, Grantor, in consideration of Decree in Case No. CI 14-6 in the District Court of Webster County, Nebraska, conveys to Grantee, Craig Lockhart, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Twelve (12), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska

Executed May 22, 2019.

Kathryn E. Lockhart
Kathryn E. Lockhart

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May 22, 2019 by Kathryn E. Lockhart, a single person.

GENERAL NOTARY - State of Nebraska
STACY PASSER
My Comm. Exp. April 14, 2022

Stacy Passer
Notary Public

Real Estate Transfer Statement

134

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. 06 Day 03 Yr. 2019		4 Date of Deed Mo. 05 Day 21 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Craig Lockhart Street or Other Mailing Address 426 N Elm City Red Cloud State NE Zip Code 68970 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dennis Hansen and Sally Hansen Street or Other Mailing Address 875 Road K City Red Cloud State NE Zip Code 68970 Phone Number			
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 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"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other
--	---	---	---	---	--	--------------------------------

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$40,000

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

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

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

18 Address of Property
402 and 406 N Webster
Red Cloud, Nebraska

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
Lot Twelve (12), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska; and Lot Eleven (11), Block Four (4), 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	\$	40,000.00
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	\$	40,000.00

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

Dennis Hansen
Print or Type Name of Grantee or Authorized Representative

Dennis Hansen
Signature of Grantee or Authorized Representative

Grantee

Phone Number
5/ /2019

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 06 Day 03 Yr. 19	27 Value of Stamp or Exempt Number \$ 90.00	28 Recording Data BK2019, Pg 1357

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	1358	6/3/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000166700		135		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		008	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
835		75,205		76,040		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 : 1927				Construction Date :						
Floor:				Floor Sq. Ft. : 1,325				Floor Sq. Ft. :						
Building Cost New:				Cost : 142,020				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 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														
Comments from						Comments:								
(Continue on back)														

135

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. 6 Day 03 Yr. 2019		4 Date of Deed Mo. 6 Day 3 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marianne Reynolds Street or Other Mailing Address 2036 E 1st St City Fremont State NE Zip Code 68025				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nicole Elaine Billinger Street or Other Mailing Address 125 N Cherry St City Red Cloud State NE Zip Code 68970			
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

<input type="checkbox"/> 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? (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 trustee 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?
\$60,000

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

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

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

18 Address of Property
125 N Cherry St
Red Cloud, NE 68790

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
Lots Five (5), Six (6) and the North Sixteen and two-thirds feet (N16 2/3') of Lot Seven (7), Block Eight (8), Platt' s First Addition to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	60,000.00
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	\$	60,000.00

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.

Nicole Elaine Billinger
Print or Type Name of Grantee or Authorized Representative

720-471-8672
Phone Number

Nicole Elaine Billinger
Signature of Grantee or Authorized Representative

Grantee
Title

6-3-19
Date

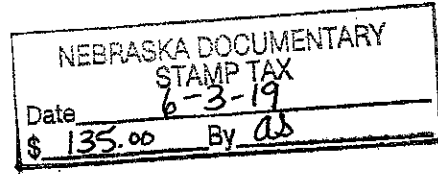
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 3 Yr. 19	27 Value of Stamp or Exempt Number \$ 135.00	28 Recording Data BK 2019, Pg 1358

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

BK 2019, pg 1358

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 June A.D., 2019, at 3:19 o'clock P.M. Recorded in Book 2019 on Page 1358
Louise Patoch County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Marianne Reynolds, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Nicole Elaine Billinger, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6) and the North Sixteen and two-thirds feet (N16 2/3') of Lot Seven (7), Block Eight (8), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska

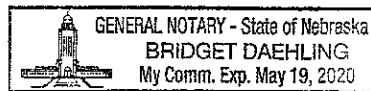
Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor:

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

Executed June 3, 2019.

Marianne Reynolds
Marianne Reynolds

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)



The foregoing instrument was acknowledged before me on June 3, 2019 by Marianne Reynolds, a single person.

Bridget Daebling
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1359	5/7/2019	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002505200		136		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	3	2	00000	1	000	3220		
Land		Improvements		Total		Date of Sale Property Classification Code								
353,355				353,355		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							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D	123.000		287,205			Accretion							
	2D1						Waste							
	2D						Other							
	3D1					AG LAND TOTAL				158.000		353,355		
	3D						Roads			4.000				
	4D1	6.000		11,340			Farm Sites							
	4D	29.000		54,810			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 WD - BETWEEN PARENTS & CHILD 1/3 INTEREST EACH	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

136

• 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. 5 Day 7 Yr. 2019	4 Date of Deed Mo. 5 Day 7 Yr. 201
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved <input 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"/> 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"/> 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"/> Gift	<input type="checkbox"/> Life Estate	<input 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 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?
\$288,500

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

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

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

18 Address of Property
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Richard A. Eckhardt
51 Lockeland Ave.
Arlington, MA 02476

18a No address assigned 18b Vacant land

20 Legal Description
An undivided one-half interest in and to the Northwest Quarter (NW1/4) of Section Three (3), Township Four (4) North, Range Twelve (12) West of the 6th P.M., of Webster County, Nebraska

21 If agricultural, list total number of acres _____ 162 _____

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 _____ 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.

Michael E. Sullivan
Print or Type Name of Grantee or Authorized Representative

Michael E. Sullivan
Signature of Grantee or Authorized Representative

Attorney

(402) 462-2119
Phone Number

05/31/2019
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 5 Yr. 19	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK2019, Pg 1359

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name (Seller)

Richard F. Eckhardt, Trustee of the Raymond F. Eckhardt Bypass Trust

Street or other Mailing Address

51 Lockeland Ave.

<u>City</u>	<u>State</u>	<u>Zip Code</u>
-------------	--------------	-----------------

Arlington	MA	02476
-----------	----	-------

Phone Number

781-439-8567

Email Address

richard@eckon.net

6. Grantee's Name (Buyer)

Richard F. Eckhardt

Street or other Mailing Address

51 Lockeland Ave.

<u>City</u>	<u>State</u>	<u>Zip Code</u>
-------------	--------------	-----------------

Arlington	MA	02476
-----------	----	-------

Phone Number

781-439-8567

Email Address

richard@eckon.net

Ray Larry Eckhardt

Street or other Mailing Address

10552 Glenfair

<u>City</u>	<u>State</u>	<u>Zip Code</u>
-------------	--------------	-----------------

Elmonte	CA	91731
---------	----	-------

Phone Number

626-315-7959

Email Address

rayleft@yahoo.com

Galen R. Eckhardt

Street or other Mailing Address

Box 68

<u>City</u>	<u>State</u>	<u>Zip Code</u>
-------------	--------------	-----------------

Hildreth	NE	68947
----------	----	-------

Phone Number

308-830-1542

Email Address

eckgalen@yahoo.com

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

20. Legal Description

An undivided one-half interest in and to the Northwest Quarter (NW1/4) of .
Section Three (3), Township Four (4) North, Range Twelve (12) West of
the 6th P.M., of Webster County, Nebraska

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1360	5/7/2019	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002505200	137	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	3	2	00000	1	000	3220
Land	Improvements	Total		Date of Sale Property Classification Code								
353,355		353,355		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								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	123.000	287,205		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL		158.000	353,355					
3D				Roads		4.000						
4D1	6.000	11,340		Farm Sites								
4D	29.000	54,810		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 WD - BETWEEN PARENTS & CHILD 1/3 INTEREST EACH	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

137

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. 5 Day 7 Yr. 2019		Mo. 5 Day 7 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	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

(A) Status	(B) Property Type				(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<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			

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 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?
\$288,500

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

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

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

18 Address of Property
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Richard A. Eckhardt
51 Lockeland Ave.
Arlington, MA 02476

18a No address assigned 18b Vacant land

20 Legal Description
An undivided one-half interest in and to the Northwest Quarter (NW1/4) of Section Three (3), Township Four (4) North, Range Twelve (12) West of the 6th P.M., of Webster County, Nebraska

21 If agricultural, list total number of acres 162

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

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

Michael E. Sullivan
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Phone Number (402) 462-2119

Date 05/31/2019

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. 6 Day 5 Yr. 19	\$ Exempt # 20	BK 2019, Pg 1360	

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name (Seller)

Richard F. Eckhardt, Trustee of the Rachel A. Eckhardt Survivor's Trust

Street or other Mailing Address

51 Lockeland Ave.

<u>City</u>	<u>State</u>	<u>Zip Code</u>
-------------	--------------	-----------------

Arlington	MA	02476
-----------	----	-------

Phone Number

781-439-8567

Email Address

richard@eckon.net

6. Grantee's Name (Buyer)

Richard F. Eckhardt

Street or other Mailing Address

51 Lockeland Ave.

<u>City</u>	<u>State</u>	<u>Zip Code</u>
-------------	--------------	-----------------

Arlington	MA	02476
-----------	----	-------

Phone Number

781-439-8567

Email Address

richard@eckon.net

Ray Larry Eckhardt

Street or other Mailing Address

10552 Glenfair

<u>City</u>	<u>State</u>	<u>Zip Code</u>
-------------	--------------	-----------------

Elmonte	CA	91731
---------	----	-------

Phone Number

626-315-7959

Email Address

rayleft@yahoo.com

Galen R. Eckhardt

Street or other Mailing Address

Box 68

<u>City</u>	<u>State</u>	<u>Zip Code</u>
-------------	--------------	-----------------

Hildreth	NE	68947
----------	----	-------

Phone Number

308-830-1542

Email Address

eckgalen@yahoo.com

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

20. Legal Description

An undivided one-half interest in and to the Northwest Quarter (NW1/4) of Section Three (3), Township Four (4) North, Range Twelve (12) West of the 6th P.M., of Webster County, Nebraska

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2019	1363	6/6/2019	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002303700		138	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4369	2	12	23	3	00000	1	000	2050
Land	Improvements		Total		Date of Sale Property Classification Code								
212,940			212,940		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	24.000			32,760			
	3A1					3G1							
	3A					3G							
	4A1					4G1	27.000			36,855			
	4A					4G	105.000			143,325			
DRYLAND 1D1					Shelterbelt/Timber								
	1D				Accretion								
	2D1				Waste								
	2D				Other								
	3D1				AG LAND TOTAL		156.000			212,940			
	3D				Roads		4.000						
	4D1				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:		
JTWD; ALSO INCLUDES PARCEL 23037.01		
Comments from		Comments:

(Continue on back)

Real Estate Transfer Statement

138

• 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. 6 Day 6 Yr. 2019	4 Date of Deed Mo. 6 Day 4 Yr. 2019
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Crystal D. Laird Street or Other Mailing Address 324 Powars City Swink State CO Zip Code 81077-0574 Phone Number (719) 469-7953 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lukas Rupprecht and Hannah Rupprecht Street or Other Mailing Address 688 Road P City Bladen State NE Zip Code 68928 Phone Number (573) 355-6778 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$232,000

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

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 160+-

22 Total purchase price, including any liabilities assumed	\$	232,000.00
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)	\$	232,000.00

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

Lukas Rupprecht
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Grantee

(573) 469-7953
Phone Number

6/10/2019
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 6 Yr. 19	27 Value of Stamp or Exempt Number \$ 522.00	28 Recording Data BK2019, Pg 1363

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a parcel of land located in said Southwest Quarter, described as follows: Referring to the Southeast corner of said Southwest Quarter; thence N89°37'36"W (assumed bearing) on the South line of said Southwest Quarter, a distance of 856.58 feet to the point of beginning; thence continuing N89°37'36"W on said South line, a distance of 466.69 feet; thence N00°22'24"E, perpendicular to said South line, a distance of 466.69 feet; thence S89°37'36"E, parallel with said South line, a distance of 466.69 feet; thence S00°22'24"W, perpendicular to said South line, a distance of 466.69 feet to the point of beginning, subject to county road right of way: AND

A parcel of land located in the Southwest Quarter of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, being described as follows:

Referring to the Southeast corner of the Southwest Quarter of Section 23; thence N89°37'36"W (assumed bearing) on the South line of said Southwest Quarter, a distance of 856.58 feet to the point of beginning; thence continuing N89°37'36"W on said South line, a distance of 466.69 feet; thence N00°22'24"E, perpendicular to said South line, a distance of 466.69 feet; thence S89°37'36"E, parallel with said South line, a distance of 466.69 feet; thence S00°22'24"W, perpendicular to said South line, a distance of 466.69 feet to the point of beginning, subject to county road right of way.

BK 2019, Pg 1363

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 June A.D., 20 19, at 2:41
o'clock P.M. Recorded in Book 2019
on Page 1363-1364
Rouise Retach County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-6-19
\$ 522.00 By AD

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

JOINT TENANCY WARRANTY DEED

Crystol D. Laird, a married person and resident of Colorado, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Lukas Rupprecht and Hannah Rupprecht, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¼) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a parcel of land located in said Southwest Quarter, described as follows: Referring to the Southeast corner of said Southwest Quarter; thence N89°37'36"W (assumed bearing) on the South line of said Southwest Quarter, a distance of 856.58 feet to the point of beginning; thence continuing N89°37'36"W on said South line, a distance of 466.69 feet; thence N00°22'24"E, perpendicular to said South line, a distance of 466.69 feet; thence S89°37'36"E, parallel with said South line, a distance of 466.69 feet; thence S00°22'24"W, perpendicular to said South line, a distance of 466.69 feet to the point of beginning, subject to county road right of way: AND

A parcel of land located in the Southwest Quarter of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, being described as follows: Referring to the Southeast corner of the Southwest Quarter of Section 23; thence N89°37'36"W (assumed bearing) on the South line of said Southwest Quarter, a distance of 856.58 feet to the point of beginning; thence continuing N89°37'36"W on said South line, a distance of 466.69 feet; thence N00°22'24"E, perpendicular to said South line, a distance of 466.69 feet; thence S89°37'36"E, parallel with said South line, a distance of 466.69 feet; thence S00°22'24"W, perpendicular to said South line, a distance of 466.69 feet to the point of beginning, subject to county road right of way

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

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

Executed 04 June, 2019.

Crystol D. Laird
Crystol D. Laird

STATE OF COLORADO)
COUNTY OF OTERO) ss.

The foregoing instrument was acknowledged before me on June 4, 2019 by Crystol D. Laird, a married person and resident of Colorado.

LISA A PANTOYA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974017451
MY COMMISSION EXPIRES 10/03/2021

Lisa A. Pantoya
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1381	6/6/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000167200	139	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		009	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,250	300	1,550		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
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:	
WD - TRANSFER TO LLC	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

139

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. <u>06</u> Day <u>6</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>06</u> Day <u>6</u> Yr. <u>2019</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Todd & Lisa Mahin Street or Other Mailing Address 105 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (402) 718-6193 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) ToLi Mah, LLC Street or Other Mailing Address 105 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (402) 718-6193 Email Address	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> 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 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
**106 N Cherry St
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

Print or Type Name of Grantee or Authorized Representative: **Kory J. McCracken** (402) 746-3613
 Signature of Grantee or Authorized Representative: *[Signature]* Attorney Phone Number
 Title: _____ Date: **6/7/19**

Register of Deed's Use Only		For Dep't. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>7</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK 2019, Pg 1381

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Nine (9), Platt's First Addition to Red Cloud, Nebraska

BK 2019, Pg 1381

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 7 day of June A.D., 2019, at 2:56 o'clock P.M. Recorded in Book 2019 on Page 1381
Rouise Petach County Clerk
10-05 AS Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-7-19
\$ Exempt \$0 By AS

WARRANTY DEED


Todd Mahin and Lisa Mahin, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to ToLi Mah, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Nine (9), Platt's First Addition to Red Cloud, Nebraska.


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

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

Executed June 6, 2019.



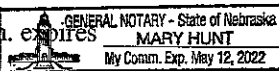
Todd A. Mahin

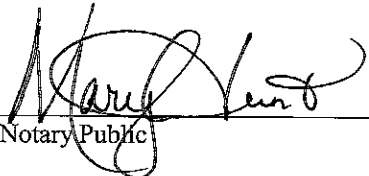


Lisa M. Mahin

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 6, 2019, by Todd A. Mahin and Lisa M. Mahin, husband and wife.

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



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1393	5/31/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001402000	140	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	4	0	00000	1	000	3685
Land	Improvements	Total		Date of Sale Property Classification Code								
1,987,805	6,595	1,994,400		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	119.910	533,000		GRASSLAND 1G1	43.020	58,725						
1A				1G	18.150	21,720						
2A1	26.400	117,350		2G1	4.100	5,595						
2A	120.700	521,420		2G	50.180	67,465						
3A1	21.200	91,265		3G1	23.270	31,230						
3A				3G	0.710	130						
4A1	29.300	125,115		4G1	18.000	24,570						
4A	0.830	3,545		4G	43.010	39,025						
DRYLAND 1D1	50.780	118,575		Shelterbelt/Timber								
1D	3.740	8,735		Accretion	20.020							
2D1	1.500	3,160		Waste	81.380	14,650						
2D	52.450	102,800		Other								
3D1	4.230	8,290		AG LAND TOTAL		776.760	1,980,090					
3D	11.250	22,050		Roads	4.840							
4D1	2.000	3,780		Farm Sites	2.000	7,715						
4D	30.630	57,895		Home Sites								
				Recreation								
				Other								
Dwellings			6,595	Non-AG TOTAL		6.840	7,715					
Outbuildings												

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD - BETWEEN PARENT & CHILD ALSO INCLUDES, 14021, 14031, 14039, 14044	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

140

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 31 Yr. 2019), 4 Date of Deed (Mo. 05 Day 31 Yr. 2019)

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.

(A) Status: Improved, Unimproved, IOLL; (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests; (C) Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange); 10 Type of Transfer: Distribution, Auction, Court Decree, Foreclosure, Easement, Exchange, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other

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? \$2,770,000; 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: Rural Webster County; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Susan E. Manthey, 6416 Lake Shadows Circle, Hixson, TN 37343; 18a No address assigned; 18b Vacant land

20 Legal Description: see attached

Table with 4 columns: Item Number, Description, Amount, Total. Includes items 22 (Total purchase price), 23 (Was non-real property included), 24 (Adjusted purchase price paid for real estate).

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.

Signature block for Mark A. Beck, Attorney, with fields for Print or Type Name, Signature, Title, Phone Number (402-463-4500), and Date (05/31/2019)

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 6 Day 10 Yr. 19), 27 Value of Stamp or Exempt Number (\$ Exempt # 20), 28 Recording Data (BK 2019, Pg 1393)

GRANTOR: Susan Ellen Manthey & David Doyle Welter, Successor Co-Trustees of the Faith Welter Trust U/T/A Dated December 16, 1999

Legal Description:

Lots Two (2) and Three (3), and Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section Four (4); Southeast Quarter (SE 1/4) and Government Lots 9 and 11 in Section Five (5); Lot Three (3) in the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section Six (6); the West Half of the Northeast Quarter (W 1/2 of NE 1/4) and Surveyor's Lot Two (2) in the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) and the West Half of the Northwest Quarter (W 1/2 of NW 1/4) of Section Eight (8); and the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section Nine (9); AND Government Lot Ten (10) and the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4) of Section Five (5); and the East half of the Northwest Quarter (E 1/2 of NW 1/4) of Section Eight, all in Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-10-19
\$ Exempt # 20 By AD

Prepared by and return to:
H. Diane Dixon, Attorney at Law.
2158 Northgate Park Lane, Suite 411
Chattanooga, TN 37415
(423) 710-3689

Mail tax bills to:
Susan Ellen Manthey
6416 Lake Shadows Circle
Hixson, TN 37343

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 June A.D., 20 19, at 12:50
o'clock P M. Recorded in Book 2019
on Page 1393-1395
Louise Petron County Clerk
22.00 AD Deputy
Ind Comp Assessor Carded

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SUSAN ELLEN MANTHEY AND DAVID DOYLE WELTER, SUCCESSOR CO-TRUSTEES OF THE FAITH WELTER TRUST U/T/A DATED DECEMBER 16, 1999 ("GRANTORS"), do hereby transfer and convey unto SUSAN ELLEN MANTHEY ("Grantee") the following described real estate (as defined in Neb. Rev. Stat. 76-201), to wit:

Lots Two (2) and Three (3), and Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section Four (4); Southeast Quarter (SE 1/4) and Government Lots 9 and 11 in Section Five (5); Lot Three (3) in the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section Six (6); the West Half of the Northeast Quarter (W 1/2 of NE 1/4) and Surveyor's Lot Two (2) in the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) and the West Half of the Northwest Quarter (W 1/2 of NW 1/4) of Section Eight (8); and the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section Nine (9); AND Government Lot Ten (10) and the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4) of Section Five (5); and the East half of the Northwest Quarter (E 1/2 of NW 1/4) of Section Eight, all in Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with GRANTEE that GRANTOR is lawfully seized of such real estate and that it is free from encumbrances, except easement, restrictions and covenants of record, if any; 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 claiming through GRANTORS.

IN WITNESS WHEREOF, the GRANTORS have caused this instrument to be executed on this 31st day of May, 2019.

GRANTORS:

Susan Ellen Manthey

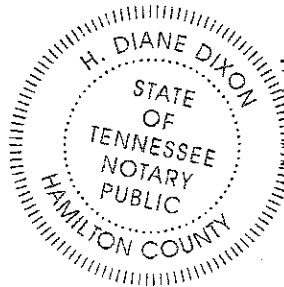
SUSAN ELLEN MANTHEY,
Successor Co- Trustee of the Faith Welter Trust
U/T/A dated December 16, 1999

STATE OF TENNESSEE

COUNTY OF HAMILTON

Personally appeared before me SUSAN ELLEN MANTHEY, as Successor Co-Trustee of the Faith Welter Trust dated December 16, 1999, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument as her free act and deed for the purpose therein contained.

WITNESS my hand and seal this 31st day of May, ^{2019.}~~2018.~~



H. Diane Dixon
Notary Public

My Commission Expires: 2/23/2021

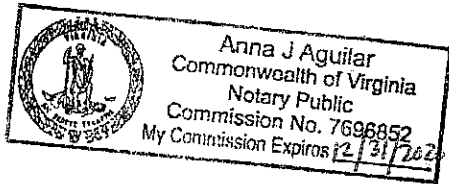
David Doyle Welter
DAVID DOYLE WELTER, Co-Trustee

STATE OF Virginia)
) ss.
COUNTY OF Fairfax)

Personally appeared before me, DAVID DOYLE WELTER, as Co-Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument as his free act and deed and for the purposes therein contained.

Witness my hand, at office this 27 day of September, 2018.

[Seal]



Anna J Aguilar
Notary Public
My commission expires: December 31, 2020

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1421	5/24/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000314800		141		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		006	7480		
Land		Improvements		Total		Date of Sale Property Classification Code								
635		4,275		4,910		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 260						
Building Cost New:				Cost :				Cost : 27,755						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 344 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 4						
(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 checked="" 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: 15		Condition: 20				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input checked="" type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

141

• 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 24 Yr. 2019	Mo. 05 Day 24 Yr. 2019

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Jeremy J. Meyer		Grantee's Name (Buyer) Threefold Cord Holdings LLC	
Street or Other Mailing Address 611 Dockside Cove		Street or Other Mailing Address PO Box 203	
City Hastings	State NE	City Blue Hill	State NE
Zip Code 68901		Zip Code 68930	
Phone Number (402) 469-8198	Phone Number (402) 984-4020	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address jeremy@meyeragents.com	Email Address mattyjluke@gmail.com		

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input 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"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other
----------------	--	---	---	---	---	--	--------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
---	---------------------	--	--	---	--	---	---

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

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

14 What is the current market value of the real property? \$2,865	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 417 W Gage St	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description
The West 20' of the North 43' of Lot 7 Block 6 Rohrs Addition to Blue Hill

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	2,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	2,500.00

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

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

sign here	Matthew J. Lukasiwicz	(402) 984-4020
	Signature of Grantee or Authorized Representative	Phone Number
	Grantee	6-11-19
	Title	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 06 Day 12 Yr. 19	27 Value of Stamp or Exempt Number \$ 6.75	28 Recording Data BK 2019, Pg 1421

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1433	5/31/2019	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001012300	142	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	30	0	00000	1	000	0775
Land	Improvements	Total		Date of Sale Property Classification Code								
546,390	200	546,590		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								
1A				1G	61.340	83,725						
2A1				2G1	8.710	11,890						
2A				2G	27.950	38,150						
3A1				3G1	8.000	10,920						
3A				3G	89.200	121,760						
4A1				4G1	10.880	14,855						
4A				4G	187.730	256,255						
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	17.060	3,070						
2D				Other								
3D1				AG LAND TOTAL	410.870	540,625						
3D				Roads	9.270							
4D1				Farm Sites	1.000	5,765						
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		200		Non-AG TOTAL	10.270	5,765						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD; BETWEEN GRANDPARENTS AND GRANDCHILD; INCLUDES ID#10126	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

142

• 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>31</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>05</u> Day <u>31</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joe D. Thrasher, Ttee-Karen S. White Trust/John B. White Tr Street or Other Mailing Address Gilpin Givhan, PC - 2660 Eastchase Lane, Suite 300 City Montgomery State AL Zip Code 36117 Phone Number (334) 244-1111 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard Andrew Payne, PR - Est of Jonathon Richard Payne Street or Other Mailing Address 322 Chappel Rd City Dawsonville State GA Zip Code 30534 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input 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 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 checked="" 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?
\$394,000

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
**Rural Property
Webster County, NE**

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
see attached

21 If agricultural, list total number of acres _____.

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

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

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

David B. Garwood
Signature of Grantee or Authorized Representative

Title

Attorney

(402) 746-3613
Phone Number

6-14-19
Date

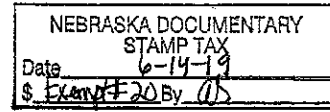
Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>6</u> Day <u>14</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK 2019, Pg 1433	For Dept. Use Only
---	---	--	--------------------

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

An undivided one-half interest in: The Northwest Quarter (NW $\frac{1}{4}$), North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$), and a tract of land in the Southwest Quarter (SW $\frac{1}{4}$) described as follows: commencing at the Southwest corner of the NW $\frac{1}{4}$; thence East 115 rods, thence South 22.5 rods, thence West 20 rods, thence South 20 rods, thence West 55 rods, thence North 20 rods, thence West 40 rods, thence North 22.5 rods to the place of beginning, ALL in Section Thirty (30), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND an undivided one-half interest in: The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-one (31), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of June A.D., 2019, at 2:13 o'clock PM, Recorded in Book 2019 on Page 1433-4131
Anise Petach County Clerk
31.00 Deputy
Ind _____ Comp _____ Assessor _____ Carded _____



TRUSTEE'S WARRANTY DEED

Joe D. Thrasher, Trustee of the Karen S. White Trust and Trustee of the John B. White Trust, GRANTOR, pursuant to appointment by the Circuit Court of Montgomery County Alabama, in Case No. CV-2017-000494.00 and CV-2017-000493.00, as shown in the copies of the orders of the Court hereto attached, and in consideration of ONE AND NO/100 DOLLARS (\$1.00) and distribution to the beneficiary of said trusts, conveys to Richard Andrew Payne, Personal Representative of the Estate of Johnathon Richard Payne, Deceased, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in: The Northwest Quarter (NW¼), North Half of the Northeast Quarter (N½NE¼), and a tract of land in the Southwest Quarter (SW¼) described as follows: commencing at the Southwest corner of the NW¼; thence East 115 rods, thence South 22.5 rods, thence West 20 rods, thence South 20 rods, thence West 55 rods, thence North 20 rods, thence West 40 rods, thence North 22.5 rods to the place of beginning, ALL in Section Thirty (30), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND an undivided one-half interest in: The Northwest Quarter (NW¼) of Section Thirty-one (31), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

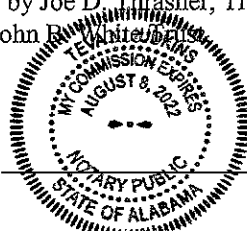
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will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

Executed May 31st, 2019

[Signature]
Joe D. Thrasher, Trustee

STATE OF Alabama, COUNTY OF Montgomery) ss.

The foregoing instrument was acknowledged before me on May 31, 2019, by Joe D. Thrasher, Trustee of the Karen S. White Trust and Trustee of the John B. White Trust



Comm. expires _____
Dava N. Jenkins
Notary Public

BK2019, Pg 1434



ELECTRONICALLY FILED
11/13/2017 8:45 AM
03-CV-2017-000494.00
CIRCUIT COURT OF
MONTGOMERY COUNTY, ALABAMA
TIFFANY B. MCCORD, CLERK

IN THE CIRCUIT COURT OF MONTGOMERY COUNTY, ALABAMA

KAREN S WHITE TRUST,
Plaintiff,

V.

Defendant.

)
)
)
)
)
)

Case No.: CV-2017-000494.00

PROPOSED ORDER

THIS MATTER is before the Court on the Motion to Appoint Successor Trustee filed by the Petitioner, Johnathon R. Payne, as sole beneficiary of the Karen S. White Trust, by and through his counsel. The Court has reviewed the Motion, the Kathleen Wickman Living Trust created under agreement dated September 15, 2000, as amended, the letter removing Citicorp Trust Bank, FSB as Successor Co-Trustee of the Living Trust, the Consent to Appointment of Successor Trustee by Johnathon R. Payne, and the Acceptance of the Trust by Joe D. Thrasher.

The Court finds that there is not person designated in the terms of the trust to act as successor trustee. Therefore, pursuant to Code of Alabama § 19-3B-704, and all other applicable law the Court finds, that Petitioner Johnathon R. Payne is the only adult qualified beneficiary and/or entity under the Karen S. White Trust. As such, the Court finds his nomination of Joe D. Thrasher to be a unanimous agreement under Code of Alabama § 19-3B-704(c)(2). As such, the Court finds and declares that Joe D. Thrasher is hereby appointed successor Trustee of the Karen S. White Trust, effective immediately.

WHEREFORE, it is hereby ORDERED, ADJUDGED, and DECREED that the

BK2019, Pg 1435

Motion to Appoint Successor Trustee is GRANTED.

DONE this 8th day of November, 2017.

/s/ JAMES H ANDERSON
CIRCUIT JUDGE

BK 2019, Pg 1436



ELECTRONICALLY FILED
6/28/2018 2:24 PM
03-CV-2017-000493.00
CIRCUIT COURT OF
MONTGOMERY COUNTY, ALABAMA
TIFFANY B. MCCORD, CLERK

IN THE CIRCUIT COURT OF MONTGOMERY COUNTY, ALABAMA

JOHN B WHITE TRUST,
Plaintiff,

V.

Defendant.

)
)
)
)
)
)

Case No.: CV-2017-000493.00

ejection

THIS MATTER is before the Court on the Motion to Appoint Successor Trustee filed by the Petitioner, Johnathon R. Payne, by and through his counsel. The Court has reviewed the Motion; the Kathleen Wickman Living Trust created under agreement dated September 15, 2000, as amended, the letter removing Citicorp Trust Bank, FSB as Successor Co-Trustee of the Living Trust, the Consent to Appointment of Successor Trustee by Johnathon R. Payne, and the Acceptance of the Trust by Joe D. Thrasher.

The Court finds that there is no person designated in the terms of the trust to act as successor trustee. Therefore, pursuant to Code of Alabama §19-3B-704, and all other applicable law, that Petitioner Johnathon R. Payne was, at the time of the Petition, an adult qualified beneficiary and/or entity under the John B. White Trust; and there has been no objection to such appointment. As such, his nomination of Joe D. Thrasher is deemed to be a unanimous agreement under Code of Alabama §19-3B-704(c)(2). As such, the Court finds and declares that Joe D. Thrasher is hereby appointed successor Trustee of the John B. White Trust, effective immediately.

WHEREFORE, it is hereby ORDERED, ADJUDGED, and DECREED that the Motion to Appoint Successor Trustee is GRANTED.

BK2019, Pg 1437

DONE this 28th day of June, 2018.

/s/ TRUMAN M HOBBS
CIRCUIT JUDGE

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	1438	6/4/2019	Base: 65-0011	Affiliated:			Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001012300	143	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	30	0	00000	1	000	0775
Land	Improvements	Total		Date of Sale Property Classification Code								
546,390	200	546,590		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							
	1A				1G	61.340				83,725		
	2A1				2G1	8.710				11,890		
	2A				2G	27.950				38,150		
	3A1				3G1	8.000				10,920		
	3A				3G	89.200				121,760		
	4A1				4G1	10.880				14,855		
	4A				4G	187.730				256,255		
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste			17.060			3,070		
	2D			Other								
	3D1			AG LAND TOTAL			410.870			540,625		
	3D			Roads			9.270					
	4D1			Farm Sites			1.000			5,765		
	4D			Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings		200	Non-AG TOTAL			10.270			5,765		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED BY PR; BETWEEN PARENTS & CHILD; INCLUDES #10126	
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.

143

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. 06 Day 04 Yr. 2019 4 Date of Deed Mo. 06 Day 04 Yr. 2019

5 Grantor's Name, Address, and Telephone (Please Print) Richard Andrew Payne, PR - Est of Jonathon Richard Payne 6 Grantee's Name, Address, and Telephone (Please Print) Richard Andrew Payne

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

8 Type of Deed Conservator, Distribution, Land Contract/Memo, Partition, Sheriff, Other

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death

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? Yes, check the appropriate box.

14 What is the current market value of the real property? \$394,000 15 Was the mortgage assumed? No

16 Does this conveyance divide a current parcel of land? No 17 Was transfer through a real estate agent or a title company? No

18 Address of Property Rural Property Webster County, NE 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

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 0.00. Row 23: Was non-real property included in the purchase? No \$ 0.00. Row 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 David B. Garwood Attorney (402) 746-3613 Phone Number 6-14-19 Date

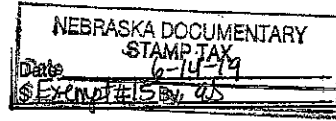
Register of Deed's Use Only

26 Date Deed Recorded Mo. 6 Day 14 Yr. 19 27 Value of Stamp or Exempt Number \$ Exempt # 15 28 Recording Data BK 2019, Pg 1438

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

BK2019, Pg 1438

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of June A.D., 2019, at 2:17 o'clock PM. Recorded in Book 2019 on Page 1438
Robin Petzel County Clerk
AS Deputy
Ind. Comp. Assessor Carded



**DEED OF DISTRIBUTION BY
PERSONAL REPRESENTATIVE**

Richard Andrew Payne, Personal Representative of the Estate of Johnathon Richard Payne, Deceased, pursuant to Proof of Authority filed in the County Court of Webster County, Nebraska, Case No. PR 19-17, GRANTOR, conveys and releases to Richard Andrew Payne, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in: The Northwest Quarter (NW¼), North Half of the Northeast Quarter (N½NE¼), and a tract of land in the Southwest Quarter (SW¼) described as follows: commencing at the Southwest corner of the NW¼; thence East 115 rods, thence South 22.5 rods, thence West 20 rods, thence South 20 rods, thence West 55 rods, thence North 20 rods, thence West 40 rods, thence North 22.5 rods to the place of beginning, ALL in Section Thirty (30), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND an undivided one-half interest in: The Northwest Quarter (NW¼) of Section Thirty-one (31), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distributon 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 4th June, 2019.

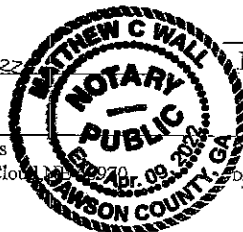
ESTATE OF JOHNATHON RICHARD PAYNE, DECEASED.

BY: Richard Andrew Payne
Richard Andrew Payne, Personal Representative

STATE OF Georgia, COUNTY OF Dawson) ss.

The foregoing instrument was acknowledged before me on 4th June, 2019, by Richard Andrew Payne, Personal Representative of the Estate of Johnathon Richard Payne, Deceased.

Comm. expires 04/09/2022 Matthew C Well
Notary Public



Agricultural Land Sales Worksheet

Cnty No:	Book	Page	Sale Date	School District Code								
91	2019	1448	5/6/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002201100	144	4	10	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	5	2	00000	1	000	1035
Land	Improvements	Total		Date of Sale Property Classification Code								
99,155		99,155		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	10.400	14,195						
1A	3.550	9,675		1G	0.560	765						
2A1				2G1								
2A				2G								
3A1	18.660	48,050		3G1	9.740	13,295						
3A				3G								
4A1				4G1								
4A	2.440	6,200		4G	5.110	6,975						
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL		50.460	99,155					
3D				Roads		1.410						
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
				Other								
Dwellings				Non-AG TOTAL		1.410						
Outbuildings												

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

Real Estate Transfer Statement

144

136-4(115)

FORM
521
724
82521

• 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. 5 Day 6 Yr. 2019		4 Date of Deed Mo. 5 Day 6 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Copy Street or Other Mailing Address 1157 40 Road City Riverton State NE Zip Code 68972-5180 Phone Number (308) 470-1085 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nebraska Department of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509-4759 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input 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?
\$100

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

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

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

18 Address of Property
Tract F of the NW1/4 of S5-T1N-R12W of 6th P.M., Webster County NE

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

18a No address assigned 18b Vacant land

20 Legal Description
See Attached Copy

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	100.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	100.00

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

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

sign here

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

6/11/2019
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 17 Yr. 19	27 Value of Stamp or Exempt Number \$ Exempt # 2	28 Recording Data BK 2019, Pg 1448	

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: 4

KNOW ALL PERSONS BY THESE PRESENTS:

THAT Kelvin R. James and Kathy James, 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 TRACT F IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER; THENCE EASTERLY A DISTANCE OF 1278.18 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5 TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 55.70 FEET; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 44.51 FEET TO A POINT ON THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE NORTHERLY DEFLECTING 084 DEGREES, 18 MINUTES, 07 SECONDS LEFT, A DISTANCE OF 55.97 FEET ALONG SAID LINE AND ITS EXTENSION TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE WESTERLY DEFLECTING 095 DEGREES, 41 MINUTES, 53 SECONDS LEFT, A DISTANCE OF 50.07 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 0.06 ACRES, MORE OR LESS, WHICH INCLUDES 0.05 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

PROJECT: 136-4(115)

WARRANTY DEED
C.N.: 42617

TRACT: 4

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 1449

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 4

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: 4

Duly executed this 6 day of May, A.D. 2019.

Kelvin R. James
Kelvin R. James

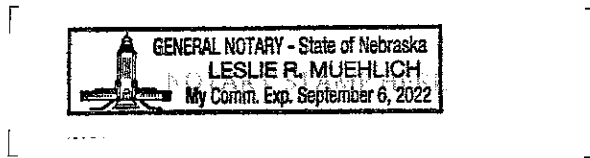
STATE OF Nebraska
COUNTY OF Franklin)ss.

On this 6 day of May, A.D., 2019, before me, a General Notary Public, duly commissioned and qualified, personally came Kelvin R James

_____ 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

Leslie R Muehlich
Notary Public



BK2019, Pg 1451

PROJECT: 136-4(115)

WARRANTY DEED

C.N.: 42617

TRACT: 4

Duly executed this 6 day of May, A.D. 20 19

Kathy James
Kathy James

STATE OF Nebraska
COUNTY OF Franklin)ss.

8 On this 6th day of May, A.D., 20 19, before me, a General Notary Public, duly commissioned and qualified, personally came Kathy James 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

Kristik K. Fritson
Notary Public

State of Nebraska - General Notary
My Commission Expires
April 26, 2023

State of Nebraska - General Notary
KRISTIK FRITSON
My Commission Expires
April 26, 2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1452	1/3/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002316000		145		4 10		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	36	0	00000	1	000	2410		
Land		Improvements		Total		Date of Sale Property Classification Code								
359,600				359,600		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	14.150	62,895	GRASSLAND	1G1	3.150	4,300							
	1A				1G	27.650	37,740							
	2A1				2G1									
	2A				2G	9.130	12,460							
	3A1	3.190	13,735		3G1	6.640	9,065							
	3A				3G	2.620	3,575							
	4A1				4G1									
	4A	0.470	2,005		4G	109.410	149,345							
DRYLAND	1D1	9.140	21,340	Shelterbelt/Timber										
	1D	4.790	11,185	Accretion										
	2D1			Waste										
	2D	1.300	2,550	Other										
	3D1	5.520	10,820	AG LAND TOTAL		206.650	359,600							
	3D	9.320	18,265	Roads		1.950								
	4D1			Farm Sites										
	4D	0.170	320	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		1.950								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; USED FOR HIGHWAY PURPOSES	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

145

136-4(115)
FORM *Fr. 15*
521
82532

• 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>1</u> Day <u>3</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>1</u> Day <u>3</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 418 Highway 136 City Inavale State NE Zip Code 68952-5123				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) 767-0079		Phone Number (402) 471-4567		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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> State Assessed
<input checked="" 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 checked="" type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> 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?
\$330

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
Part of SW1/4 & S1/2 NW1/4 of S36-T2N-R12W of 6th P.M., Webster County, NE

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

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	\$	330.00
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)	\$	330.00

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.

Karla Smith

Print or Type Name of Grantee or Authorized Representative

(402) 479-3985

Phone Number

sign here

Karla Smith

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

6/11/2019

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>6</u> Day <u>17</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2019, Pg 1452
---	---	--

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

TRUSTEE'S DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 15

KNOW ALL PERSONS BY THESE PRESENTS:

CS Cynthia Shannon

THAT ~~Milton Tupper~~, Trustee, of the Barbara Tupper Trust, as to an undivided 1/2 interest
and ~~Milton Tupper~~, Trustee of the Milton Tupper Trust, as to an undivided 1/2 interest

CS Cynthia Shannon

for and in consideration of the sum of **ONE AND 00/100---(\$1.00)---DOLLAR AND OTHER VALUABLE CONSIDERATION** in hand paid, pursuant to the power and authority vested in the Grantor as said Trustee, do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

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

REFERRING TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY A DISTANCE OF 1589.91 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY DEFLECTING 099 DEGREES, 57 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 33.50 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY ON A 7853.06 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 07 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 410.06 FEET, SUBTENDING A CENTRAL ANGLE OF 002 DEGREES, 59 MINUTES, 30 SECONDS TO THE POINT OF BEGINNING ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY ON A 7853.06 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 97.86 FEET, SUBTENDING A CENTRAL ANGLE OF 000 DEGREES, 42

TRUSTEE'S DEED
C.N.: 42617

PROJECT: 136-4(115)

TRACT: 15

MINUTES, 50 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 000 DEGREES, 06 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 68.50 FEET; THENCE NORTHERLY DEFLECTING 098 DEGREES, 02 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 13.29 FEET; THENCE WESTERLY DEFLECTING 082 DEGREES, 16 MINUTES, 49 SECONDS LEFT, A DISTANCE OF 166.11 FEET; THENCE SOUTHERLY DEFLECTING 096 DEGREES, 44 MINUTES, 06 SECONDS LEFT, A DISTANCE OF 13.15 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.05 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.

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

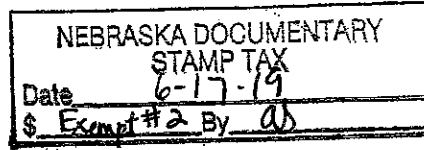
REFERRING TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY A DISTANCE OF 1671.18 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY ON A 7773.06 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 100 DEGREES, 10 MINUTES, 47 SECONDS LEFT, A DISTANCE OF 457.04 FEET, SUBTENDING A CENTRAL ANGLE OF 003 DEGREES, 22 MINUTES, 08 SECONDS TO THE POINT OF BEGINNING ALONG SAID RIGHT OF WAY LINE; 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 113.31 FEET, SUBTENDING A CENTRAL ANGLE OF 000 DEGREES, 50 MINUTES, 07 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 003 DEGREES, 38 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 42.67 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 088 DEGREES, 56 MINUTES, 58 SECONDS RIGHT, A DISTANCE OF 23.12 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 155.81 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 17.96 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.08 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 the Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

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 17 day of June A.D., 20 19, at 11:11 o'clock a.m. Recorded in Book 2019 on Page 1452-1459
Louise Petach County Clerk
52.00 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

TRUSTEE'S DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 15

KNOW ALL PERSONS BY THESE PRESENTS:

CS Cynthia Shannon

THAT ~~Milton Tupper~~, Trustee, of the Barbara Tupper Trust, as to an undivided 1/2 interest and ~~Milton Tupper~~, Trustee of the Milton Tupper Trust, as to an undivided 1/2 interest

CS Cynthia Shannon

for and in consideration of the sum of **ONE AND 00/100---(\$1.00)---DOLLAR AND OTHER VALUABLE CONSIDERATION** in hand paid, pursuant to the power and authority vested in the Grantor as said Trustee, do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

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

REFERRING TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY A DISTANCE OF 1589.91 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY DEFLECTING 099 DEGREES, 57 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 33.50 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY ON A 7853.06 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 07 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 410.06 FEET, SUBTENDING A CENTRAL ANGLE OF 002 DEGREES, 59 MINUTES, 30 SECONDS TO THE POINT OF BEGINNING ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY ON A 7853.06 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 97.86 FEET, SUBTENDING A CENTRAL ANGLE OF 000 DEGREES, 42

PROJECT: 136-4(115)

TRUSTEE'S DEED
C.N.: 42617

TRACT: 15

MINUTES, 50 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 000 DEGREES, 06 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 68.50 FEET; THENCE NORTHERLY DEFLECTING 098 DEGREES, 02 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 13.29 FEET; THENCE WESTERLY DEFLECTING 082 DEGREES, 16 MINUTES, 49 SECONDS LEFT, A DISTANCE OF 166.11 FEET; THENCE SOUTHERLY DEFLECTING 096 DEGREES, 44 MINUTES, 06 SECONDS LEFT, A DISTANCE OF 13.15 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.05 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.

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

REFERRING TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY A DISTANCE OF 1671.18 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY ON A 7773.06 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 100 DEGREES, 10 MINUTES, 47 SECONDS LEFT, A DISTANCE OF 457.04 FEET, SUBTENDING A CENTRAL ANGLE OF 003 DEGREES, 22 MINUTES, 08 SECONDS TO THE POINT OF BEGINNING ALONG SAID RIGHT OF WAY LINE; 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 113.31 FEET, SUBTENDING A CENTRAL ANGLE OF 000 DEGREES, 50 MINUTES, 07 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 003 DEGREES, 38 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 42.67 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 088 DEGREES, 56 MINUTES, 58 SECONDS RIGHT, A DISTANCE OF 23.12 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 155.81 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 17.96 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 136 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.08 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 the Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

BK2019, Pg 1454

PROJECT: 136-4(115)

TRUSTEE'S DEED
C.N.: 42617

TRACT: 15

And trustee as Grantor does hereby covenant with said Grantee and with its successors and assigns that Grantor has not made, done, executed or suffered any act or thing whatsoever, whereby the above described premises or any part thereof now or at any time hereafter shall be imperiled, charged, or encumbered in any manner whatsoever; and Grantor as trustee, does hereby warrant and defend the title to said premises against all persons lawfully claiming the same from, through, or under them.

PROJECT: 136-4(115)

TRUSTEE'S DEED
C.N.: 42617

TRACT: 15

Duly executed this 3 day of January, A.D. 2019.

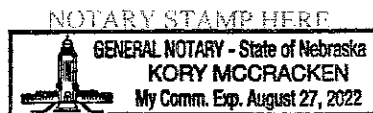
Cynthia Shannon
CS Cynthia Shannon ~~Milton Tupper~~, Trustee,
of the Barbara Tupper Trust, as to an undivided 1/2

STATE OF Nebraska)
COUNTY OF Webster) ss.

On this 3 day of January, A.D., 2019, before me, a General Notary Public, duly commissioned and qualified, personally came Cynthia Shannon, Trustee of the Barbara Tupper Trust 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

[Signature]
Notary Public



PROJECT: 136-4(115)

TRUSTEE'S DEED
C.N.: 42617

TRACT: 15

Duly executed this 3 day of January, A.D. 2019.

Cynthia Shannon
Cynthia Shannon ~~Milton Tupper~~, Trustee,
of the Milton Tupper Trust, as to an undivided 1/2 interest

STATE OF Nebraska
COUNTY OF Webster)ss.

On this 3 day of January, A.D., 2019, before me, a General Notary Public, duly commissioned and qualified, personally came Cynthia Shannon, Trustee of the Milton Tupper Trust 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

[Signature]
Notary Public



BK2019, Pg 1457

Tract 15

Red Cloud West

PN 136-4 (115)

CN 42617

CERTIFICATION OF TRUSTEE SUCCESSION
(Pursuant to Neb. Rev. Stat. § 30-38,101 to § 30-38,106)

The undersigned being all of the currently acting trustee(s) of the trust, being first duly sworn on oath, depose and say:

1. The Barbara Tupper Trust dated April 7, 1993 is a valid and existing trust agreement, and it is now irrevocable, due to the death of Barbara Tupper, the Settlor/Grantor and prior Trustee on May 31, 2004.
2. The Milton Tupper Trust dated April 7, 1993 is a valid and existing trust agreement, and it is now irrevocable, due to the death of Milton Tupper, the Settlor/Grantor and prior Trustee on October 21, 2018.
3. The trust identification number of the Barbara Tupper Trust is: 20-2415545.
4. The trust identification number of the Milton Tupper Trust is: 83-6534928.
5. The current Trustee of the trusts is: Cynthia Shannon.
6. The Trustee(s) of said Trust have all of the powers set forth in the Nebraska Uniform Trust Code, which includes full power to manage, deal with, sell, transfer and convey any property, real or personal, of the trust and to execute and deliver any documents and contracts in connection therewith, and specifically including bank accounts, brokerage accounts and other intangibles.
7. This Affidavit is made to facilitate conveyance of the following described trust real estate, to wit:

The South Half of the Northwest Quarter (S½NW¼) and the North Half of the Southwest Quarter (N½SW¼) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to Charles Ernst by Deed recorded in Book 74, Page 505, Records of Webster County, Nebraska.

The Southwest Quarter (SW¼) of Section Thirty-two (32), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

The South Half of the Southwest Quarter (S½SW¼) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad right-of-way and tract conveyed to the State of Nebraska for highway purposes, and EXCEPT for tract of land conveyed to Bridgett Wilson, Steven Terry and Cyndi Wentworth in Book 82 of Deeds at Page 735; and EXCEPT a tract South of the Railroad right-of-way conveyed in Book 2010, page 1580.

- 8. The trust has not been revoked or amended to make any representations contained herein incorrect.

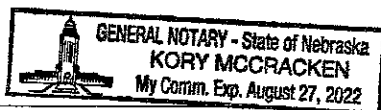
IN WITNESS WHEREOF, all the acting trustees have signed this instrument on the date set forth below.

Cynthia Shannon
Cynthia Shannon, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 3, 2019, by Cynthia Shannon, Trustee of the Barbara Tupper Trust and Milton Tupper Trust.

Comm. expires



Kory McCracken
Notary Public

BRAUN, J. 11/59

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

DATE OF ISSUANCE
11/7/2018
LINCOLN, NEBRASKA

R.F.L.
RUSSELL FOSLER
ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH
AND HUMAN SERVICES



STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

18 13724

1. DECEDENT'S-NAME (First, Middle, Last, Suffix) Milton Faye Tupper			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) October 21, 2018	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Riverton, Nebraska			5a. AGE - Last Birthday (Yrs.) 96	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	6. DATE OF BIRTH (Mo., Day, Yr.) June 30, 1922	
7. SOCIAL SECURITY NUMBER 507-48-2940			8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DDA <input type="checkbox"/> Other (Specify)			
8b. FACILITY-NAME (If not institution, give street and number) Webster County Community Hospital			8c. CITY OR TOWN OF DEATH (Include Zip Code) Red Cloud 68970			
9a. RESIDENCE-STATE Nebraska			9b. COUNTY Webster		9c. CITY OR TOWN Red Cloud	
9d. STREET AND NUMBER 242 West Third Avenue			9e. APT. NO.	9f. ZIP CODE 68970	9g. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name Barbara Bunch			
11. FATHER'S-NAME (First, Middle, Last, Suffix) Bryan J Tupper			12. MOTHER'S-NAME (First, Middle, Maiden Surname) Edith Casada			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk) No			14a. INFORMANT-NAME Bridgett Wilson		14b. RELATIONSHIP TO DECEDENT Daughter	
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input checked="" type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE James M. McLaughlin		16b. LICENSE NO. 951	16c. DATE (Mo., Day, Yr.) October 24, 2018	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska			17b. Zip Code 68970		17c. STATE Nebraska	
CAUSE OF DEATH (See instructions and examples)						
18. PART I. Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.					APPROXIMATE INTERVAL	
IMMEDIATE CAUSE (Final disease or condition resulting in death). a) Bilateral Aspiration Pneumonia					onset to death Days	
DUE TO, OR AS A CONSEQUENCE OF: b) Secondary To Oropharyngeal Dysphagia					onset to death Months	
DUE TO, OR AS A CONSEQUENCE OF: c)					onset to death	
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death). LAST d)					onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not resulting in the underlying cause given in PART I. Coronary Artery Disease, Hypertension, Congestive Heart Failure					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO		22a. DATE OF INJURY (Mo., Day, Yr.)				
22b. TIME OF INJURY		22c. PLACE OF INJURY - At home, farm, street, factory, office building, construction site, etc. (Specify)				
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED				
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		ZIP CODE
23a. DATE OF DEATH (Mo., Day, Yr.) October 21, 2018		23b. DATE SIGNED (Mo., Day, Yr.) October 24, 2018		23c. TIME OF DEATH 10:40 AM		23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Jenny Wickham, APRN
24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)						
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN			25a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		25b. WAS CONSENT GRANTED? Not Applicable if 25a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Jenny Wickham, APRN, 721 W 6th, Red Cloud, Nebraska, 68970						
28a. REGISTRAR'S SIGNATURE R.F.L.					28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) October 29, 2018	

Pursuant to section 30-2413, demands for notice which may affect the estate of the deceased are filed with the county court in the county where the decedent resided at the time of death.

0522862

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1470	6/14/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000343900		146		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20070		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
4,435		175,875		180,310		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 : 1997				Construction Date :						
Floor:				Floor Sq. Ft. : 1,472				Floor Sq. Ft. :						
Building Cost New:				Cost : 206,670				Cost :						
Single Family Style: 101				Residential Condition: 40				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
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:														
JTWD														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement 146

• 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. 6 Day 14 Yr. 19		4 Date of Deed Mo. 6 Day 13 Yr. 19	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert E. & Marlene J. Meents by Todd Meents POA Street or Other Mailing Address 1937 Hwy 4 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2222 Email Address lorim@glenwoodtelco.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Clay C. Long & Amy L. Long Street or Other Mailing Address 3 Cedar Ln City Kearney State NE Zip Code 68845 Phone Number NA 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 Clay.Long@chsinc.com			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Amy Clay Long@hotmail.com

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input 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 checked="" type="checkbox"/> Warranty	
<input type="checkbox"/> Death Certificate - Transfer on Death					

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?
\$235,000

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 Ideal Title LLC No

18 Address of Property
901 S Liberty Street
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Clay & Amy Long
901 S Liberty St.
Blue Hill NE 68930

18a No address assigned 18b Vacant land

20 Legal Description
A tract of land located in County Surveyor's Lot Ten (10) in the Southeast Quarter (SE¼) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: commencing at a point on the south line of Prospect Avenue, and the east line of Liberty Street, in the Village of Blue Hill, Webster County, Nebraska; thence S00°00'00"W (assumed bearing) along the east line of said R.O.W. of Liberty Street, 604.94 feet to the TRUE POB.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	235,000.00
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	\$	235,000.00

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.

Clay C. Long & Amy L. Long Jennifer M. Jensen 402-879-4341
Print or Type Name of Grantee or Authorized Representative Title/Closing Agent Phone Number

sign here *Jennifer M. Jensen* Title/Closing Agent 6-14-19
Signature of Grantee or Authorized Representative Title Date

26 Date Deed Recorded Mo. 6 Day 17 Yr. 19		27 Value of Stamp or Exempt Number \$ 528.75		28 Recording Data BK 2019, Pg 1470		For Dept. Use Only	
--	--	---	--	---------------------------------------	--	--------------------	--

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	1533	6/19/2019	Base: 91-0074	Affiliated:	Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number								
001202400		147		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	7	1	00000	1	000	1880		
Land		Improvements		Total		Date of Sale Property Classification Code								
205,545		96,180		301,725		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	2.500			3,415			
	2A						2G							
	3A1						3G1							
	3A						3G	3.000			4,095			
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1	16.900		35,575		Waste								
	2D					Other								
	3D1	23.100		45,275		AG LAND TOTAL		95.800			186,830			
	3D	48.600		95,255		Roads		2.500						
	4D1					Farm Sites		2.000			8,715			
	4D	1.700		3,215		Home Sites		1.000			10,000			
						Recreation								
	Dwellings			53,865		Other								
	Outbuildings			42,315		Non-AG TOTAL		5.500			18,715			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD - TRANSFER TO A LIVING TRUST; INCLUDES 12031	
Comments from	Comments:
(Continuc on back)	

Real Estate Transfer Statement

147

• 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>6</u> Day <u>19</u> Yr. <u>19</u>		4 Date of Deed Mo. <u>6</u> Day <u>19</u> Yr. <u>19</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donna R. Rose Street or Other Mailing Address 2016 Road S City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2073 Email Address circler@gtmc.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donna R. Rose, Tr, Donna R. Rose Living Trust, dtd 6-19-19 Street or Other Mailing Address 2016 Road S City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2073 Email Address circler@gtmc.net				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 type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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 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?
\$221,350

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
1. **2016 Road S, Blue Hill, NE 68930**
2. **NA**
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
1. S 1/2 SW 1/4 SW 1/4 Section 8-3-9, Webster County, NE; and
2. W. 83 Acres of the NE 1/4 of Section 7-3-9, Webster County, NE.

21 If agricultural, list total number of acres 103

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 4

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

sign here

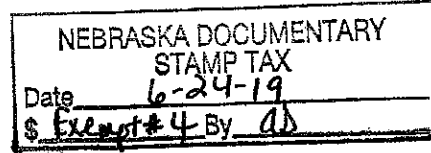
Print or Type Name of Grantee or Authorized Representative: **James T. Blazek** (402) 496-3432
Phone Number

Signature of Grantee or Authorized Representative: *[Signature]* Attorney Title: _____ Date: **6-20-19**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>24</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2019, Pg 1533

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

State of Nebraska }
County of Webster } ss.



Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of June A.D., 2019, at 10:43 o'clock A.M. Recorded in Book 2019 on Page 1533
Devin Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

WARRANTY DEED

DONNA R. ROSE, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other consideration received from DONNA R. ROSE, TRUSTEE, of the DONNA R. ROSE LIVING TRUST, dated June 19, 2019, and any amendments thereto, GRANTEE, conveys to Grantee, the following described real estate:

The South Half of the Southwest Quarter of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Eight (8), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The W $\frac{1}{2}$ ac. of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

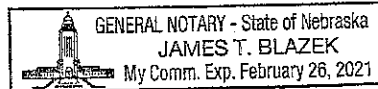
GRANTOR covenants, jointly and severally (if more than one), with GRANTEE that GRANTOR is lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against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

EXECUTED this 19th day of June, 2019.

Donna R. Rose
DONNA R. ROSE, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 19th day of June, 2019, by DONNA R. ROSE, Grantor.



[Signature]
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	1534	9/17/2018	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001102400		148		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	5	3	00000	1	000	1005		
Land		Improvements		Total		Date of Sale Property Classification Code								
351,420				351,420		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	1.210				1,725		
	2A1						2G1							
	2A						2G							
	3A1						3G1	3.420				4,875		
	3A						3G	10.340				14,735		
	4A1						4G1							
	4A						4G	6.020				8,580		
DRYLAND	1D1					Shelterbelt/Timber								
	1D	42.680		115,450		Accretion								
	2D1					Waste		1.900				340		
	2D					Other								
	3D1	11.080		25,095		AG LAND TOTAL		156.410				351,420		
	3D	79.290		179,590		Roads		3.980						
	4D1					Farm Sites								
	4D	0.470		1,030		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.980						

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

Real Estate Transfer Statement

148

• 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>9</u> Day <u>17</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>5</u> Day <u>23</u> Yr. <u>2019</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deborah K. Dahlke, P.R. of Doris M. Dahlke Estate Street or Other Mailing Address 19 Fairview Drive City York State NE Zip Code 68467 Phone Number (402) 362-5666 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Deborah K. Dahlke Street or Other Mailing Address 19 Fairview Drive City York State NE Zip Code 68467 Phone Number (402) 362-5666 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
--	--	---	--

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> 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"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) <u>estate</u>
--	--

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 checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	
---	--

14 What is the current market value of the real property? \$475,000	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 Rural Route Webster County, Nebraska 18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Deborah K. Dahlke 19 Fairview Drive York, NE 68467
--	---

20 Legal Description
Southwest Quarter (SW1/4) of Section Five (5), Township Two (2) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska.

21 If agricultural, list total number of acres <u>160</u>	22 Total purchase price, including any liabilities assumed \$ <u>0.00</u>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	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 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	Deborah K. Dahlke Print or Type Name of Grantee or Authorized Representative	(402) 362-5666 Phone Number
	<i>Deborah K. Dahlke</i> Signature of Grantee or Authorized Representative	Grantee 5/23/19 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>24</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 15</u>	28 Recording Data <u>BK 2019 Pg 1534</u>

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	1559	6/28/2019	Base: 91-0002	Affiliated:	Unified:							
Location ID		Sale Number	Useability & Code #		Parcel Number								
000162500		149	1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10090		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
1,250		37,145		38,395		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1908				Construction Date :					
Floor:				Floor Sq. Ft. : 1,425				Floor Sq. Ft. :					
Building Cost New:				Cost : 115,630				Cost :					
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 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													
Comments from						Comments:							
(Continue on back)													

Real Estate Transfer Statement

149

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: Conservator, Bill of Sale, Cemetery, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Sheriff, Trust/Trustee, Warranty, Other

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer: Distribution, Auction, Court Decree, Foreclosure, Easement, Exchange, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other

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, 18a No address assigned, 18b Vacant land, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description: see attached

21 If agricultural, list total number of acres

Table with 2 columns: Description and Amount. Row 22: Total purchase price, including any liabilities assumed \$34,000.00. Row 23: Was non-real property included in the purchase? \$0.00. Row 24: Adjusted purchase price paid for real estate \$34,000.00.

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

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

Signature block for Kory J. McCracken, Attorney, with phone number (402) 746-3613 and date 6-28-19.

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 1559

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of June A.D., 2019 at 11:56
o'clock A M. Recorded in Book 2019
on Page 1559
Louise Petzch County Clerk
10-00 Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-28-19
\$ 76.50 By LO

WARRANTY DEED

Donald L. Jones and Beverly J. Jones, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Michelle Smith, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

To find the point of beginning, measure from the Southeast corner of Block One (1) of LeDuc's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof, South in an extension of the East line of said Block a distance of one thousand two hundred and twenty feet (1220') to a point, which is the Northeast corner of the Tract to be described; thence running West at right angles one hundred and forty-two feet (142'), thence South at right angles one hundred feet (100'), thence East at right angles one hundred and forty-two feet (142'), thence North at right angles one hundred feet (100') to the point of beginning, being a parcel 100'x142' in the Northeast corner of Annex Lot Thirteen (13) to the City of Red Cloud.

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

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

Executed June 28, 2019.

Donald L. Jones
Donald L. Jones

Beverly J. Jones
Beverly J. Jones

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 28, 2019, by Donald L. Jones and Beverly J. Jones, husband and wife.

Comm. expires _____
GENERAL NOTARY - State of Nebraska
KORY MCCrackEN
My Comm. Exp. August 27, 2022

[Signature]
Notary Public