Residential & Commercial Sales Worksheet

Cnty No. Bo	ook Page		S	ale Date	School District Code											
91 20	1354		6/	3/2019	Base:	91-	0002		Affil	iated:		Uni	Unified:			
Location ID	Sale Number	Use	abili	ty & Code #						Parcel l	Number					
000113300	132		4	05	GeoCde	Tw	n R	ng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
D	ate of Sale Assesse	d Value			4491				00	0	10005		022	0000		
Land	Improvements			Total			Date	of S	Sale I	ropert	y Classifi	cation	Code			
1,095	21,78	5		22,880	Status	Ī	ropert	Ту	pe	Zoning	Locatio	n Ci	ty Size	Parcel Size		
Assessor Location:	RED CLOUD (RC)			A) 1	В) (1	(C) 1	D) 1	E)	6	F) 2		
			Villa Villa i	Residential					rene la Argade		Comme	rcial				
Mul	tiple Improvements:	Multiple	e. Impi	rovements.:			Multi	ple.	Improv	/ements.:						
	Construction Date:	Constru	ction I	Date: 19	13		Cons	ruct	ion Da	te:						
	Floor:	Floor Sc	q. Ft. :	9.	36		Floor	Sq.	Ft. :							
	Building Cost New:	Cost:		84,3	25		Cost			•••						
Single Family Style:		Reside	ntial	Condition: 20) (C		Com	me	rcial ()ccupan	cy Code:					
(100) 🗆 Mobile Hon	ne	(10)		Worn Out			Prim	агу:		0	her1:	1	Other2:			
(101)	" -	(20) E	*]	Badly Worn			Com	me	rcial C	onstruc	tion Class					
(102) Two Story		(30)		Average			(1)		Fire	proof Str	uctural Ste	el Frame	•			
(103) 🗆 Split Level		(40) E] (Good			(2)		Rein	forced C	oncrete Fr	arne				
(104) 🗷 1 1/2 Story		(50)		Very Good			(3)		Mas	опгу Веа	ring Walls					
(111) □ Bi-Level		(60) E	J 1	Excellent			(4)		Woo	od or Ste	el Framed	Ext. Wal	lls			
(106) 🗆 Other							(5)		Meta	al Frame	and Walls		•			
Townhouse or Duplex	Style:	Reside	ntial	Quality: 30			(6)		Pole	Frame						
(301) 🗆 One Story		(10)	J I	.ow			Cost	Ra	nk:			Conditi	on:			
(302) 🗆 Two Story		(20)] F	air			(10)		Low			(10) 🗆	Wom	Out		
(307) 🗆 1 1/2 Story		(30)	E A	\verage			(20)		Aver	age		(20)	Badly	Worn		
(308) 🗆 Split Level		(40) E] (Good			(30)		Abo	ve Avera	ge e	(30)	Averaş	ge		
(309) 🗆 2 1/2 Story		(50) E	7	ery Good	-		(40)		High	1		(40)	Good			
(304) ☐ One Story D	uplex	(60) □] [xcellent								(50)	Very (Good		
(305) Two Story D	Ouplex				September 19			· -: ·				(60)	Excelle	ent		
Assessor's Adjus				-):												
Assessor Comments	s and Reason for A	djustm	ent:													
WD - BETWEE	N PARENT & CI	HILD														
<u> </u>					-11								<u></u> .			
 .																
Comments from		·				Omr	nents:			• • • • • • • • • • • • • • • • • • • •						
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													(Contir	me on back)		

Real Estate Transfer Statement

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 06 Day 03 Yr. 2019 Mo. 06 Day 03 Yr. 2019
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Delma I. Howk	Taunya Tamppari & Kevin Meyers
Street or Other Mailing Address 4653 Colfax Ave S	Street or Other Mailing Address 4653 Colfax Ave S
CityStateZip CodeMinneapolisMN55419	City State Zip Code Minneapolis MN 55419
Phone Number	Phone Number [206] 313-4896 Is the grantse a 501(c)(3) organization? Yes No No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	
(A) Status (B) Improved Single Family Industrial	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate - Transfer on Death Executor Min	
9 Was the property purchased as 10 Type of Transfer Distribution Foreck	
part of an IRS fike-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Seneficiary
Yes No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use,)
Yes No	Yes No No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa	
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse	
- Invited	Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
i	Yes V No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.)
1	19 Name and Address of Person to Whom the Tax Statement Should be Sent
141 N Cedar St Red Cloud, NE 68970	same as Grantee
18a No address assigned 18b Vacant land	
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, Nebra	ska.
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes Vo (If Yes, ent	er dollar amount and attach itemized list.) 23 \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption r	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
sign Frintor Type Name of Grantee of Authorized Representative	Phone Number
000000000000000000000000000000000000000	Attorney 6-3-19
here Signature of Grantee or Authorized Representative	tte Date
Register of Deed's Use Only	
6 3 19 6 29 25	8 Recording Data BK 2019 Pa 1354
Mo DayYr \$ a /. ~	BK 2019, Pg. 1354 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK 2019, fg 1354

State of Nebraska Sss. 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 Rage 1354 County Clerk 10.80 Assessor Carded

	KA DOCUMEN	TARY
Date	STAMP TAX	
\$ 29.25	By as	

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 Howk

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires <u>10-33-303</u>

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date	te School District Code										
91	20	19	1356		5/22	2/2019	Base:	91	L – O	002	Aff	iliated:			Uni	fied:	·
Location	ID	Sale	Number	Use	ability	& Code #						Parce	l Nu	ımber			
0001034	100	1	133		4	05	GeoCo	le	Twn	Ring	Se	ct Qr	t	Subdiv	Area	Blk	Parcel
	D	ate of Sa	le Assessed	Value			437	1			00	0	1	10005		004	0210
Land		Imp	rovements		Т	otal				Date of S	Sale	Prope	rty (Classific	ation	Code	
	500		16,080)		16,580	Stati	15	Pı	roperty Ty	pe	Zonin	g	Location	ı Ci	ty Size	Parcel Size
Assessor Lo	cation:	RED (CLOUD (F	C)			A)	L	B)	03		c) 3		D) 1	E)	6	F) 1
						Residentia	al				. ,		(Commer	cial		
	Mul	tiple Imp	rovements:	Multiple	e. Improv	vements.:				Multiple	Impro	ovements	. :				
	1.	Constr	ıction Date:	Constru	ction Da	te:				Construct	ion D	ate:	1	L900			
			Floor:	Floor S	q. Ft. :					Floor Sq.	Ft. :		2,	800			
		Building	g Cost New:	Cost :						Cost:		1:	29,	585			
Single Family	Style:			Reside	ntial C	endition:				Comme	rcial	Occupa	ancy	Code:	77.7	i i i i i i i i i i i i i i i i i i i	
(100) □ Mol	bile Horr	ne		(10) i	□ w	orn Out	·			Primary:	4"	71	Othe	:: <u> </u>		Other2:	
(101) 🗆 One	Story	. <u></u> .		(20) [□ Ba	dly Worn				Comme	rcial	Constr	uctio	on Class:	3		
(102) 🗆 Two	Story			(30)	J Av	rerage				(l) 🗆	Fir	eproof S	Struc	tural Stee	l Frame	e	
(103) □ Spli	t Level			(40) I	□ Go	ood				(2)	Re	inforced	l Cor	icrete Fra	me		
(104) 🗆 11/2	2 Story			(50)	□ Ve	ry Good	·			(3) ₩	Ma	sonry B	earir	ng Walls			
(111) 🗆 Bi-L	.evel			(60)	□ Ex	cellent				(4)	Wo	ood or S	teel l	Framed E	xt. Wa	11s	
(106) □ Oth	er							··		(5)	Me	tal Fran	ne an	ıd Walls			
Townhouse or		Style:		Reside	ntial Q	uality:				(6) 🛘		e Frame					
(301) 🗆 One				(10)	□ Lo	w				Cost Ra	nk:	20		C	onditi	on: 20	
(302) 🗆 Two				(20) I						<u>:- ′ </u>	Lo			(.	10) 🗆	Wom	Out
(307) 🗆 1 1/2				(30) E		erage				(20) 🗷	Av	erage		(2	20) 🗷	Badly	Worn
(308) □ Split				(40) E						(30)		ove Ave	rage	(3	30) 🗆	Averag	ge
(309) 🗆 2 1/2				(50) I		ry Good			4	(40)	Hig	h		(4		Good	
(304) □ One				(60) E] Ex	cellent			_	* *			*:	(50) 🗆		
(305) □ Two	Story D	uplex						:					e e .	((50) 🗆	Excelle	ent
Assessor's						:											
Assessor Cor																	
QCD - C	OURT	DECR	SE WITH	EX-S	POUS	E											
									_								
			<u> </u>														
Comments fr	:0m							Cor	mm	ents:							
.																(Contin	me on back)
						<u> </u>										(COLLUL	ine on backy

NEBRASKA

Real Estate Transfer Statement

133

FORM **521**

d Life. Great Service.

• 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 rec	orded unless this state:	ment is signed and	d items 1-25 are	accurately complet	ed.							
1 County Name	2 County Nu		3 Date of Sale/1		4 Date of Deed	_							
	WEBSTER - 91	¥	Mo5[Mo. 5 Day 22 Yr. 2019 Mo. 5 Day 22 Yr. 2019									
<u> </u>	ss, and Telephone (Please F	'rint)			Telephone (Please Prir	nt)							
Grantor's Name (Seller) Kathryn E. Lockha	rt		Grantee's Name Craig Lock										
Street or Other Mailing Ad			Street or Other I										
342 W 3rd Avenue)		426 N Elm										
City Red Cloud	State NE	Zip Code 689	70 Red Cloud		State NE	Zip Code 68970							
Phone Number		003	Phone Number	Is the	grantee a 501(c)(3) org								
					, is the grantee a 509(a)								
Email Address n/a			Email Address										
	n Number. Check one box in	categories A and B. Chec		a mobile home.									
(A) Status			(B) Property Type			(C)							
improved improved	Single Family	Industrial		sts-Nonproducing	State Asses								
Unimproved	Multi-Family	Agricultural	Mineral Interes	•	Exempt								
□ IOLL	Commercial	Recreational	_	J									
8 Type of Deed C	onservator	Distribution	Land Contract/Memo	Partition	Sheriff	Other							
<u> </u>	orrective	Easement	Lease	Personal Re	=								
Cemetery D	eath Certificate - Transfer on	Death Executor	Mineral	Quit Claim	Warranty								
Was the property purch part of an IRS like-kind	ased as 10 Type of Tran	nsfer Distribution F	oreclosure Irrevoc	cable Trust Rev	ocable Trust	Transfer on Death							
part of an IRS like-kind (I.R.C. § 1031 Exchang	exchange? Auction	Easement G	ift Life Es	state Sal	∍ <u> </u>	Trustee to Beneficiary							
Yes 🗸 No	Court De	cree Exchange G	rantor Trust Partitio	on Sat	sfaction of Contract	Other (Explain)							
_ · _	ed in full? (If No, explain the o	livision.)	12		urchased for same use?	(If No, state the intended use.)							
✓ Yes No _				✓ Yes	No								
13 Was the transfer between	n relatives, or if to a trustee, a	re the trustor and beneficiary	relatives? (If Yes, che	ck the appropriate	box.)								
Yes No	Aunt or Uncle to Niece	or Nephew	p., Partnership, or LLC	Self		Other							
	Brothers and Sisters	Grandpare	ents and Grandchild	Spouse									
	✓ Ex-spouse	Parents ar	d Child	Step-par	ent and Step-child								
14 What is the current mark	et value of the real property?		15 Was the mor	tgage assumed? (I	f Yes, state the amount a	and interest rate.)							
\$10,640			Yes	✓ No \$		%							
	vide a current parcel of land?		17 Was transfer	through a real esta	te agent or a title compa	any? (If Yes, include the name							
Yes No			or the agent of	or title company co	ritact.) 🗹 Yes Gary T	hompson Agency No							
18 Address of Property			F _	dress of Person to	Whom the Tax Stateme	nt Should be Sent							
402 N Webster			Grantee										
		_											
18a No address assign	ed 18b Vacant land	l											
20 Legal Description	5 5												
Lot I welve (12)	, Block Four (4),	Original Town of	Red Cloud, V	Vebster Co	unty, Nebrask	a							
21 If agricultural, list total nu	mber of acres	·											
					\$								
22 Total purchase price,	including any liabilities as	sumed			22	0,00							
23 Was non-real propert	ty included in the purchase	e? Yes Wo (If Yes	s, enter dollar amour	nt and attach iten	nized list.) 23	l I							
					\$								
24 Adjusted purchase pr	rice paid for real estate (lin	e 22 minus line 23)			24	0100							
25 If this transfer is exen	npt from the documentary	stamp tax. list the exemp	tion number										
·····	penalties of law, I declare th	' '		the best of my kn	- : owledge and belief, true	, complete, and							
	hat I am duly authorized to sig		,	•	÷ ,	-							
► Duga	et Daenur	<u>v3</u>				<u> 462-746-224</u> 3							
sign Print or Type	Name of Grantee or Authorize	er Hepresentative	D	C 61 .4 .	2	Phone Number							
- WAG	au Lunum		_ Real "	C STOO	Britter	<u> </u>							
here 'signature of	Santee or Authorized Reples	emanve	Title			Date							
		Register of Deed's Use	Only			For Dept. Use Only							
26 Date Deed Recorded		mp or Exempt Number	28 Recording Dat			For Dept. Use Only							
26 Date Deed Recorded Mo. 42 Day 3			-		 S6	For Dept. Use Only							

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

BK2019, 8 1356

State of Nebraska \$55. 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 1036
Foruse Fetach County Clerk
10
IndCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-3-19
\$ Exercit 5a by ab

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), Blo0ck Four (4), Original Town of Red Cloud, Webster County, Nebraska

Executed May 22, , 2019.

Kathryn E. Lockhart

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on MAy ZZ $\,$, 2019 by Kathryn E. Lockhart, a single person.

GENERAL, NOTARY - State of Nebraska STACY RASSER My Correr. Exp. April 14, 2022

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	- 1 12 - 51	100	Sal	e Date				School District Code								1.3
91	20:	19	1357		6	5/3,	/2019	Bas	se: S	1-0	O002 Affiliated: Unified:								
Location	ID	Sale	Number	1	Jseab	ility	& Code#					eril San		Parce	el Number				
0001033	300		134		1			Geo	Cde	Twr	ı Rr	g	Sec	t Qr	t	Subdiv	Area	Blk	Parcel
	Da	te of S	ale Assessed	l Va	lue			43	71				00	0		10005		004	0000
Land		Imp	rovements			T	otal		Date of Sale Property Classification C								Code		
1	,000		16,08	0			17,080	S	atus	P	roperty	Тур	е	Zonin	g	Location City S			Parcel Size
Assessor Lo	cation:	RED	CLOUD (RC)				A)	2	В)	0	3		c) 3		D) 1	E)	6	F) 1
					1.50		Residenti	al								Comme	cial		
	Mult	iple Imp	provements:	Mu	ltiple. It	mprov	vements.:				Multip	le. I	mpr	vements	i.:	•			•
		Constr	uction Date:	Cor	structio	n Da	te:				Const	ucti	on D	ate:					
			Floor:	Flo	or Sq. F	t. :					Floor	Sq. I	Ft. :						
		Buildin	g Cost New:	Cos	t:						Cost:								
Single Family	Style:			Re	sidenti	ial C	endition:				Com	ner	cial	Occupa	anc	y Code:	Y A		
(100) □ Mol	bile Hom	е		(10) 🗆	W	om Out				Prima	ry:			Otl	ner1:		Other2:	
(101) 🗆 One	Story			(20) 🗆	Ba	dly Worn				Com	ner	cial	Constr	uct	ion Class	Haraj 8	<u> </u>	· ·
(102) 🗆 Two	Story			(30) 🗆	Av	rerage				(1)		Fir	eproof S	Stru	ctural Ste	el Fran	ie	
(103) □ Spli	t Level			(40) 🗆		od				(2)		Re	inforced	l Co	oncrete Fr	me		
(104) 🗆 1 1/2	2 Story			(50) 🗆	Ve	ry Good				(3)		Ma	somy E	Bear	ing Walls			
(111) 🗖 Bi-L				(60) 🗆	Ex	cellent				(4)		Wo	od or S	tee	l Framed I	Ext. W	alls	
(106) □ Oth	-			1.1	<u>. '' '</u>			<u> </u>	· · ·		(5)	-				nd Walls			
Townhouse or		Style:	11, 1, 1						•		(6)		-	e Frame					
(301) □ One) 🗆	Lo					Cost						Condit		
(302) Two) 🗆	Fai					`		Lo					Worn	
(307) 🗆 1 1/2			-) 🗆		erage							erage				I Badly	
(308) 🗆 Split				(40		Go								ove Ave	ius			Avera	ge
(309) 2 1/2 (304) One		love		(50			ry Good				(40)	<u> </u>	Hī	'n				Good	T T
(305) Two				(60) 🗆	EXC	cellent				<u> </u>			<u> </u>				Very (Excell	
<u> </u>							*		\$. *		· ·					: \	00) L	EXCEI	CIII
Assessor's							:												
Assessor Con					sunen	ı:													
HD, INC	,EQUES	EAL	CED 103.	2			.,,												
1-10																			
											_								
Comments fr	om								€	omm	ents:					, ,			
			<u> </u>																
																		(Conti	nue on back)

NEBRASKA-

Real Estate Transfer Statement

134

FORM **521**

ood Life. Great Service.

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number County Name 3 Date of Sale/Transfer 4 Date of Deed Day 21 Yr. 2019 Mo. Day 03 Yr. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Craig Lockhart Dennis Hansen and Sally Hansen Street or Other Mailing Address Street or Other Mailing Address 426 N Elm 75 Koad Zip Code Zip Code State 68970 Réd Cloud NE 68970 Réd Cloud NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Email Address 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. (B) Property Type (A) Status (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt I IOLL ✔ Commercial Recreational Distribution 8 Type of Deed Conservator Land Contract/Memo Partition Sheriff Other_ Bill of Sale Corrective **Fasement** Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Life Estate Sale (I.R.C. § 1031 Exchange) Trustee to Beneficiary Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$40,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 402 and 406 N Webster Grantee Red Cloud, Nebraska 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 40,000,00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 40.000100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Dennis Hansen Phone Number sign Grantee 5/ /2019 nature of Grantee or Authorized Representative Title here Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 00 Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

	State of Nebraska 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 3:10 o'clock P.M. Recorded in Book 2019 on Page 1351 Anune Plach County Clerk (D.DO ASSESSOT Carded Carded County of Carded Carded County Clerk
Prepared by: Theobald Law Office P O Box 423 Red Cloud, NE 68970	
Ş	WARRANTY DEED
Craig Lockhart, a single p	erson, Grantor, in consideration of ONE DOLLAR (\$1.00) and other
valuable consideration rec	eived from Grantees, Dennis Hansen and Sally Hansen, husband and
wife, convey to Grantees,	as joint tenants and not as tenants in common, the following described
real estate (as defined in N	leb. Rev. Stat. 76-201):
Lot Eleven (11), Block Fo	ur (4), Original Town of Red Cloud, Webster County, Nebraska; AND
Lot Twelve (12), Block Fo	our (4), Original Town of Red Cloud, Webster County, Nebraska
(1) is lawfully set(2) has legal pow	and severally, if more than one, with Grantees that Grantor: ised of such real estate and that it is free from encumbrances; er and lawful authority to convey the same; will defend title to the real estate against the lawful claims of all
Executed May	Q1 ,2019.
Craig Lockhart	Man J
STATE OF NEBRASKA COUNTY OF WEBSTER The foregoing inst Craig Lockhart, a single pe)) ss.) rument was acknowledged before me on May 21, , 2019 by ason.
GENERAL NOTARY - State BRIDGET DAE My Comm. Exp. May	HLING \

5-19-2020 My commission expires:

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	4		Sale	e Date	School District Code						de				
91	20	19	1358		6	/3,	/2019	Base:	91-	0002 Affiliated: Unified:								
Location	n ID	Sale	Number	U	seabi	lity	& Code#						Parcel	Nu	ımber			
000166	700		135		1			GeoCde	Tw	n I	રાાદુ	Sec	t Qrt		Subdiv	Area	Blk	Parcel
	D	ate of Sa	ale Assessed	Val	ue			4491				00	0	1	L0105		0000	
Lanc	1	Imp	rovements			To	otal			Date	of S	šale	Proper	ty (Classific	ation (Code	
	835		75,20	5			76,040	Status	I	roper	ty Tyj	pe	Zoning		Location	Cit	y Size	Parcel Si
Assessor Le	ocation:	RED (CLOUD (F	iC)				A) 1	В) (01		C) 1		D) 1	E)	6	F) 1
	e, e						Residentia	i ja ja ja	# 17 4			le de		(Commer	cial		F 1/2 87
	Mult	iple Imp	provements:	Mult	iple. Im	prov	ements.:			Mul	tiple	Impro	vements.	:			· · · · · · · · · · · · · · · · · · ·	
		Constr	uction Date:	Cons	truction	ı Dat	.e: 19	27		Con	structi	ion D	ate :					
			Floor:	Floor	Sq. Ft	.:	1,3	325		Floo	r Sq. :	Ft.:			-			
		Building	g Cost New:	Cost	:		142,0	20		Cost	t:							
Single Family	y Style:	101		Resi	dentia	ıl Co	ndition: 3	0		Cor	nmei	cial	Occupai	псу	Code:			1 [4]
(100) 🗆 Mo	bile Hom	.e		(10)		Wo	orn Out			Prin	пату:		Ċ	Othe	rl:	(Other2:	
(101) 🗷 On	e Story			(20)		Bac	ily Worn			Con	nmer	cial	Constru	ctio	п Class:			
(102)	o Story			(30)	*	Av	етаде			(1)		Fire	proof St	ruct	tural Steel	Frame	1	
(103) □ Spl	lit Level			(40)		Go	od			(2)		Rei	nforced (Con	crete Frai	ne		
(104) 🗆 11/	/2 Story			(50)		Vei	ry Good			(3)		Ma	sonry Be	arin	g Walls			
(111) □ Bi-				(60)		Exc	cellent			(4)		Wo	od or Ste	eel F	Framed E	kt. Wal	ls	
(106) □ Oth	ner					**,				(5)		Me	tal Frame	an	d Walls			. =
Townhouse or		Style:				l Qu	iality: 30		e de la	(6)	2 1 2 1 2		e Frame					
(301) 🗆 One				(10)		Lov				Cos	t Rar	ık:			C	onditio	n:	
(302) 🗆 Tw	<u>.</u>			(20)		Fair	<u>.</u>			(10)		Lov			(1	0) 🛘	Wom (Out
(307) 🗆 1 1/				(30)			erage			(20)			erage		(2	0) 🗆	Badly V	Worn
	it Level	• 1.		(40)		Goo				(30)			ve Aver	age	(3	0) 🗆	Averag	e
(309) 🗆 2 1/				(50)			y Good			(40)		Hig	h		(4	0) 🗆		
(304) □ One				(60)		Exc	ellent				2 1 4 2 3						Very G	
(305) 🗆 Two	o Story D	uplex												<u> </u>	(6	0) 🗆	Excelle	nt
Assessor's					`													
Assessor Co	mments	and Re	ason for Ac	ljust	ment	<u> </u>										***		
WD																		
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Comments f	rom			_	•				omn	nents:	•							
	- 1/44								оши	ucii(S)	-				_			
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NEBRASKA
Good Life, Great Service.

Real Estate Transfer Statement

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

FORM **521**

DEBA STANDE OF GENERALIS · 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 Mo. 6 Day 63 yr. 2019 WEBSTER - 91 Mo. LO Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Nicole Elaine Billinger Marianne Reynolds Street or Other Mailing Address St St 125 N Cherry St City State State Zip Code Red Cloud NE 68970 Phone Number Phone Number is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a 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) ✓ Improved Single Family __ Industrial Mineral Interests-Nonproducing State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing 101 Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Lease Personal Rep. Trust/Trustee Easement Cemetery Death Certificate - Transfer on Death Quit Claim Warranty Mineral Executor 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Transfer on Death Foreciosure Irrevocable Trust Revocable Trust part of an IRS like-kind ex (i.R.C. § 1031 Exchange) Life Estate Trustee to Beneficiary Auction Teasement Gift ✓ Sale Court Decree Yes No No Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Yes Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild ☐ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☑ No \$_ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Gary Thompson Agency

No Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 125 N Cherry St Grantee Red Cloud, NE 68790 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 60.000!00 22 Total purchase price, including any liabilities assumed . . 22 23 Was non-real property included in the purchase? 🔲 Yes 🔛 No (If Yes, enter dollar amount and attach itemized list.) 23 60.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Nicole Elaine Billinger 720-471-8672 Print or Type Name of Grantee or Authorized lo Grantee Representative here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data うめ 1358 \$ 3K2019 Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

BK2019, fg 1358

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 3:19 o'clock P.M. Recorded in Book 201 on Page 1358 Rouse Patrick County Cler 10.00 Deput Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 6-3-19 \$ 135.00 By ab
Prepared by: Theobald Law Office P O Box 423 Red Cloud, NE 68970 WARRAN	NTY DEED
Marianne Reynolds, a single person, Grantor, in other valuable consideration received from Gran the following described real estate (as defined in	tee, Nicole Elaine Billinger, conveys to Grantee,
	and two-thirds feet (N16 2/3') of Lot Seven (7), 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(2) has legal power and lawful authority(3) warrants and will defend title to the persons.	and that it is free from encumbrances; to convey the same; real estate against the lawful claims of all
Executed Time 3, 2019.	
Marianne Reynolds	
STATE OF NEBRASKA)) ss.	GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2020
COUNTY OF WEBSTER)	T.

The foregoing instrument was acknowledged before me on Marianne Reynolds, a single person.

,2019 by

Agricultural Land Sales Worksheet

										-							
Cnty No.	Во	ok	Page	e Date	School District Code												
91	20:	19	1359	5/7	/2019	Base: 0	01-01	.23	Aff	filiat	eđ:			Unif	ied:		
Location	DD	Sale	Number	Useability	& Code#		3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -			Pε	arcel l	Vumb	er				
0025052	00	;	136	4	05	GeoCde	Twn	Rng	Se	ect Qrt		Subdiv		Area Blk		P	arcel
	D	ate of S	ale Assessed	Value		4129	3	3	2	000	00	1	000	32	220		
Land		Imp	rovements	T	otal	Date of Sale Property Classification Code											1 1
353,355 353,355					353,355	Status	Pro	perty T	уре	Z	oning	Lo	Location		y Size	Parc	el Size
	Irrigation Type:					A) 2		(C)	5	D) 3		E) 0		F)	10		
LCG			ACRES:	VAI	LUE:		LCG	1			ACR	ES:			VAL	TJE:	
IRRIGATE	D 1A1	3				GR	LASSLA										
	1A				:				1G								
	2A1							2	G1								
	2A								2G								
	3A.1							3	Gl								_
	3A								3G								
	4A1							4	G1								
	4A								4G								
DRYLAND	1D1					8	Shelterb										_
	1D		123.000	2	287,205			Accreti	ion.								
	2D1							Wa	_								
	2D	··· ·· - ··				4 C T	A BATTLE !	Otl			4 5	0.0				FO	255
	3D1					AG L	AND '					8.00 4.00				53,	333
	3D 4D1		6.000		11,340		т	Roa Farm Si	-+			Z.U	-		<u> </u>	-	
	4D1 4D		29.000		54,810			ome Si	_								
	70							come so Recreati									
The	vellings							Otl	-								
	uildings			·		No	n-AG ′		- +			4.00	20				

Assessor's Ad	justm	ent to Sale 1	Price (+ or	-):				Total Re	capture Value:	
Assessor Comme	ents and	l Reason for A	Adjustment:							
TRUSTEE'S	WD -	BETWEEN	PARENTS	ھ ر	CHILD	1/3	INTERE	ST EACH	1	
										·
·										
Comments from							Commo	ents:		
		,,,								
			-							
us										(Continue on back)

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM **521**

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

The deed will not be recorded unless this statemen	at is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. <u>5</u> Day <u>7</u> Yr. <u>2019</u> Mo. <u>5</u> Day <u>7</u> Yr. <u>201</u>
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 Zip Code	City State Zip Code
	<u> </u>
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Yes ✓ No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C it	property is also a mobile home.
) Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Lea	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee neral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes You You You You You You You Yo	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	Partnership, or LLC Self Other
Brothers and Sisters Grandparents a	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$288,500 16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Rural Webster County	Richard A. Eckhardt
18a ✓ No address assigned 18b ☐ Vacant land	51 Lockeland Ave. Arlington, MA 02476
20 Legal Description	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
An undivided one-half interest in and to the Northwe Four (4) North, Range Twelve (12) West of the 6th F	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes Vo (If Yes, en	nter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number20
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Michael E. Sullivan	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 462-2119
Print or Type Name of Cremies or Authorized Representative	Phone Number
sign house le	Attorney 05/31/2019
here Signature of Grantee of Authorized Representative	Title Daté
Register of Deed's Use On	
26 Date Deed Recorded Mo. 6 Day 5 Yr. 19 \$ Exempt # 20	RK2019 Pa 1359
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016 Grantee—Retain a copy of thi	is document for your records.

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.

City State Zip Code
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.

CityStateZip CodeArlingtonMA02476

Phone Number

781-439-8567

Email Address

richard@eckon.net

Ray Larry Eckhardt

Street or other Mailing Address

10552 Glenfair

City State Zip Code
Elmonte CA 91731

Phone Number

626-315-7959

Email Address

raylefit@yahoo.com

Galen R. Eckhardt

Street or other Mailing Address

Box 68

City State Zip Code
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 6^{th} P.M., of Webster County, Nebraska

BK2019; fg 1359

State of Nebraska 7 County of Webster.

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 <u>June</u> A.D., 2019 A.M. Recorded in Book 2019 nuse County Clerk 10.00 **Deputy** Assessor Carded

NEBRASKA DOCUMENTARY

Michael E. Sullivan Sullivan Shoemaker P.C., L.L.O. P.O. Box 309 Hastings, NE 68902-0309

TRUSTEE'S WARRANTY DEED

Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt Bypass Trust, GRANTOR, in consideration of making distribution to the beneficiaries of said Trust, conveys to Ray Larry Eckhardt, Galen R. Eckhardt, and Richard A. Eckhardt, to each an undivided one-third (1/3) interest, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

GRANTOR covenants with GRANTEE that GRANTOR (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the real estate against the lawful claims of all persons.

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

STATE OF MASSACHUSETTS)

) ss:

COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this 7^{-1} day of May, 2019 by Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt Bypass Trust.

Notary Public

PAUL W. KENT NOTARY PUBLIC

COMMONWEALTH OF MASSACHUSETTS

Agricultural Land Sales Worksheet

Sale Date School District Code								
5/7/2019 Base: 01-0123 Affiliated: Unifie	ed:							
eability & Code # Parcel Number	Parcel Number							
4 05 GeoCde Twn Rng Sect Qrt Subdiv Area	Blk Parcel							
e 4129 4 12 3 2 00000 1	000 3220							
Total Date of Sale Property Classification C	ode							
353,355 Status Property Type Zoning Location City	Size Parcel Siz							
A) 2 B) 05 C) 5 D) 3 E)	0 F) 10							
VALUE: LCG ACRES:	VALUE:							
GRASSLAND 1G1								
1G								
2G1								
2G								
3G1								
3G								
4G1								
4G								
Shelterbelt/Timber								
287,205 Accretion								
Waste								
Other								
AG LAND TOTAL 158.000	353,355							
Roads 4.000								
11,340 Farm Sites								
54,810 Home Sites								
Recreation								
Non-AG TOTAL 4.000								

Assessor's Ad	justme	ent to Sale I	Price (+ or	7	Total Recapture Value:			
Assessor Comme	nts and	Reason for A	Adjustment:		-			
TRUSTEE'S	WD -	BETWEEN	PARENTS	INTERES	ST EACH			
				•				
						• • • • • • • • • • • • • • • • • • • •		
		<u>.</u>						
Comments from						Comme	nts:	
							74.0-	
· · · · · · · · · · · · · · · · · · ·								
		···						(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.

FORM

	The deed will not be re-	corded unless this	statemen	t is signed and i	tems 1-25 are accurate	ly completed				
1 County Name	2 County Nu	mber		3 Date of Sale/Tra		Date of Deed				
	WEBSTER - 91			Mo. 5 Day 7 Yr. 2019 Mo. 5 Day 7 Yr. 2019						
	ess, and Telephone (Please I	Print)		e, Address, and Telephone	(Please Print)					
Grantor's Name (Seller) See Attached				Grantee's Name (I See attache						
Street or Other Mailing Ad	dress			Street or Other Mailing Address						
City	State	Zip	Code	City State Zip Code						
Phone Number				Phone Number	Is the grantee a					
Email Address				Email Address	If Yes, is the gra	ntee a 509(a) to	undation? Yes √No			
7 Property Classificatio	n Number. Check one box ir	categories A and B.	Check C if	property is also a	mobile home.					
(A) Status	-			Property Type			(C)			
Improved	Single Family	Industrial		Mineral Interests	-Nonproducing	State Assesse	d Mobile Home			
✓ Unimproved	Multi-Family	Agricultural		Mineral Interests	-Producing	Exempt				
IOLL	Commercial	Recreational								
<u>-</u> =	Conservator	Distributio	=	d Contract/Memo	= =	neriff [Other			
= =	Corrective Death Certificate – Transfer on	☐ Easement Death ☐ Executor	: ∐Lea ∏Min		= =	ust/Trustee arrantv				
		nsfer Distribution	Forecle		ble Trust Revocable Tru		ronafas on Donth			
9 Was the property purch part of an IRS like-kind (I.R.C. § 1031 Exchange	exchange?	Easement	Gift	Dstre ∐illevocal	=	=	ransfer on Death rustee to Beneficiary			
Yes V No	Court De	=	=	r Trust Partition	=	=	Other (Explain)			
11 Was ownership transfer	red in full? (If No, explain the o						No, state the intended use.)			
Yes No					Yes No					
	en relatives, or if to a trustee, a	,—	-	•						
✓ Yes No	☐ Aunt or Uncle to Niece	· <u>=</u>		artnership, or LLC	∐ Self	L Oti	ner			
	☐ Brothers and Sisters ☐ Ex-spouse	_	naparents a ents and Ch	ind Grandchild	Spouse	التام م				
14 What is the current mad	ket value of the real property?		FILS AND ON		Step-parent and Ste age assumed? (If Yes, state	·	(internet rate)			
\$288,500	tot value of the roat property:				No \$	me amount and	"interest rate.)			
	ivide a current parcel of land?				rough a real estate agent o	r a title company				
Yes 🛮 No			İ	of the agent or	title company contact.)	Yes	 No			
18 Address of Property				19 Name and Add	ress of Person to Whorn the	Tax Statement	Should be Sent			
Rural Webster	County			Richard A. Eck						
18a ✓ No address assign	ned 18b Vacantiland	4		51 Lockeland Ave. Arlington, MA 02476						
20 Legal Description	Tab vacant land			Annigion, MA	UZ470					
				-1.0	NUA/4/4) - CO - 12	 1	(0) 77			
	ne-half interest in						(3), Lownship			
Four (4) North,	Range Twelve (1	2) west of the	e bin P	'.ivi., of wer	oster County, Ne	braska				
21 If agricultural, list total nu	umber of acres162									
22 Total purchase price	, including any liabilities as	sumed				22 \$	0,00			
						is				
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)						0100				
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										
correct, and that I am duly authorized to sign this statement.										
	E. Sullivan			770.4			(402) 462-2119			
sign Printer Type	Name of Grantee or Authoriz	es Hepresentative			Attornov		Phone Number			
	Grantee or Authorized Repres	entary		îtle	Attorney		05/3//2019			
here Signature of						<u> </u>				
26 Data David David	107.1/-1/(2)	Register of Deed's					For Dept. Use Only			
26 Date Deed Recorded	19 6	mp or Exempt Number];	28 Recording Data 8K2019	Pa 1360					
Mo. Y Day	<u> </u>	1		<u>Un 2017,</u>		uthorized by Neb. i	Rev. Stat. §§ 76-214, 77-1327(2)			
Form No. 96-269-2008 9-2017 Re	v. Supersedes 96-269-2008 Rev. 2-	-2016			\rightarrow					

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.

City State Zip Code
Arlington MA 02476
Phone Number

781-439-8567

701-739-0307

Email Address

richard@eckon.net

6. Grantee's Name (Buyer)

Richard F. Eckhardt

Street or other Mailing Address

51 Lockeland Ave.

 City
 State
 Zip Code

 Arlington
 MA
 02476

 Phone Number
 781-439-8567

Email Address

Linaii Address

richard@eckon.net

Ray Larry Eckhardt

Street or other Mailing Address

10552 Glenfair

CityStateZip CodeElmonteCA91731

Phone Number

626-315-7959

Email Address

raylefit@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

NEBRASKA DOCUMENTARY
Date STAMP TAX
S Exempt 20 By as

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 S day of June A.D., 20 19, at 10:51 o'clock A.M. Recorded in Book 2619 on Page 13.00 County Clerk 10.00 Deputy Ind Comp Assessor Carded

Michael E. Sullivan Sullivan Shoemaker P.C., L.L.O. P.O. Box 309 Hastings, NE 68902-0309

TRUSTEE'S WARRANTY DEED

Richard A. Eckhardt, Trustee of the Rachel A. Eckhardt Survivor's Trust, GRANTOR, in consideration of making distribution to the beneficiaries of said Trust, conveys to **Ray Larry Eckhardt**, **Galen R. Eckhardt**, and **Richard A. Eckhardt**, to each an undivided one-third (1/3) interest, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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.

GRANTOR covenants with GRANTEE that GRANTOR (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Richard A. Eckhardt, Trustee of the Rachel

A. Eckhardt Survivor's Trust

STATE OF MASSACHUSETTS)

) ss:

COUNTY OF MIDDLESEX)

The foregoing instrument was acknowledged before me this $\frac{7^{+h}}{1}$ day of May, 2019 by Richard A. Eckhardt, Trustee of the Rachel A. Eckhardt Survivor's Trust.

Notary Public

PAUL W. KENT NOTARY PUBLIC

COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES

11-5-2021

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date		Taller I.		S	chool D	istri	ict Code					
91	20:	19	1363	6,	6/6/2019		Base: 91-0002 A					Affiliated: Unified:					
Location I	D	Sale	Number	Useabi	ity & Code#	Parcel Number									3.442° 2.744		
0023037	00	1	L38	1		GeoCde	Twn	Rng	Se	ct Qrt		Subdiv	Area	Blk	P	'arcel	
	D.	ate of S	ale Assessed	Value		4369	2	12	2:	3 3	0	0000	1	000	2	050	
Land		Imp	rovements		Total		Ď	ate of	Sale	Proper	ty C	lassifica	ttion (ode			
212,	940				212,940	Status	Pro	perty T	ре	Zoning	,	Location	Cit	y Size	Parcel Size		
		Irrigati	ion Type:			A) 2	B)	05		c) 5		D) 3	E)	0	F)	9	
LCG		A	CRES:		ALUE:	发展员	LCG			AC	RES	S:		VAL	DE:	2 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
IRRIGATEI) 1AI					GR	ASSLA	ND 1	Gl				er Blag Lykery	<u> </u>	51 TU-1	Andrew St.	
	1A								1G								
	2A1							2	Gl								
	2A							:	2G		24	.000			32,	760	
	3A1							3	G1								
	3A								3G								
	4A1							4	G1			.000				855	
	4A								4G	1	05.	.000		1	43,	325	
DRYLAND	ID1					S	helterbe	lt/Timl	per								
	1D							Accreti	on								
	2D1							Wa	_								
	2D							Oti							 -		
	3D1					AG L	AND T		_	1		.000	ej ne krejajen.	2	12,	940	
	3D							Roa			4.	.000				7.	
	4D1							arm Si	_						·-·		
	4D			and the second				ome Si									
				2 - St			R	ecreati									
	vellings ildings		<u> 40.3 1894</u> 443.7 143.74			N		Oth	_			.000					
Outou	ாளாஜ் 8					TAOI	-AG T	.OIA	L		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:	
2775-MAC-1		
		(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.

FORM

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 6 Day 7. 2019 4 Date of Deed Mo. 6 Day 7. 2019
WEBSTER - 91 ▼	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Grantor's Name (Seller) Crystol D. Laird	Lukas Rupprecht and Hannah Rupprecht
Street or Other Mailing Address 324 Powars	Street or Other Mailing Address 688 Road P
City State Zip Code Swink CO 81077-0574	City State Zip Code Bladen NE 68928
Phone Number (719) 469-7953	Phone Number Is the grantee a 501(c)(3) organization? Yes Volume (573) 355-6778 If Yes, is the grantee a 509(a) foundation? Yes Volume
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	The second secon
) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family Agricultural [Mineral Interests-Producing Exempt
L IOLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty
	osure Irrevocable Trust Revocable Trust Transfer on Death
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
	or Trust Partificn Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., I	entives? (If yes, check the appropriate pox.) Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$232,000	☐ Yes 🗹 No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
Yes No	F tea Fight Fundation, the
18 Address of Property Ag land	19 Name and Address of Person to Whorn the Tax Statement Should be Sent Grantee
Ag land	Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
See Attached	
400.	
21 If agricultural, list total number of acres 160+-	
22 Total nurchase price including any liabilities essured	22 \$ 232,000,00
22 Total purchase price, including any fiabilities assumed	\$
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.	(573) 469-7953
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign	Grantee 6/10 /2019
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Or	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 6 Day 6 Yr. 19 \$ 522.00	BK2019 Pa 1363
Nebraska Department of Revenue	Authorized by Neb. Flev. Stat. §§ 76-214, 77-1327(2)

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.

BK2019, Pg 1363

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of June A.D., 20 19, at 2:41 o'clock P.M. Recorded in Book 2019 on Page 1363-1364

— Abuse Petoch County Clerk 16.50 Deputy Ind Comp Assessor Carded



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 (SW½) 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.

BK2019, Pg 1364

Executed D7 June,	2019.	`
Crystol D. Laird	<u> </u>	
STATE OF COLORADO) COUNTY OF OTERO)	. 1	
The foregoing instrument was acknown Laird, a married person and resident of		, 2019 by Crystol D.
LISA A PANTOYA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19974017451 MY COMMISSION EXPIRES 10/03/2021	Notary Public	

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		\$	Sale Date				School District Code									
91	20	19	1381		6/	6/2019	Base: 91-00			0002 Affiliated:						Unified:			
Location	ш	Sale	Number	U	seabil				Y AY A A		Par	cel N	Vum	ıber					
0001672	200		139		4	05	GeoCde	T	vn I	Ring	Sec	ct	Qrt	Su	bdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	l Va	ue		4491				00	5	0	10	105		009	0000	
Land		Imp	provements			Total			Date	e of S	Sale	Proj	perty	/ Cla	ssific	ation (Code		
1	,250		30	0		1,550	Status		Proper	ty Ty	ре	Zo	ning	L	ocation	Cit	y Size	Parcel Size	
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1]	3)	01		C)	1	D)	1	E)	6	F) 2	
		2.1				Residentia						Ŋĸ.		Co	mmer	cial			
	Mul	tiple Im	provements:	Muli	iple. Im	provements.:			Mul	tiple.	Impro	oveme	nts.:					<u> </u>	
	:	Constr	uction Date:	Cons	truction	Date :			Con	struct	ion D	ate:							
			Floor:	Floo	r Sq. Ft.	:			Floo	or Sq.	Ft.:						·		
		Buildin	g Cost New:	Cost	:				Cos	t:									
Single Family	Style:			Res	identia	l Condition:		4192115	Cor	nmei	rcial	Occi	ıpano	су Со	de:				
(100) 🗆 Mo	bile Hon	1e		(10)) 🗆	Worn Out			Prir	nary:			Ot	her1:		(Other2:	•	
(101) 🗆 One	e Story			(20)		Badly Worn			Cor	nmeı	rcial	Cons	struc	tion (Class:				
(102) □ Two	o Story			(30)		Average			(1)) 🗆	Fire	ергос	of Stri	uctura	al Steel	Frame	1		
(103) 🗆 Spli	it Level			(40)		Good			(2)	(2) Reinforced Concrete Frame									
(104) 🗆 1 1/	2 Story			(50)		Very Good			(3)	(3) 🗖 Masonry Bearing Walls									
(111) 🗆 Bi-I	Level			(60)		Excellent			(4)	(4) 🛘 Wood or Steel Framed Ext. Walls									
(106) 🗆 Oth	.er								(5)) 🗆	Me	tal Fi	rame	and V	Walls				
Townhouse or	Duplex	Style:		Res	identia	Quality:			(6)) 🗆	Pol	le Fra	me						
(301) □ One	Story			(10)		Low			Cos	t Rai	ık:			.a. 1	- C	onditio	n:	<u> </u>	
(302) □ Two				(20)		Fair			(10)) 🗆	Lov	w			(1		Wom		
(307) 🗆 1 1/3						Average			(20)	•		erage			(2		Badly		
(308) □ Spli				(40)		Good		(30) Above Average (30) Average							ge				
(309) 🗆 2 1/3				(50)		Very Good			(40) 🗆	Hig	gh			(4		Good		
(304) □ One	Story D	uplex		(60)		Excellent											Very C		
(30 <i>5</i>) □ Two	Story I	Ouplex		w e	12.42			J.E	1 21, 441		10 m 1 m 1 m 1 m				(€	60) 🗆	Excelle	ent	
Assessor's	Adjus	stment	to Sale P	rice	(+ or	·-):													
Assessor Co	mment	s and R	eason for A	djus	tment														
WD - TF	RANSF	ER TO	LLC																
	•																		
Comments f	rom						•	`am	ments	<u></u>									
	- OIII							- U 1112	VIELS							.=.		_	
						-													
																	(Conti	nue on back)	

NEBRASKA Good Life, Great Service,

Real Estate Transfer Statement

30

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.

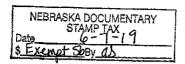
	The deed	will not be rec	orded unless th	is stateme	nt is signed and	items 1-25 are a	curately completed	<u>.</u>
1 County Name		2 County Nu	nber	3 Date of Sale/Tr		4 Date of Deed	/ 0040	
		STER - 91	· · · · · · · · · · · · · · · · · · ·	Mo. 06 D			Day 62 Yr. 2019	
5 Grantor's Name, A		phone (Please F	'rint)			lephone (Please Print)		
Grantor's Name (Selle TODD & Lisa Ma					Grantee's Name (ToLi Mah, L	LC		
Street or Other Mailin 105 N Cherry S	g Address St				Street or Other M 105 N Cherr			
City Red Cloud		State NE		Zip Code 68970	City Red Cloud		State NE	Zip Code 68970
Phone Number (402) 718-6193	<u> </u>				Phone Number (402) 718-6	Is the gr	rantee a 501 (c)(3) organ the grantee a 509(a) fo	
Email Address					Email Address	100 100,10	and granuce a decital in	idication les Mite
7 Property Classific	ation Number. C	heck one box in	categories A and	B. Check C i	f property is also :	mobile home		
(A) Status	1) Property Type	11100110 11071107		(C)
/ Improved	Single F	amily	Industrial		Mineral Interest	s-Nonproducing	State Assesse	
Unimproved	☐ Multi-Fa	mily	Agricultural	Ì	Mineral Interests	s-Producing	Exempt	
☐ lorr	Comme	rcial	Recreational					
8 Type of Deed	Conservator		Distribu	=	nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale	Corrective		Easem		ase	Personal Rep.	Trust/Trustee	
Cemetery [ate - Transfer on I			neral	Quit Claim	✓ Warranty	
9 Was the property part of an IRS like-	kind exchange?	16 Type of Tran	sfer ∐Distributio □Easemen	لسينة	=	==		Transfer on Death
(I.R.C. § 1031 Exch		Court De		=	Life Esta or Trust □Partition	=		Trustee to Beneficiary Other (Explain) transfer to LLC
11 Was ownership tran				Class				f No, state the intended use.)
✓ Yes	No				}	Yes No		
13 Was the transfer be	_	or if to a trustee, a	re the trustor and b	eneficiary rela	tives? (If Yes, chec	k the appropriate bo	x.)	
Yes		or Uncle to Niece	· =		Partnership, or LLC	Self	□ or	her
	=	ers and Sisters	=	•	and Gr andchild	Spouse		
de tak at at	Ex-sp			arents and Ci			and Step-child	
14 What is the current i	market vasue of tr	ne real property?			· ~		es, state the amount and	•
16 Does this conveyand	e divide a currer	t parcel of land?	·		Yes 17 Was transfer if		agent or a title company	y? (If Yes, include the name
Yes 🗸					of the agent or	title company conta	ct.) Yes	V No
18 Address of Property					19 Name and Add	lress of Person to W	hom the Tax Statement	
106 N Cherry St				1	same as G	rantee		
Red Cloud, NE 6								
18a 🔛 No address as	signed 18b	Vacant land						
20 Legal Description								
see attached								
21 If agricultural, list tot	al number of acre	es	·					
22 Total purchase pr	ice, including a	ıny liabilities as	sumed				22 \$	0.00
23 Was non-real pro	perty included	in the purchase	?	lo (If Yes. er	ter dollar amount	and attach itemize	S	0,00
24 Adjusted purchas	•	•					3 3	0100
							<u> 2000</u>	
25 If this transfer is a						te heet of my knowl	edge and belief, true, o	saturates and
correct, a	ind that I am duly	authorized to sig	n this statement.	are determen	cano diatria, co	ie best of my know	eoge and belier, true, t	omplete, and
	J. McCracke	AP B	**************************************					(402) 746-3613
sign	ppe ivame of Gra	ante e er Authorize	u representative			Attorney		Phone Number
_	e of Grantee or A	uthorized Represe	entative	-/	Tile	Audiney		_ 6/ //4
here ' signatul								Date /
e Data Daniel			Register of Dee					For Dept. Use Only
26 Date Deed Recorded	19	\$ Fv	np or Exempt Numb		28 Recording Data		ł	
Mo Day ebraska Department of Rev	Yr. L	Ψ C X-	empt#5	U	BK 2019	1, Uq 138		Part Stat 55 70 044 77 4007 (5)
	onus 7 Day Symprosides (-				Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

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

BK2019, Pg 1381

State of Nebraska Ss. County of Webster

	Entered on the
numerical index and file	d for record in the
Clerk's office of said cou	into this 7
of June A.D., 20	ancy consaay
A.D., 20	19_ at_ <u>0:5</u> 6
o'clockQMRecorde	ed in Book 2019
on Page138	
- Louise Dotte	County Clerk
10 00	
	(L)Deputy
IndCompAssesso	



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 _____, 2019, by Todd A. Mahin and Lisa M. Mahin, husband and wife.

Commin. expires 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	Base: 91-0002 A			Aff	ffiliated:				Unified:				
Location ID Sale Number Useability & Code #			Parcel Number													
001402000 140		4 05		GeoCde	Twn Rng S		Se	Sect Qrt		Subdiv		Area Blk		P	arcel	
	Date of	Sale Assessed	Value		4489	1	10	4	l l	0	000	00	1	000	36	685
Land	Land Improvements Total			Date of Sale Property Classification Code												
1,987,80	5	6,595	1,9	94,400	Status Property Type Zoning		Location		City Size		Parcel Size					
	Irrig	ation Type:	1		A) 2	В)	05		C)	5	D)	3	E)	0	F)	9
LCG		ACRES:	VAL	UE:		LCG	700,00,000 000			ACR	ES:		1.12	VAL	UE:	
IRRIGATED	A1	119.910		33,000	GRASSLAND 1G1		G1	43.020			20	58,7			725	
	1A					•		1G		1	8.1	50			21,	720
3	2A1	26.400	1	17,350	2G1		G1	4.100			00	5,59			595	
	2A	120.700	5	21,420			2	2G		5	0.1	80			67,	465
	A1	21.200		91,265	3G1		G1	23.270			31,230			230		
	3A						:	3G			0.7	10			,	130
	A1	29.300	1	25,115	4G1		3 1	18.000			00	24,570			570	
	4A	0.830		3,545	4G		1G	43.010		3		39,	025			
DRYLAND 1	D1	50.780	1	18,575	S	Shelterbe	elt/Timb	er								
	1D	3.740		8,735	Accretion		on	20.020			20	·				
	.D1	1.500		3,160			Was	ste		8	1.3	30			14,	650
	2D	52.450	1	02,800			Oth	er								
	DI DI	4.230		8,290	AG L	AND [ΓΟΤΑ	\mathbf{L}			6.7			1,9	80,6	090
	3D	11.250		22,050			Roa	ds			4.84	10				
	DI	2.000		3,780	Farm Sites			es	2.000			00	7,715			715
	4D	30.630		57,895		Н	ome Sit	es								
						R	ecreation	on								
Dwelli	~						Oth									
Outbuildi	igs			6,595	Noi	ı-AG T	TOTA	\mathbb{L}			6.84	10			7,	715

Assessor's Adjustment to Sale Price	Total Recapture Value:					
Assessor Comments and Reason for Adjus	tment:					
WD - BETWEEN PARENT & CHII	D ALSO INCLUDES, 14021,	, 14031, 14039, 14044				
Comments from Comments:						
	<u>_</u> _					
		(Continue on back)				

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

140

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	it is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Susan Ellen Manthey & David Doyle Welter, Successor Co-Trustees - see att	Grantee's Name (Buyer) Susan Ellen Manthey						
Street or Other Mailing Address 6416 Lake Shadows Circle	Street or Other Mailing Address 6416 Lake Shadows Circle						
CityStateZip CodeHixsonTN37343	City State Zip Code Hixson TN 37343						
Phone Number 423-503-5709	Phone Number Is the grantee a 501(c)(3) organiza 423-503-5709 If Yes, is the grantee a 509(a) found						
Email Address n/a	Email Address n/a						
7 Property Classification Number. Check one box in categories A and B. Check C							
) Property Type	(C)					
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home					
✓ Unimproved Multi-Family ✓ Agricultural I	Mineral Interests-Producing Exempt						
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other					
	ase Personal Rep. Trust/Trustee neral Quit Claim V Warranty						
part of an IBS like-kind exchange?		nsfer on Death					
(I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate Sale Trustee to B							
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If N						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.							
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Othe	r					
	and Grandchild Spouse						
Ex-spouse ✓ Parents and C							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	-					
\$2,770,000	✓ Yes ✓ No \$	//f Van instrude the same					
16 Does this conveyance divide a current parcel of land? Yes V 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 Sh	ould be Sent					
Truial Webster County	Susan E. Manthey 6416 Lake Shadows Circle						
18a / No address assigned 18b Vacant land	Hixson, TN 37343						
20 Legal Description							
see attached							
21 If agricultural, list total number of acres							
22 Total purchase price, including any liabilities assumed	22 \$	10					
23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
25 If this transfer is exempt from the documentary stamp tax, list the exemption		0100					
Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, cor	nplete, and					
correct, and that I am duly authorized to sign this statement. Mark A. Beck		402-463-4500					
Print of Type Name of Grantee or Authorized Representative		Phone Number					
sign / Market	Attorney	05/31/2019					
here Signature of Grantee or Authorized Representative	Title	Date					
Register of Deed's Use O	•	For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number Mo. 4 Day 10 Yr. 19 \$ Exempt # 20	BK 2019, Pa 1393						
Nebraska Department of Revenue Form No. 98-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2018		av. Stat. §§ 76-214, 77-1327(2)					

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.

BK 2019, Pg 1393

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-10-19
SExempt = 20. By (1)

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 Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 100 A.D., 20 19, at 12:50 o'clock p. M. Recorded in Book 2019 on Page 1393-1395

Antice Petro County Clerk 22.00 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 3/3/ day of ?nam, 20/9.

BK2019, Pg 1394

GRANTORS:

SUSAN ELLEN MANTHEY,

Successor Co- Trustee of the Faith Welter Trust

U/T/A dated December 16, 1999

STATE OF Notary Public

OF

NOTARY

PUBLIC

ON COUNTAINT

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.

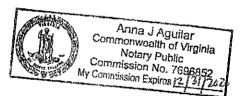
WITNESS my hand and seal this 31st day of Ynay, 2019.

	David Dayle Welese
	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 Spotember, 2018.

[Seal]



Notary Public

My commission expires: December 31, 2020

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date	School District Code												
91	20	19	1421		5/	24	/2019	Base:	91-	-00	OO74 Affiliated: U						Unif	Unified:		
Location	ID	Sale	Number	Įτ	Jseabi	lity	& Code#				Parcel Numl					mber				
0003148	300	:	141	1				GeoCde	T	wn	Rng	Sec	ct	Qrt	Subdi	7	Area	Blk	P	arcel
	Da		ale Assessec	l Va	lue	A		4133				00	0	0	2001	0		006	7.	480
Land		Imp	rovements	ents Total						D	Date of Sale Property Classification						tion (Code		
	635		4,27	5			4,910	Status		Prop	roperty Typ		Zo	ning	Loca	tion	Cit	y Size	Par	cel Size
Assessor Lo	cation:	BLUE	HILL (3H)		A) 1		B)	03		C)	3	D)	1	E)	6	F)	1		
	>						Residentia	1	: Úþ						Comn	ierc	ial			
	Muli	tiple Im	provements:	Mul	tiple. In	prov	ements.:	·		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Multiple.	Impro	ovem	ents.:						
		7	uction Date:		struction						Construct				1900					
	i vi	1, 15	Floor:	Floo	or Sq. Ft	. :				F	loor Sq.	Ft.:			260					
		Buildin	g Cost New:	Cos	t:						Cost :			27	7,755					
Single Family	Style:			Res	sidenti	al Co	ondition:			C	comme	rcial	Occ	upan	cy Code					
(100) 🗆 Mol	bile Hom	ıe		(10) 🗆	Wo	ern Out			P	nimary:	34	44	O1	ther1:		(Other2:		
(101) 🗆 One	e Story			(20) 🗆 Badly Worn						C	Commercial Construction Class: 4									1 - 1
(102) 🗆 Two	Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame							·			
(103) 🗆 Spli	t Level			(40) 🗆	Go	od				(2)	Re	infor	ced C	oncrete	Fran	ne			
(104) 🗆 1 1/	2 Story			(50) 🗆	Ve	ry Good				(3) Masorry Bearing Walls									
(111) 🗆 Bi-I	_evel			(60) 🗆	Ex	cellent				(4) 🖼	Wo	ood c	r Ste	el Frame	d Ex	ct. Wal	ls		
(106) 🗆 Oth	er			٠	<u>. 1836.</u>	(5) Metal Frame and Walls														
Townhouse or	Duplex	Style:		Res	identia	ıI Qı	uality:	Maria da Maria		_			le Fra						٠	
(301) 🗆 One	Story			(10) 🗆	Lo	W			C	ost Ra	nk:	15			C	onditio	n: 20)	
(302) 🗆 Two	Story			(20)) 🗆	Fai	r				(10) 🗷	Lo	w			(1	0) 🗆	Wom	Out	
(307) 🗆 1 1/:	2 Story			(30) Average					(erage			(2	0) 🗷	Badly	Worr	ı	
(308) □ Spli	t Level			(40) □ Good						(30) ☐ Above Average (30) ☐ Average										
(309) 🗆 2 1/2				(50) 🗆		ry Good			(40) ☐ High (40) ☐ Good										
(304) 🛘 Qne		_		(60) 🗆	Exc	ellent			-			1.1	1.55		(5		Very C		
(305) □ Two	Story D	uplex							- 1							(6	0) 🗆	Excelle	erit	
Assessor's	Adjus	tment	to Sale Pr	rice	(+ o	r -)	•													
Assessor Co	mments	and R	eason for A	djus	tment	:														
WD																				
			-													_				
Comments fi	rom								Com		nto.							. .		
Comments II	· OIII							· · · · · · · · · · · · · · · · · · ·	νVIII	mel	1113.									
														- · -						
																		(Contin	nue on	back)

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FURIN
521

The deed will not be recorded unless this statement	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91 ▼	Mo. 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	Street or Other Mailing Address							
611 Dockside Cove	PO Box 203 City State Zip Code							
City State Zip Code Hastings NE 68901	Blue Hill NE 68930							
Phone Number (402) 469-8198	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo (402) 984-4020 If Yes, is the grantee a 509(a) foundation? Yes							
Email Address	Email Address							
jeremy@meyeragents.com 7 Property Classification Number. Check one box in categories A and B. Check C if	mattyjluke@gmail.com							
	Property Type (C)							
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home							
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt							
☐ IOLL								
Proceed Good Good Good Good Good Good Good G	d Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee							
Cemetery Death Certificate - Transfer on Death Executor Min	eral Quit Claim Varranty							
9 Was the property purchased as 10 Type of Transfer Distribution Forecle	osure Irrevocable Trust Revocable Trust Transfer on Death							
part of an IRS like-kind exchange? Auction Easement Glift	Life Estate Sale Trustee to Beneficiary							
Yes No Court Decree Exchange Granto								
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.) V Yes No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	IVes? (If Yes, check the appropriate box.) artnership, or LLC Self Other							
Brothers and Sisters Grandparents a								
Ex-spouse Parents and Ch								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$2,865	☐ Yes							
42,000								
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							
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							
Yes No 18 Address of Property	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Yes No	of the agent or title company contact.) Yes No							
Yes V No 18 Address of Property 417 W Gage St	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Yes No 18 Address of Property 417 W Gage St 18a No address assigned 18b Vacant land	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent							
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State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of Size A.D., 20 19, at 1:50
o'clock M. Recorded in Book 2019
on Page 1121
County Clerk
Deputy
ind Comp Assessor Carded

NEBRASKA DOCUMENIARY
STAMP TAX
Date (0-10-19
\$ (0.35 By VO

WARRANTY DEED

JEREMY J. MEYER, a Single Person, herein called Grantor, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto THREEFOLD CORD HOLDINGS, LLC, a Nebraska limited liability company, herein called the Grantee whether one or more, the following described real estate in Webster County, Nebraska:

THE WEST TWENTY FEET (20') OF THE NORTH FORTY THREE FEET (43') OF LOT SEVEN (7) BLOCK SIX (6) ROHRER'S ADDITION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever. And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantors warrant will defend the title to said premises against the lawful claims if all person whomsoever.

Executed: 06 / / 1 .2019

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

GENERAL NOTARY - State of Nebraska
MARK V. HEMJE
My Comm. Exp. April 2, 2021

Votary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Pa	ige		Sale Date	School District Code												
91	20	19	14	.33	5/	31/2019	Base:	65-00	11	Aff	iliate	ed:		Unif	řed:				
Location ID		Sale Number			Useabi	lity & Code#		Parcel Number											
00101230	0		142		4	4 05		Twn	Rng	Se	Sect Qrt Subd			Area Blk Parcel					
	D:	ate of S	ale Ass	essed '	Value		4487	1	9	3	0	0	00000	1 000 0775					
Land	Land		Improvements			Total		D	ate of	Sale	Pro	perty	/ Classific	Classification Code					
546,3	90			200		546,590	Status	Pro	perty Ty	ре	Z	oning	Location	Cit	City Size Parcel Size				
		Irrigat	ion Typ	e:	•		A) 1	B)	05		C)	5	D) 3	E)	E) 0 F) 10				
LCG			ACRES:		· · · · · · · · · · · · · · · · · · ·	ALUE:	v	LCG				ACR	ES:		VAL	UE:			
IRRIGATED	1A1			· · · · · ·			GF	RASSLA	ND I	GI									
	1A			•						1G		6	1.340			83,	725		
	2A1								2	G1			8.710	11,890					
	2A							2G 27.950					38,150						
	3A1							3G1 8.000				10,920							
	3A									3G		8	9.200	121,760					
	4A1								40	G1			0.880			14,			
	4A								4	4G		18	7.730		2	56,	25		
DRYLAND	1D1							Shelterbe	elt/Timl	per									
	1D								Accreti	_									
	2D1								Was			1	7.060			3,	070		
	2D						1.07	Other AG LAND TOTAL 410.870				0.070			4.0				
	3D1						AG L	AND '		-+			0.870 9.270	77 (74)	5	40,	025		
	3D 4D1					<u> </u>		т.	Roa arm Sit				1.000	14,54-	<u> 1.155.51 </u>	<u> </u>	765		
	4D1						<u> </u>						1.000			<i>3,</i>	/65		
	70								ome Sit Lecreati	_									
Dwel	linoe							1/	Oth	_									
Outbuild			36.3			200	No	1-AG 7		\rightarrow		1	0.270			5,	765		
saccaria A			·										Valera	•					

Outbuildings		200	Non-AG TOTAL	10.270	5,765
Assessor's Adjustment to S	ale Price (+ or -):		Total Recap	ture Value:	
Assessor Comments and Reason	for Adjustment:				
TRUSTEE'S WD; BETWEE	N GRANDPARENTS	AND G	RANDCHILD; INCLUDE	S ID#10126	
Comments from			Comments:		
		 			
					(Continue on back)
			·		PAT 96-106-99

142

FORM 521

Good Life, Great Service,

Real Estate Transfer Statement

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

DEPARTMENT OF REVERUE	• if additional space is needed, add at		
		nt is signed and items 1-25 are accurately completed	1
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed	04 0040
[5 D - 4] 12 1 1 1 1 1 1 1 1	WEBSTER - 91		y 31 Yr. 2019
Grantor's Name (Seller)	ress, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Joe D. Thrasher, Street or Other Mailing A	Ttee-Karen S. White Trust/John B. White Trust/John B.	Grantee's Name (Buyer) Richard Andrew Payne, PR - Est of Jonatho Street or Other Mailing Address	n Richard Payne
Gilpin Givhan, PC	: - 2660 Eastchase Lane, Suite 300	322 Chappell Rd	
City Montgomery	State Zip Code AL 36117	City State GA	Zip Code 30534
Phone Number (334) 244-1111		Phone Number Is the grantee a 501 (c)(3) organi If Yes, is the grantee a 509(a) for	
Email Address		Email Address	indation? Yes No
7 Property Classification	on Number. Check one box in categories A and B. Check C	if property is also a mobile harms	
(A) Status		Property Type	(0)
Improved	Single Family Industrial	Mineral Interests-Nonproducing State Assessed	(C)
Unimproved	Multi-Family Agricultural	Mineral Interests-Producing Exempt	Mobile Home
□ IOLL	Commercial Recreational		
8 Type of Deed	Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
		ase Personal Rep. 🔽 Trust/Trustee	
		neral Quit Claim Warranty	
9 Was the property pure part of an IRS like-kind (I.R.C. § 1031 Exchange	chased as 10 Type of Transfer	<u>—</u>	ansfer on Death
			ustee to Beneficiary
Yes V No	Court Decree Exchange Grants Grants Grants		ther (Explain)
Yes No		12 Was real estate purchased for same use? (If I	No, state the intended use,)
13 Was the transfer betwe	en relatives, or if to a trustee, are the trustor and beneficiary rela		
✓ Yes ☐No		Partnership, or LLC Self Oth	er .
	☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse	
	Ex-spouse Parents and Ch	hild Step-parent and Step-child	
14 What is the current mar	rket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$394,000		Yes	%
	livide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	
Yes No		of the agent or title company contact.) Yes	
18 Address of Property Rural Property		19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
Webster County, NE		same as Grantee	
I8a ☐ No address assign	i		
20 Legal Description			
see attached			
1 If agricultural, list total no	umber of acres		
		1 16	
22 Total purchase price	, including any liabilities assumed		0,00
3 Was non-real proper	rty included in the purchase? Tyes 🔽 No (If Yes, en	ter dollar amount and attach itemized list.)	0,00
≀4 Adjusted purchase p	orice paid for real estate (line 22 minus line 23)	S 24	0100
25 If this transfer is exer	mpt from the documentary stamp tax, list the exemption	number 20	
Under	penalties of law, I declare that I have examined this statemen	it and that it is, to the best of my knowledge and belief, true, cor	npiete, and
correct, and t	that I am duly authorized to sign this statement.		
Print er Type	Garwood Name of Glantige or Authorized Representative		(402) 746-3613
sign /////	Mind In In the state of the sta	Attorney	Phone Number
	Grantee or Authorized Representative	ale	Date 7
1616			
Date Deed Recorded	Register of Deed's Use Onl 27 Value of Stamp or Exempt Number	y 28 Recording Data	For Dept. Use Only
Mo. 6 Day 14	yr 19 \$ Exempt H 30	BK2019 Pg 1433	
braska Department of Revenue	LA-enger # 50		v. Stat. §§ 76-214, 77-1327(2)
	v. Supersedes 96-269-2008 Rev. 2-2016	AGUIDIXEG DY NEB. RE	*. Just. 98 10-214, 11-1621(2)

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.

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of June A.D., 2019, at 2:13
o'clock OM. Recorded in Book 2019
on Rose 1433-421

All Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-19-19
\$ Exercit 20 by (1)

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 (SW¾) 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.

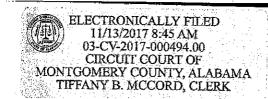
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will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

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

Phone/Fax: (402) 746-3613

DAVE:F:\WP\700\PAYNE\TRUSTEES.DD 5/22/19

Page 1 of 1 Pages



IN THE CIRCUIT COURT OF MONTGOMERY COUNTY, ALABAMA

KAREN S WHITE TRUST, Plaintiff,))	
V)) Case No.:	CV-2017-000494.00
Defendant.	·)	

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

DOCUMENT 12

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, fg 1436

BK 2019, fg 1436

ELECTRONICALLY FILED

6/28/2018 2:24 PM

03-CV-2017-000493.00

CIRCUIT COURT OF

MONTGOMERY COUNTY, ALABAMA

IN THE CIRCUIT COURT OF MONTGOMERY COUNTY, ALABAMA

JOHN B WHITE TRUST, Plaintiff,)	
V.) Case No.:	CV-2017-000493.00
Defendant.)	

ejectment

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 <u>Code of Alabama</u> §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 <u>Code of Alabama</u> §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.

DOCUMENT 31

BK2019, Kg 1437

DONE this 28th day of June, 2018.

/s/ TRUMAN M HOBBS CIRCUIT JUDGE

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	i de la composition della comp	Sale Date	School District Code										
91	20	19	1438	6,	4/2019	Base:	55-00	11	Affi	liated:		Unif	ied:			
Location	ID	Sale	Number	Useabil	ity & Code #											
0010123	00		143	4	05	GeoCde Twn Rng Sect Ort Subdiv							Blk	Parcel		
	D	ate of S	of Sale Assessed Value			4487	1	9	3	0 0	00000	1	000	0775		
Land		Imp	provements	Total		ode										
546	,390		20	0	546,590	Status	Proj	perty Ty	ре	Zoning	Location	City Size Parcel S				
		Irrigat	ion Type:		.,	A) 1	B)	05		C) 5	D) 3	E) 0 1		F) 10		
LCG		Į.	ACRES:	v	ALUE:		LCG			ACR	ES:	VALUE:				
IRRIGATE	D 1A1					GR	ASSLA	ND 10	3 1							
	1A		, <u>.</u>					1	G	6:	1.340			83,725		
	2A1					2G1					8.710	11,890				
<u> </u>	2A					2G 27.				7.950	38,150					
	3 A1					3G1				8.000			10,920			
! 	3A					3G			G	89	9.200	121,760				
	4A1						4G1 10.880				0.880	14,855				
	4A	ļ	,					4	G	187	7.730		2	56,255		
DRYLAND	1D1		·			S	helterbe	lt/Timb	er							
	ID							Accretic	n							
	2D1			ļ				Was	te	17	7.060			3,070		
	2D							Oth	-							
	3D1					AG L	AG LAND TOTAL 410.870						54	10,625		
	3D							Road	_		270					
	4D1			-			F	arm Site	es	1	L.000			5,765		
	4D	and the same of th						me Site				-				
							R	ecreatio	n	-						
	vellings			:				Othe								
Outbi	uldings				200	Non	-AG T	OTA	L	10	.270			5,765		

		200	Non-AG TOTAL	10.270	5,765
Assessor's Adju	stment to Sale Price	(+ or -):	Total Reca	pture Value:	
Assessor Comment	s and Reason for Adjusti	ment:			
DEED BY PR;	BETWEEN PARENTS	S & CHILD; INC	CLUDES #10126		
			<u>.</u>		
					
				<u>, </u>	· · ·
Comments from			Comments:		
					
					(Continue on back)

NEBRASKA Good Life, Great Service

Nebraska Department of Revenue

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

Real Estate Transfer Statement

143

FORM **521**

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

• 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. DEPARTMENT OF DEVENUE 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 Mo. _06 WEBSTER - 91 Mo. 06 Day 04 Yr. 2019 04 yr 2019 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver) Richard Andrew Payne, PR - Est of Jonathon Richard Payne Richard Andrew Payne Street or Other Mailing Address Street or Other Mailing Address 322 Chappell Rd 322 Chappell Rd State Zip Code Zip Code Dawsonville GA 30534 Dawsonville GA 30534 Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Land Contract/Memo ✓ Distribution Partition Sheriff Other Bill of Sale Corrective Lease Easement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemeterv TExecutor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer ✓ Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes Yes ∏ No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Unde to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$394,000 Yes ☑ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes. Yes / No ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 00:00 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0.00 0100 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, David_B. Garwood (402) 746-3613 Phone Number Attorney Signature of Grantee litte here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number ecording Data \$ 1438 Day 2019

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of 10.00 PM. Recorded in Book 30.9 or Clock PM. Recorded in Book 30.9 on Bage 1438 County Clerk 10.00 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 (NW½), North Half of the Northeast Quarter (N½NE½), and a tract of land in the Southwest Quarter (SW½) described as follows: commencing at the Southwest corner of the NW½; 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 (NW½) 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 4^{+1} June, 2019.
ESTATE OF JOHNATHON RICHARD PAYNE, DECEASED.
BY: Michard Andrew Payne, Personal Representative
STATE OF Georgia, COUNTY OF Dawson) ss.
The foregoing instrument was acknowledged before me on \underline{y}^{μ} , 2019, by Richard Andrew Payne, Personal Representative of the Estate of Johnathon Richard Payne, Deceased.

Comm. expires 64/69/2022 A Notary Public

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud

h/Fax (402) 746-3613 DAVEF:\WP\700\PAYNE\DDJRP.5/22/19 Page 1 of 1 pages

Agricultural Land Sales Worksheet

Cnty No.	Boo 201		Page 1448	A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	le Date 5/2019	D-	91-00	<u> </u>	Company of a	School District Code Affiliated: Unified:							
200		rings eagly		ente delle	nga Kasaran da saman	Base:	02		Unined:								
Location I	D	Sale	Number	Useabilit	y & Code#	Parcel Number											
00220110	00	1	.44	4	10	GeoCde Twn Rng			Sec	Sect Qrt Subdiv		Area Bik		Parcel			
	Da	te of Sa	le Assessed	Value		4493	1	12	5	2	00000	1	000	1035			
Land	Land Improvements 7				Cotal .		D	ate of	Sale	Propert	y Classific	cation Code					
99,	99,155				Status	Pro	erty Ty	ре	Zoning	Location	n Ci	ty Size	Parcel Siz				
		Irrigati	on Type:	1	<u> </u>	A) 2	B)	05		c) 5	D) 3	E)	0	F) 9			
LCG		A	CRES:	VA	LUE:		LCG			ACI	RES:		VAL	UE:			
IRRIGATED	1A1					GR	ASSLA	ND 1	G1		0.400			14,195			
	1A		3.550		9,675				ιG		0.560	765					
	2A1							20	3 1								
	2A								2G								
	3A1		18.660		48,050			30	G1		9.740			13,295			
	3A							3	3G								
	4A1							40	3 1								
	4A		2.440		6,200				IG		5.110			6,975			
DRYLAND	ID1					S	helterbe										
	1D							Accretic									
	2D1							Was	$\overline{}$								
	2D 3D1					AC T	AND T	Oth			0.460			99,155			
<u> </u>	3D1					AG L	י מואד	Roa			1.410		24 (14) 24 (14)	99,±33			
	4D1			••			Ti	arm Sit					***** <u>***</u>				
	4D				:			ome Sit									
		i Cycle is				-		ecreation									
Dw	ellings			andresen makeri tertimi Sa	and the second s			Oth	_								
Outbui						Nor	-AG T				1.410						

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

136-4(115)

Good Life, Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 5 - 6 2019									
WEBSTER - 91	Mo. 5 Day 6 Yr. 2019 Mo. 5 Day 6 Yr. 2019									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)									
Grantor's Name (Seller) See Attached Copy	Nebraska Department of Transportation									
Street or Other Mailing Address	Street or Other Mailing Address									
1157 40 Road Zip Code	PO Box 94759 City State Zip Code									
Riverton State Zip Code 68972-5180	Lincoln NE 68509-4759									
Phone Number (308) 470-1085	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No (402) 471–4567 If Yes, is the grantee a 509(a) foundation? Yes ✓ No (402) 471–4567 Yes ✓ No (402) 47									
Email Address	Email Address									
7 Property Classification Number. Check one box in categories A and B. Check C i	· · · · · · · · · · · · · · · · · · ·									
(2) Cartes	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home									
☐ Improved ☐ Single Family ☐ Industrial ☐ LZ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Mineral Interests-Producing Exempt									
✓ Unimproved Multi-Family Agricultural										
	nd Contract/Memo Partition Sheriff Other									
	ase Personal Rep. Trust/Trustee									
	neral Quit Claim V Warranty									
9 Was the property purchased as part of an IRS like-kind exchange?	losure Irrevocable Trust Revocable Trust Transfer on Death									
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary									
Yes V No Court Decree Exchange Grant	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)									
11 Was ownership transferred in full? (If No, explain the division.) Yes NoNo	Yes V No Highway Purposes									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	struct? (If Ves. check the appropriate hox.)									
Yes No Aunt or Uncle to Niece or Nephew Family Corp., 1	Partnership, or LLC Self Other									
	and Grandchild Spouse									
Ex-spouse Parents and C										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
\$100	☐ Yes ✓ No \$%									
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes									
✓ Yes No										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
Tract F of the NW1/4 of S5-T1N-R12W of 6th P.M., Webster County NE	Nebraska Department of Transportation PO Box 94759									
The second secon	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										
	\$ 400.00									
22 Total purchase price, including any liabilities assumed	22 100,00									
	inter dollar amount and attach itemized list.)									
20 (100 (100 (100 p)	\$ 40000									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	100,00									
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number 2									
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, complete, and									
correct, and that I am duly authorized to sign this statement. Karla Smith	(402) 479-3985									
Print or Type Name of Grantee or Authorized Representative	Phone Number									
sign Hasla V mith	ROW Project Manager 6/11/2019									
Signature of Grantee or Authorized Representative	Title Date									
Register of Deed's Use O										
neglater of beed a case of	nly For Dept. Use Only									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data									
26 Date Deed Recorded Mo. 6 Day 17 Yr. 19 \$ Exempt # 2	ing									



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.

WARRANTY DEED

PROJECT: 136-4(115) C.N.: 42617

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.

14/4 DD 4 NTV DEED

TRACT: 4

State of Nebraska 3ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of 0 WW A.D., 20 9 at 11.05 o'clock AM. Recorded in Book 2019 on Page 1448 - 1451 County Clerk 28.06 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-17-19
\$Exercit#2 By 68

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

PROJECT: 136-4(115)

WARRANTY DEED C.N.: 42617

TRACT: 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.

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. 20 19-On this 6 day of May _____, A.D., 20<u>/</u> , before me, a General Notary Public, duly commissioned and qualified, personally came <u>Kelvin</u> R 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

GENERAL NOTARY - State of Nebraska LESLIE R., MUEHLICH My Comm. Exp. September 6, 2022

WARRANTY DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 4

	Duly executed this 6 day of May, A.D. 2017
	Rathy James (Nathy James)
B	STATE OF MORASKA COUNTY OF Franklin On this May of May , A.D., 20 19, before me, a General
	Notary Public, duly commissioned and qualified, personally came
	Notary Public Notary Public
	State of Nebraska – General Notary 13.33 September 19.5 September
	State of Nebrasks - General Notary KRISTI K. FRITSON My Commission Expires April 26, 2023

Agricultural Land Sales Worksheet

91	20:	19	1452	1/3	/2019	Base: 91-0002 Affiliated:							Unified:				
Location I	D	Sale	Number	Useability	& Code#	Parcel Number											
00231600	00	1	.45	4	10	GeoCde	Twn	Rng	Sec	t Qrt	Subd	liv	Area Bik P		Parcel		
	D	ate of Sa	ile Assessed V	/alue		4369	2	12	36	5 0	000	00	1	2410			
Land	Land Improvements Total				otal	Date of Sale Property Classification Code											
359,600					359,600	Status Property Type			pe	Zoning	Loc	ation	City Size Par		Parcel Size		
and a second		Irrigati	on Type:	I		A) 2	B)	05		C) 5	D)	A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		0	F) 10		
LCG		A	CRES:	VA	LUE:		LCG			AC	RES:			VAL	UE:		
IRRIGATED			14.150		62,895	GR	ASSLA	ND 1	G1		3.15	50			4,300		
	1A						1G 27.65					50			37,740		
	2A1							20	G1								
· · · · · · · · · · · · · · · · · · ·	2A								2G		9.13	30			12,460		
	3A1		3.190		13,735		3G1 6.640					-	9,065				
	3A							- 1	3G				3,5				
	4A1					4G1											
	4A		0.470		2,005		1	09.41	.0		1	49,345					
DRYLAND	1D1		9.140		21,340		Shelterbe					_					
	1D		4.790		11,185			Accreti	on			_					
	2D1		1 000		0.550			Was				_					
	2D 3D1		1.300 5.520		2,550	ACT	A BIES 1	Oth		206.650			252 622				
			9.320		18,265	AG L	AND T	IOIA Roa	-		1.95			3	59,600		
3D 9.3		9.520		13,203		Б	arm Sit			1.90			<u> </u>	<u> </u>			
	4D1		0.170		320			ome Sit				\dashv					
								Lecreati				\dashv			- m -		
Dw	ellings			Taring and the second s				Oth			· · ·	\dashv					
Outbu	_					Nor	ı-AG T				1.95	0					

Assessor's Ad	justmen	t to Sal	le Pri	ce (+ or -):			Total Recapture Value:	
Assessor Comme	nts and R	keason fo	or Adj	ustment:				
TRUSTEE 'S	DEED;	USED	FOR	HIGHWAY	PURPOSES			
·			•					
Comments from						Comm	nents:	
						<u> </u>		(Continue on back)

NEBRASKA

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

145

136-4(1/57) FORM 12.15 **521**

Good Life. Great Service.

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

The deed will not be recorded unless this statemen										
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 1 Day 3 Yr. 2019 4 Date of Deed Mo. 1 Day 3 Yr. 2019									
WEBSTER - 91	Mo. 1 Day 3 Yr. 2019 Mo. 1 Day 3 Yr. 2019 6 Grantee's Name, Address, and Telephone (Please Print)									
5 Grantor's Name, Address, and Telephone (Please Print)	Grantee's Name (Buyer)	لـــــ								
Grantor's Name (Seller) See Attached Copy	Nebraska Department of Transportation									
Street or Other Mailing Address 418 Highway 136	Street or Other Mailing Address PO Box 94759 City State Zip Code									
City State Zip Code Inavale NE 68952-5123	Lincoln NE 68509-4759									
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ N (402) 471-4567 If Yes, is the grantee a 509(a) foundation? Yes ✓ N									
(402) 767-0079 Email Address	(402) 471-4567 If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ Email Address	1140								
7 Property Classification Number. Check one box in categories A and B. Check C if										
(7) 0.000	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Ho									
Improved Single Family Industrial)HIG								
✓ Unimproved Multi-Family ✓ Agricultural L	Mineral Interests-Producing Exempt									
	d Contract/Memo Partition Sheriff Other									
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea		_								
Cemetery Death Certificate – Transfer on Death Executor Mir										
	osure irrevocable Trust Revocable Trust Transfer on Death									
9 Was the property purchased as part of an IRS like-kind exchange?	Life Estate Sale Trustee to Beneficiary									
☐ Yes ☑ No ☐ Court Decree ☐ Exchange ☐ Granto	r Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended Yes V No Highway Purposes	use.)								
✓ Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self Other Other									
Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., F ☐ Brothers and Sisters ☐ Grandparents 6										
Ex-spouse Parents and Cl										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
\$330	☐ Yes									
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 na	ame								
✓ Yes No	Located 1] No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
Part of SW1/4 & S1/2 NW1/4 of S36-T2N-R12W of 6th P.M., Webster	Nebraska Department of Transportation PO Box 94759									
County, NE 18a No address assigned 18b Vacant land	Lincoln, NE 68509-4759									
18a No address assigned 18b Vacant land 20 Legal Description	Emocri, ite doctor i. co									
See Attached Copy										
21 If agricultural, list total number of acres										
	\$									
22 Total purchase price, including any liabilities assumed	22 330,0	<u>0</u>								
23 Was non-real property included in the purchase? Yes V No (If Yes, et	nter dollar amount and attach itemized list.)									
	320 in	n								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		- -								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 2									
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and									
⊾ Karla Smith	(402) 479-39	85								
Print or Type Name of Grantee or Authorized Representative	Phone Number	1								
sign Harla Smith	ROW Project Manager 6/11/2019									
here Signature of Grantee or Authorized Representative	Title Date									
Register of Deed's Use Or	ly For Dept. Use O	niy								
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data									
Mo. 6 Day 17 Yr. 11 \$ Exempt # d	BK 2019, Pg 1452 Authorized by Neb. Rev. Stat. §§ 76-214, 77-13	207/2\								



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

TRUSTEE'S DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 15

KNOW ALL PERSONS BY THESE PRESENTS:

CS Cynthia Shunnan

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

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

TRACT: 15

PROJECT: 136-4(115)

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 ss. County of Webster

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-17-19
\$ Examplification

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 Cynthiu 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

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.

TRUSTEE'S DEED

PROJECT: 136-4(115)

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.

TRUSTEE'S DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 15

Duly executed this 3 day of January, A.D. 2019.
Λ . Λ . Λ
Cynthia Shanan Milton Tupper, Trustee,
Cynthia Shanan Milton Tupper, Trustee, of the Barbara Tupper Trust, as to an undivided 1/2
1 bloc 2 K
STATE OF Nebrasia)ss.
COUNTY OF Webster)
Notary Public, duly commissioned and qualified, personally came Cynthia Shannan, Trustee of the Barbara Tropper Trust to me known to be the identical person(s)
Notary Public, duly commissioned and qualified, personally came <u>Cynthia Shannon</u> ,
whose name(s) affixed to the foregoing instrument as Grantor(s) and acknowledged the same to be a voluntary act and deed.
WITNESS my hand and notarial seal the day and year last above written
Notary Public
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SENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2022

TRUSTEE'S DEED

PROJECT: 136-4(115)

C.N.: 42617

TRACT: 15

Duly executed this 3 day of January , A.D. 2019.
Cynthia Shannon Milton Tupper, Trustee, of the Milton Tupper Trust, as to an undivided 1/2 interest
state ofNebraska) country of Webster)ss.
On this 3 day of, A.D., 2016, before me, a General
Notary Public, duly commissioned and qualified, personally came Cynthia Shandon, Trustee of the Mitten Tupler Institute 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
whose name(s) affixed to the foregoing instrument as Grantor(s) and acknowledged the same to be a voluntary act and deed.
WITNESS my hand and notarial seal the day and year last above written
Notary Public
Ţ
GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2022

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, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires

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

Notary Public

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

DATE OF ISSUANCE 11/7/2018 LINCOLN, NEBRASKA RUSSELL FOSLER
ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH
AND HUMAN SERVICES



18 13724

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

1. DECEDENT'S-NAME (First, Mi									2 047	TE OF DEATH (Mo., Day, Yr.)
Milton Faye Tupper	ddle, Last, Suf	fix)					2. SEX Male		1	tober 21, 2018
4. CITY AND STATE OR TERRITORY	OR FOREIGN COUN	TRY OF BIRTH	5a. AGE	- Last Birthda	av 55. UNI	ER 1 YEAR		ER 1 DAY		TE OF BIRTH (Mo., Day, Yr.)
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7. SOCIAL SECURITY NUMBER			d	8s. PLACE C	OF DEATH				001	16 30, 1322
507-48-2940				HOSPITAI	. X Inpat	ient	OTHER	Nursing	g Home/l	LTC Hospice Facility
8b. FACILITY-NAME (if not institution	, give street and num	ber)				utpatient		Decede		· · · · · · · · · · · · · · · · · · ·
								_		nee
Webster County Communit					DOA			Other (Specify)	178 S. S. S. S. S.
Bc. CITY OR TOWN OF DEATH (Inclu	de Zip Code)					8d.	COUNTY C	F DEATH		
Red Cloud 68970						١	Vebster			
9a. RÉSIDENCE-STATE	9b. COU	NTY		9a. (CITY OR TO	OWN				(°)
Nebraska										
9d. STREET AND NUMBER						9e. APT. N	O 9f. 2	ZIP CODE		9g. INSIDE CITY LIMI
242 West Third Avenue							. 6	8970		YE\$ NO
10a. MARITAL STATUS AT TIME OF I	DEATH Married	Never Married	10b. N	AME OF SPO	USE (First,	Middle,	Last, St	iffix) if wife	e, give m	aiden name
Married, but separated X Wi	dowed 🔲 Divorces	d Unknown	Barb							
11. FATHER'S-NAME (First, Midd	lie, Last, Suffix		1			NAME (Fin				
Bryan J Tupper	ine, Last, Suns	· J					st, Mid	ile, Mai	iden Sun	name)
13. EVER IN U.S. ARMED FORCES?					dith (Casada			-1	
(Yes, No, or Unk.) No	Sive dates of service	1	IFORMAN							RELATIONSHIP TO DECEDEN
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	James M. Mc	Laughlin				951			Oc	tober 24, 2018
Cremation Entombment	16d, CEMETERY, C	REMATORY OR	OTHER L	OCATION		CITY	/ TOWN			STATE
Removal Other (Specify)	Red Cloud Ce	meter				. Dad	Claud			
17a. FUNERAL HOME NAME AND MA						Red	Cloud			Nebraska
Simonson-Williams Funeral	Home 241 W 4	est, City or lown	i, State) Cloud N	dobraeka						17b. Zip Code 68970
	1101110. 471 11. 7	ar Med. Ned	Olouu, i	rentaska						00910
	C.	AUSE OF DE	ATH (S	ee instruc	ctions a	nd examp	les)			** *
18. PART L Enter the chain of events-diseas	es, injuries, or complicat	ons that directly cz	used the de	eath. DO NOT er	iter termina)	events such as	cardiac arre	st,		APPROXIMATE INTERVAL
respiratory arrest, or ventricular fibrillat	IATE CAUSE:	STIDIOGY, DO NOT A	BEREVIATE	Enter only one	e cause on a	line. Add additi	onal lines if i	recessary.		200
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disease or condition resulting	toral Naphation I	neumonia							i	Days
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Enter the UNDERLYING CAUSE C)										£ 20 00 00
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October 29, 2018

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok I	age	Sale Date					School District Code							
91	20	19 1	470	6,	/14/2019	Base:	91-	0074	4	Affili	ated:		Unified:			
Location	ID .	Sale Numl)er	Useab	lity & Code#				Parcel Number						e el Medicini. Selice en l	
000343	900	146		1			Tw	n I	Sug	Sect	Qrt	Subdiv	Агеа	Blk	Parcel	
	Da	ate of Sale As	sessed V	alue		4133				00	0	20070		000	0000	
Land			Total			Date	of S	ale P	ropert	y Classifi	Classification Code					
4	,435	175	,875	180,310		Status	ļ	Property Ty		perty Type Zo		Locatio	n City Size		Parcel Size	
Assessor Lo	cation:	BLUE HIL	L (BH)		A) 1	E	3)	01	С) 1	D) 1	E)	6	F) 2	
Y				naddiae Carlina	Residential							Comme	rcial			
	Muli	tiple Improven	ents: M	ultiple. In	provements.:	•		Mul	tiple.	Improve	ments. :		<u> </u>			
		Construction	Date: C	onstructio	n Date : 19	97		Con	struct	on Date	:					
		J	loor: F	oor Sq. F	1,4	72		Floc	or Sq.	Ft. :						
	190	Building Cost	New: C	ost :	206,6	70		Cos	t:							
Single Family	Style:	101	R	esidenti	al Condition: 4	0		Cor	nmei	cial O	ccupan	cy Code:				
(100) 🗆 Mo	bile Hom	ie	(10) 🗆	Worn Out			Prin	nary:		Ot	ther1:		Other2:		
(101) 🗷 On	e Story		(20) 🗆	Badly Wom			Cor	Commercial Construction Class:							
(102) □ Tw	o Story		(3	(30) Average					(1) ☐ Fireproof Structural Steel Frame							
(103) 🗆 Spl	it Level		(4	(40) 🗷 Good					(2) Reinforced Concrete Frame							
(104) 🗆 11/	/2 Story		(50) 🏻	Very Good			(3)	(3) Masonry Bearing Walls							
(111) 🗆 Bi-l	Level		(0	(60) □ Excellent					(4) Wood or Steel Framed Ext. Walls							
(106) 🗆 Oth	ier								(5)							
Townhouse or	r Duplex	Style:	R	Residential Quality: 30					(6) Pole Frame							
(301) 🗆 One	e Story		(1	.0) 🗆	Low			Cos	t Rai	ık:			Conditi	on:		
(302) □ Two	o Story		(2	20) 🗆	Fair			(10)) 🗆	Low			(10)	Worn	Out	
(307) 🗆 1 1/	2 Story		(3	80) 🗷	Average			(20)) 🗆	Avera	ige		(20) □	Badly	Wom	
(308) 🗆 Spli	it Level		(4	(40) □ Good				(30) Above Average (30) Average						ge		
(309) 🗆 2 1/			(5	50) 🗆	Very Good			(40)	(40) ☐ High (40) ☐ Good							
(304) 🗆 One			(6	0) 🗆	Excellent	- George Jan State Line							(50)	Very (Good	
(305) 🗆 Two	o Story D	ruplex	3.549				2027 2007		- ((60)	Excell	ent	
Assessor's	Adjus	tment to Sa	de Prio	e (+ o	r -):											
Assessor Co	mments	and Reason	for Adj	ustmen	t:									·		
JTWD																
Comments f	mom					· · · · · · · · · · · · · · · · · · ·	1024-	mont								
Comments 1	1 OIII						.UIIII	ments	••							
																
											,,,,,			(Conti	nue on back)	

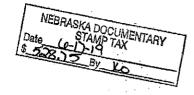
Real Estate Transfer Statement

• 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.

FORM

The deed will not be recorded unless this stateme	nt 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 4 Pr. 19 Mo. 6 Day Day 14 Pr. 19	ay 13 Yr. 19
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seiler)	Grantee's Name (Buyer)	
Robert E. & Marlene J. Meents by Todd Meents POA Street or Other Mailing Address	Clay C. Long & Amy L. Long Street or Other Mailing Address	
1937 Hwy 4 City State Zip Code	3 Cedar Ln City State	Zip Code
Blue Hill NE 68930 Phone Number	Kearney Phone Number Is the grantee a 501(c)(3) organ	68845
(402) 756-2222	If Yes, is the grantee a 509(a) fo	
Email Address lorim@glenwoodtelco.net	Email Address Clay. Longe chainc.	Com
7 Property Classification Number. Check one box in categories A and B. Check C		a Chotmail.co
) Property Type	(c)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assesse	d Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
Ocommercial Recreational		
		Other
	ase Personal Rep. Trust/Trustee neral Quit Claim V Warranty	
9 Was the property purchased as 10 Type of Transfer Distribution Forest		Fransfer on Death
part of an IRS like-kind exchange?		rustee to Beneficiary
(intro. § root Exchange)		Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If	
✓ Yes	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)	
		her
	and Grandchild Spouse	
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	
\$235,000	Yes V No \$	2 (If Vac. include the name
16 Does this conveyance divide a current parcel of land? Yes No	of the agent or title company contact.) Yes Ideal Titl	e LLC No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	
901 S Liberty Street		•
Blue Hill, NE 68930	9015 Liberty St.	
18a No address assigned 18b Vacant land	Clay & Amy Long 901's Liberty St. Blue Hill NE 68930	
20 Legal Description		
A tract of land located in County Surveyor's Lot Ten (10) in the Southeast Quarter P.M., Webster County, Nebraska, described as follows: commencing at a point on of Blue Hill, Webster County, Nebraska; thence S00°00'00"W (assumed bearing) a	the south line of Prospect Avenue, and the east line of Liber	ty Street, in the Village
21 If agricultural, list total number of acres	\$	
22 Total purchase price, including any liabilities assumed		235,000,00
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	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 correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, o	complete, and
Clay C. Long & for Amy-L. Long Jennifer 1	M. Jensen	402-879-4341
Print of Type Narge of Grantee or Authorized Representative	Title/Closingrandgent	Phone Number
sign fent on Seyen		_ 6-14-19
here Signafture of Strantee or Authorized Representative	Title	Date
Register of Deed's Use O	•	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 600.00	28 Recording Data	
Mo. Ψ Day - Υr. ΙΙ Ψ 3 αδ · • Θ	BK 2019, Pg 1470	Day Old Do no od 1 (annu)
Nebraska Department of Revenue	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

of Report A.D. o'clock A.D. M. Reson Page 1430	filed for record in the december 1 county this 1 day, 2019, at 3120 corded in Book 2019
Louise Pers	County Cleri
IndCompA	ssessorCarded



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

JOINT TENANCY WARRANTY DEED

TODD MEENTS, attorney in fact for ROBERT E. MEENTS and MARLENE J. MEENTS, husband and wife, GRANTORS, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from GRANTEES, CLAY C. LONG and AMY L. LONG, husband and wife, convey to GRANTEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land located in County Surveyor's Lot Ten (10) in the Southeast Quarter (SE½) 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 PLACE OF BEGINNING; thence continuing S00°00'00"W 150.00 feet; thence S89°49'23"E 130.00 feet; thence N00°01'09"E 150.00 feet; thence N89°49'23"W 130.00 feet to the place of beginning.

GRANTORS covenant (jointly and severally) with GRANTEES that GRANTORS:

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

Executed the 13th day of June 2019

By John Monte of Fact for Robert E. Meents and Marlene J. Meents

STATE OF NEBRASKA

) ss. COUNTY OF NUCKOLLS

The foregoing instrument was acknowledged before me by Todd Meents on the 13th day of June 2019.

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

Print Name

My Commission Expires:

-19-2022

(SEAL)

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date				School District Code											
91 2	019	1533	6/19/	2019	Base: 91-0074 Af				Affiliated: Unified:						
Location ID Sale Number Useability & Code #				code#	Parcel Number										
001202400		147	4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Pa	ırcel	
Date of Sale Assessed Value			4241	3	9	7	1	00000	1	000	18	80			
Land	Im	provements	Tot	al		D	ate of	Sale]	Propert	y Classifi	cation	Code			
205,545	5	96,180	30	01,725	Status	Pro	perty Ty	ре	Zoning	Locatio	n Ci	ty Size	Parce	el Siz	
	Irriga	ation Type:	1		A) 2	B)	05	-	C) 5	D) 3	E)	0	F)	9	
LCG		ACRES:	VALU	Л Е:		LCG			ACI	RES:		VAL	UE:		
IRRIGATED L	Al				GR	ASSLA	ND 1	G1	·						
	iA							lG							
2.	A1						20	GI		2.500			3,4	415	
	2A						- 2	2G							
3,	A1						30	G1							
	3A						- 3	3G		3.000			4,()95	
	A.1							3 1			ļ				
	1A							1G							
	D1				S	Shelterbe		_							
	ID	16 000	-)		•	Accreti	_			ļ				
	D1 2D	16.900		35,575			Was Oth				-				
	יט סו	23.100		15,275	ACT	AND 3		_	C	5.800	+	1	86,8	330	
	BD	48.600		5,255	AUL	ALID.	Roa	_		2.500			,-		
	01			,		F	arm Sit	_		2.000			8,7	715	
	ID	1.700		3,215			ome Sit		1.000					000	
							Lecreation	_							
Dwellin	gs		5	3,865			Oth	ет							
Outbuildin	gs		4	2,315	Noi	ı-AG T	ГОТА	L		5.500			18,7	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:
	(Continue on back)

Real Estate Transfer Statement

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

521

The deed will not	be recorded unless th	is statemen								
	inty Number		3 Date of Sale/Tra		4 Date of Deed	10 10				
WEBSTER - 9	1		Mo. 6 Day 19 Yr. 19 Mo. 6 Day 19 Yr. 19							
5 Grantor's Name, Address, and Telephone (P	lease Print)			e, Address, and Teleph	one (Please Print)					
Grantor's Name (Seller) Donna R. Rose		· · · · ·		<u>se, Tr, Donna R.</u>	Rose Living T	rust, dtd 6-19-19				
Street or Other Mailing Address 2016 Road S			Street or Other Ma 2016 Road S	ailing Address	0	75-0-4-				
Blue Hill	State Z VE	Zip Code 68930	City Blue Hill	Titan Chang	State NE	Zip Code 68930				
Phone Number (402) 756-2073	 		Phone Number (402) 756-20		ee a 501 (c)(3) organiz grantee a 509(a) fou					
Email Address circler@gtmc.net			Email Address circler@gtmo							
7 Property Classification Number. Check one	box in categories A and			mobile home.		1 /0				
(A) Status		(B)	Property Type		Ct-ta Assassa	(C)				
	☐ Industrial ☑ Agricultural ☐ Recreational		Mineral Interests Mineral Interests		State Assessed	Mobile Home				
8 Type of Deed Conservator	Distribu		nd Contract/Memo	Partition	Sheriff [Other				
Bill of Sale Corrective Cemetery Death Certificate – Tran	Easeme	=	ase neral	Personal Rep. Quit Claim	Trust/Trustee Warranty					
part of an IRS like-kind exchange?	of Transfer Distribution	=	osure Irrevocal	ble Trust ☑ Revocable te ☐ Sale	_	ransfer on Death rustee to Beneficiary				
(Ministry 1001 Exchange)	uction Easemen ourt Decree Exchange	<u> </u>	or Trust Partition	_	=	ther (Explain)				
11 Was ownership transferred in full? (If No, expla	in the division.)		12 V	Vas real estate purchas ✓ Yes No	ed for same use? (if I	No, state the intended use.)				
13 Was the transfer between relatives, or if to a tr	ustee, are the trustor and b	eneficiary rela	tives? (If Yes, check	the appropriate box.)						
	· =		artnership, or LLC	✓ Self	Oth	er				
Brothers and S		•	and Grandchild	Spouse						
Ex-spouse		arents and Ch		Step-parent and	•					
14 What is the current market value of the real pro	operty?		_	age assumed? (If Yes, s	state the amount and	interest rate.)				
\$221,350 16 Does this conveyance divide a current parcel of	of lond?	··	Yes Yes	No \$	nt or a title company	? (If Yes, include the name				
Yes No	n land :		of the agent or	title company contact.)	Yes	No				
18 Address of Property			19 Name and Add	ress of Person to Whon	the Tax Statement S	Should be Sent				
1. 2016 Road S, Blue Hill, NE 68930 2. NA			Donna R. Rose, Trustee 2016 Road S							
18a No address assigned 18b Vac	ant land		Blue Hill, NE 6	8930						
20 Legal Description				_						
 S 1/2 SW 1/4 SW 1/4 Sec W. 83 Acres of the NE 1/4 			=							
21 If agricultural, list total number of acres	103									
22 Total purchase price, including any liabil	ities assumed				22 \$	0,00				
23 Was non-real property included in the pr		No (If Yes. er	nter dollar amount	and attach itemized	\$	0,00				
24 Adjusted purchase price paid for real es		, ,			\$	0100				
25 If this transfer is exempt from the docum	entary stamp tax, list the	e exemption	number 4							
Under penalties of law, I de correct, and that I am duly authoriz	eclare that I have examined	this statemer	nt and that it is, to t	he best of my knowled	ge and belief, true, co					
James T. Blazek Print or Type Name of Grantee or A	Nithorized Representative					(402) 496-3432 Phone Number				
sign Frint on type varies of A	aminisea nepresentanye			Attorney		6-20-19				
here Signature of Grantee or Authorized	I Representative		Title	,		Date				
	Register of Dee	ed's Use On				For Dept. Use Only				
26 Date Deed Recorded Mo. 6 Day 24 Yr. 19 \$	e of Stamp or Exempt Num Exempt #4	ber	28 Recording Data		3					
Nebraska Department of Revenue Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-200	1			'' J		Rev. Stat. §§ 76-214, 77-1327(2)				

	Drading
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 Jule A.D., 2019, at 10.43 o'clock A.M. Recorded in Book 2019 on Page 1533 Anno Petach County Clerk Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 6-24-19 \$ trungt + 4 By a) WARRANTY DEED
consideration received from DONNA R.	RANTOR, in consideration of One Dollar (\$1.00) and other ROSE, TRUSTEE, of the DONNA R. ROSE LIVING TRUST, thereto, GRANTEE, conveys to Grantee, the following described
	st Quarter of the Southwest Quarter (S½SW¼SW¼) Three (3) North, Range Nine (9), West of the 6 th P.M., D
The Wogg ac of the Northeast Three (3) North, Range Nine (9),	t Quarter (NE½) of Section Seven (7), Township West of the 6 th P.M., Webster County, Nebraska.
lawfully seized of such real estate and tha	rally (if more than one), with GRANTEE that GRANTOR is t it is free from encumbrances, except those of record; has legal same; and warrants and will defend title to the real estate against
EXECUTED this 19th day of June,	2019.
	Donna Rose, Grantor
STATE OF NEBRASKA)) ss.	
COUNTY OF DOUGLAS)	

The foregoing instrument was acknowledged before me on this 19^{th} day of June, 2019, by DONNA

Notary Public

GENERAL NOTARY - State of Nebraska JAMES T. BLAZEK

My Comm. Exp. February 26, 2021

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

R. ROSE, Grantor.

Agricultural Land Sales Worksheet

Sale Number 148 te of Sale Assessed	9/17/2018 Useability & Code #	Base: (65-00	11	Affil:	ated:		Uni	fied:				
148	<u> </u>					٠				Unified:			
	4	Parcel Number											
te of Sale Assessed	•	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Агеа	Blk	Parcel			
	Date of Sale Assessed Value			9	5	3	00000	1	000	1005			
Improvements	Total	i de production	D	ate of	Sale I	ropert	Classific	ation (Code				
	351,420	Status	Pro	perty Ty	ре	Zoning	Location	ı Ci	y Size	Parcel Siz			
Irrigation Type:	- 	A) 2	B)	05	- 1) 5	D) 3	E)	0	F) 10			
ACRES:	VALUE:		LCG			ACF	ES:		VAL	UE:			
		GR	CASSLA	ND 1	G1				· · · · · · · · · · · · · · · · · · ·				
					IG		1.210			1,725			
				20	G1								
				2	2G								
		3G1			G1		3.420	4,8					
				:	3G	1	0.340			14,735			
				40	G1								
					1G		6.020			8,580			
		S	Shelterb	elt/Timb	er								
42.680	115,450			Accreti	on								
							1.900			340			
		AG L	AND .					5 10 6	3	51,420			
79.290	179,590						3.980	13 19	<u> </u>				
0.470	1 020				_								
0.470	1,030												
			ŀ		_								
		No	n AC '				3 980						
	42.680 11.080 79.290 0.470	11.080 25,095 79.290 179,590	42.680 115,450 11.080 25,095 AG L 79.290 179,590 0.470 1,030	11.080 25,095 AG LAND 7 79.290 179,590 0.470 1,030 H	Shelterbelt/Timb 42.680 115,450 Accreti Was Ott 11.080 25,095 AG LAND TOTA 79.290 179,590 Roa Farm Sit 0.470 1,030 Home Sit Recreation	4G Shelterbelt/Timber 42.680 115,450 Accretion Waste Other 11.080 25,095 AG LAND TOTAL 79.290 179,590 Roads Farm Sites	4G Shelterbelt/Timber 42.680 115,450 Accretion Waste	AG 6.020 Shelterbelt/Timber	4G 6.020 Shelterbelt/Timber	AG 6.020 Shelterbelt/Timber			

Assessor's Adjustment to Sale P	Total Recapture Value:											
Assessor Comments and Reason for Adjustment:												
DEED OF DISTRIBUTION BY	PR; BETWEEN PARENT & CHI	LD										
		_										
Comments from	Comp	aents:										
*												
		(Continue on back)										

NEBRASKA

Real Estate Transfer Statement

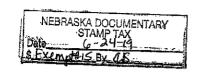
148

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 rec	orded unless this staten	nent is signed and i	tems 1-25 are accur	ately completed.	
1 County Name	2 County Nun	nber	3 Date of Sale/Tra	_	4 Date of Deed	2010
	WEBSTER - 91			y 17 Yr. 201 8		y 23 Yr. 2019
	ress, and Telephone (Please P	rint)	6 Grantee's Name	e, Address, and Teleph	one (Please Print)	
	ke, P.R. of Doris M. Da	hlke Estate	Deborah K.	Dáhĺke		
Street or Other Mailing Ad 19 Fairview Drive			Street or Other Ma 19 Fairview			
City York	State NE	Zip Code 6846			State NE	Zip Code 68467
Phone Number (402) 362-5666			Phone Number (402) 362-56	ls the grante if Yes, is the	e a 501(c)(3) organiz grantee a 509(a) fou	
Email Address			Ernail Address		· · ·	
7 Property Classification	on Number, Check one box in	categories A and B. Check	C if property is also a	mobile home.		
(A) Status		\ 5	(B) Property Type			(C)
Improved	Single Family	Industrial	Mineral Interests	-Nonproducing	State Assessed	Mobile Home
✓ Unimproved IOLL	Multi-Family Commercial	✓ Agricultural Recreational	Mineral Interests	-Producing	Exempt	
8 Type of Deed	Conservator	✓ Distribution	Land Contract/Memo	Partition	Sheriff	Other
	Corrective Death Certificate – Transfer on E	Easement Death Executor	Lease Mineral	Personal Rep.	Trust/Trustee Warranty	-
9 Was the property pure part of an IRS like-kind				ble Trust Revocable	<u> </u>	ansfer on Death
part of an IRS like-kind (I.R.C. § 1031 Exchan	d exchange? Auction	Easement Gif	=		=	ustee to Beneficiary
Yes V No			antor Trust 🔲 Partition	_		ther (Explain) estate
11 Was ownership transfe	rred in full? (If No, explain the di	vision.)	I	Vas real estate purchase ✓ Yes	•	No, state the intended use.)
13 Was the transfer between	en relatives, or if to a trustee, ar	e the trustor and beneficiary	relatives? (If Yes, check	the appropriate box.)		
✓ Yes No	Aunt or Uncle to Niece	= -	., Partnership, or LLC	Self	Oth	ar
	Brothers and Sisters	= '	ts and Grandchild	Spouse		
14 What is the aurent man	Ex-spouse rket value of the real property?	✓ Parents and		Step-parent and		
\$475,000	net value of the real property:		Yes	age assumed? (If Yes, si	ate the amount and	interest rate.) %
	divide a current parcel of land?		17 Was transfer th	rough a real estate ager	nt or a title company	? (If Yes, include the name
Yes No			of the agent or	title company contact.)	Yes	No
18 Address of Property			19 Name and Add	ress of Person to Whom	the Tax Statement S	hould be Sent
Rural Route Webster County, Ne	braska		Deborah K. Da			
18a ✓ No address assig			19 Fairview Dr York, NE 6846			
20 Legal Description			TOIN, ITE OOK			
Southwest Our	arter (SW1/4) of Se	action Five (5) To	washin Two	(2) North Dan	an Nina (O)	Mont of the
	ebster County, Net		MARSHIP LAND	(Z) North, Ran	ge Mine (9)	vvest of the
Ott 1 .:v1., 111 v v	•	naska.				
21 If agricultural, list total n	number of acres 160	·				
22 Total purchase price	e, including any liabilities ass	sumed			22 \$	0,00
23 Was non-real prope	rty included in the purchase	? Yes 🕡 No (If Yes,	enter dollar amount	and attach itemized li	st.) 23 \$	
24 Adjusted purchase p	orice paid for real estate (line	e 22 minus line 23)			24 S	0,00
	mpt from the documentary s				4	
Under	penalties of law, I declare that that I am duly authorized to sign	at I have examined this stater	nent and that it is, to th	e best of my knowledge	e and belief, true, co	mplete, and
	n K .Dahlke	T this section.				(402) 362-5666
Sign Print or Type	e Name of Grantee or Authorize	d Representative		_		Phone Number
sign Def	SOUGHKT JOHN	<u>WCO</u>		Grantee		5/23/19
here Signature of	f Grantee or Authorized Represe	entative	Title			Date
		Register of Deed's Use		104-21		For Dept. Use Only
26 Date Deed Recorded	_	np or Exempt Number	28 Recording Data	a 10 1-01		
Mo. <u>Q</u> Day <u>A1</u> Nebraska Department of Revenu	Yr. Yr. Y	empt # 15	BK 201	<u>1. Pg 1534</u>	Authorized by Not. D	ev. Stat. §§ 76-214, 77-1327(2)
	ev. Supersedes 96-269-2008 Rev. 2-2	016		7	nualonzeu by Nett. Hi	JIEL 33 10-214, 11-1321(Z)

State of Nebraska Ss. County of Webster Ss. Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of June A.D., 20 19, at 10:5
o'clock a M. Recorded in Book 201
on Page 1534
Parise Retach County Clerk
10.20 Deputy
Ind Comp Assessor Carded



Prepared by and return to: Gordon B. Fillman, #11289 P.O. Box 522 York, NE 68467

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Deborah K. Dahlke, Personal Representative of the Estate of Doris M. Dahlke, pursuant to appointment by the County Court of York County, Nebraska, GRANTOR, conveys and releases to Deborah K. Dahlke GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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.

Grantor has determined that the Grantee is the person entitled to distribution of the real estate

to convey and release the same.	trantee that Grantor has legal power and lawful authority
Executed: May 23 ,	2019
	Debroh KDakke. Deborah K. Dahlke, Personal Representative of the Estate of Doris M. Dahlke, Deceased
STATE OF NEBRASKA) SS. County of York)	
	n was acknowledged before me, the undersigned notary _, 2019 by Deborah K. Dahlke, Personal Representative d.
GENERAL NOTARY - State of Nebraska GORDON B. FILLMAN	Notary Public

GENERAL NOTARY - State of Nebraska GORDON B. FILLMAN My Comm. Exp. March 27, 2021

Residential & Commercial Sales Worksheet

Cnty No.	Вос	ok Page			Sale Date	School District Code											
91	20:	L9 155)	6/	28/2019	Base:	-00	02	Affil	iated:	Unified:						
Location	n ID	Sale Number		Useability & Code #													
000162	500	149		1		GeoCde Twn			Rng	Sec	Qrt.	Subdiv	Area	Blk	Parcel		
	Da	te of Sale Assess	ed V	Value		4371				00	0	10090		000	0000		
Lanc	1	Improvement	S	Total				Da	ate of	Sale]	Propert	y Classifi	fication Code				
1	,250	37,1	45	38,395 Status Pr			Prop	erty Ty	ре	Zoning	Locatio	n Ci	y Size	Parcel Size			
Assessor Lo	ocation:	RED CLOUD	(RC)		A) 1		B)	01		ෆ 1	D) 1	E)	6	F) 2		
				jaky (a.) Swa	Residential							Comme	rcial				
	Mult	iple Improvement	s: M	ıltiple. In	provements.:			N	/fultiple.	Impro	vements.:						
		Construction Dat	e: Co	nstructio	n Date: 19	08		C	onstruct	tion Da	ite :						
		Floo	r: Fl	oor Sq. Fi	1,4	25		F	loor Sq.	Ft. :							
		Building Cost Nev		st:	115,6	30		C	ost:					-			
Single Family				esidenti	al Condition: 3	0		(omme	rcial (Occupan	cy Code:	ja ya				
(100) 🗆 Mo			()	0) 🗆	Wom Out				rimary			ther1:		Other2:			
(101) 圕 On	ıe Story		(2	20) 🗆	Badly Worn			C	omme	rcial (Construc	tion Class					
(102) 🗆 Tw	o Story		(3	(O) B	Average				(1)	Fire	proof St	nuctural Ste	el Frame	•			
(103) 🗆 Spi	lit Level		(4	0) 🗆	Good				(2) Reinforced Concrete Frame								
(104) 🗆 I 1	/2 Story		(5	0) 🗆	Very Good				(3) Masonry Bearing Walls								
(111) 🗆 Bi-	Level		(6	0) 🗆	Excellent				(4)	. Wo	od or Ste	el Framed	Ext. Wa	xt. Walls			
(106) 🗆 Otl	her								(5)	Met	al Frame	and Walls					
Townhouse o	r Duplex	Style:	R	esidenti	al Quality: 30				(6) 🗆	Pol	Frame						
(301) 🗆 On	e Story		(1	0) 🗆	Low			C	ost Ra	nk:			Conditi	on:			
(302) 🏻 Tw	o Story		(2	0) 🗆	Fair			((10)	Lov	V.		(10)	Wom	Out		
(307) 🗆 11.	/2 Story		(3	0) 🗷	Average			((20)	Ave	rage		(20)	Badly	Worn		
(308) 🗆 Spl	lit Level		(4	0) 🗆	Good			((30)	Abo	ve Avera	age	· · · -	Avera	ge		
(309) 🗆 21	/2 Story		(5	0) 🗆	Very Good				40) 🗆	Hig	h.	····	• •	Good			
(304) 🗆 On	e Story D	uplex	(6	0) 🗆	Excellent	.,				<u>. 1] </u>			(50)	Very (Good		
(305) 🗆 Tw	o Story D	uplex					4.50					Darkel ((60)	Excell	ent		
Assessor's	s Adjus	tment to Sale	Pric	e (+ o	r -):												
Assessor Co	omments	and Reason for	Adjı	ıstmen	t:			,									
WD																	
~							~										
Comments	irom						CON	ımeı	nts:								

						<u> </u>											
					-1 101									(Conti	nue on back)		

NEBRASKA

Real Estate Transfer Statement

149

FORM 521

Good Life. Great Service

• 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.

	TU a da a da		1 1			didonary the item.		
1 County Name	i he deed w	VIII hot be recorde	d unless this sta	tement		items 1-25 are accura		
1 Coonly Name	WEBST	<u> </u>			3 Date of Sale/Tr	ansfer ay <u>28 Yr.</u> 2019	4 Date of D	
5 Grantor's Name, Ad		TER - 91					Mo06	
Grantor's Name (Seller		none (Flease Finns)				e, Address, and Telephor	ne (Please I	Print)
Donald L. & Beverly J. Jones					Grantee's Name (Buyer) Michelle Smith			
Street or Other Mailing 724 S 4th Avenu					Street or Other M 59 N Walnu	lailing Address t Ave		
City Hastings		State NE	Zip Coo 68	^{de} 901	City Red Cloud		State NE	Zip Code 6897(
Phone Number				l	Phone Number (303) 875-8	Is the grantee		organization? Yes VN (a) foundation? Yes VN
Email Address					Email Address	oor price, a tie g	antee a dos	(a) roundation? 1 ies [VIV
7 Property Classifica	tion Number. Ch	eck one box in categ	ories A and B. Che			a mobile home.		
(A) Status				(B)	Property Type			(C)
☑ Unimproved	Single Fan	ily Ag	dustrial picultural		Mineral Interest Mineral Interest		State Ass	sessed Mobile Hom
IOFT	Commerci	ai L Re	creational					
8 Type of Deed Bill of Sale	Conservator Corrective		Distribution Easement	Leas		Personal Rep.	Sheriff Frust/Trustee	Other
Cemetery		e – Transfer on Death	Executor	Mine	eral	Quit Claim 🗸 \	Varranty	
9 Was the property purple part of an IRS like-ki (I.R.C. § 1031 Excha Yes // N 11 Was ownership trans	ange) No ferred in full? (If N	10 Type of Transfer Auction Court Decree lo, explain the division	Easement [Foreclos Gift Grantor	Life Esta	ate	of Contract	Transfer on Death Trustee to Beneficiary Other (Explain) e? (If No, state the intended use
3 Was the transfer betv	veen relatives, or i	if to a trustee, are the	trustor and beneficia	ıry relativ	ves? (If Yes, check	k the appropriate box.)		
☐ Yes ✓N	o ∐Auntor	Uncle to Niece or Nep	hew Family C	orp., Pa	rtnership, or LLC	Self		Other
	Brothers	s and Sisters	Grandpa	rents an	d Grandchild	Spouse	_	
	Ex-spou		Parents :	and Chil	đ	Step-parent and S	tep-child	
4 What is the current m	arket value of the	real property?] 1	15 Was the mortg	age assumed? (If Yes, stat	e the amour	nt and interest rate.)
					Yes	√ No \$		%
5 Does this conveyance divide a current parcel of land? Yes V No					17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Montgomery Auction & [No			
8 Address of Property	······································							
59 N Walnut Ave Red Cloud, NE 68	970			- 1	same and Add	ress of Person to Whom th	e Tax Stater	ment Should be Sent
8a No address assi		Vacant land						
D Legal Description								
see attached								
1 If agricultural, list total								
			·		······································		1 \$	
2 Total purchase price		,			•••••		22	34,000,00
3 Was non-real prop						and attach itemized list.) 23 S	0,00
4 Adjusted purchase							24	34,000,00
5 If this transfer is ex	empt from the d	locumentary stamp	tax, list the exem	ption n	umber	•		
correct, an	d that I am duly at	uthorized to sign this s	<i>r</i> e examined this sta statement,	dement :	and that it is, to th	ne best of my knowledge a	and belief, tr	ue, complete, and
	McCracken					_		(402) 746-3613
Print or Type Name of Grantee or Authorized Bepresentative				A.11.			Phone Number	
	T // .		/			Attorney		6-28-19
TOURSUITE!	of Grantes a A	regret Decrees to				·		
1ere Signature	of Grantee o Auth	horized Representative						Date
	l	Regis	ter of Deed's Us	e Only				
Date Deed Recorded Mo. La Day 28	27		ter of Deed's Us	e Only) Do 150		Date

State of Nebraska Ss.
County of Webster Ss.

Entered on the Entered on the Clerk's office of said county this 28 day of Dock A.D., 20 19 at 11:30 o'clock A.M. Recorded in Book 2019 on Page 1559

Lower Polytics County Clerk Dock On Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-28-19
\$ 74.50 by 40

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 6

Beverly J. Jones

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

The foregoing instrument was acknowledged before me on June 37, 2019, by Donald L. Jones and Beverly J. Jones, husband and wife.

Comm. expires

Notary Public