

Agricultural Land Sales Worksheet

Cnty No	Book	Page	Sale Date	School District Code								
91	2017	2872	11/14/2017	Base: 91-0002	Affiliated:			Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002005600	281	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	33	3	00000	1	000	9890
Land	Improvements	Total		Date of Sale Property Classification Code								
671,820		671,820		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A	14.590	64,855		1G	5.090	6,950						
2A1				2G1								
2A	1.900	8,210		2G	2.390	3,260						
3A1	2.730	11,755		3G1	1.520	2,075						
3A	40.560	174,610		3G	3.650	4,980						
4A1	10.310	44,025		4G1	2.260	3,085						
4A	63.410	270,760		4G	9.400	12,835						
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL		157.810		607,400				
3D				Roads		2.000						
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL		2.000						

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>14</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>11</u> Day <u>4</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James J. and Jody L. Granstrom Street or Other Mailing Address 17535 W. Pony Express Rd. City Holstein State NE Zip Code 68950 Phone Number (402) 469-7400 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trustee of John D. & Beverly A. Granstrom Revocable Trust Street or Other Mailing Address PO Box 176 City Holstein State NE Zip Code 68950 Phone Number (402) 756-5893 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$2,157,390

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Trustee of John D. & Beverly A. Granstrom Revocable Trust
PO Box 176
Holstein, NE 68950

20 Legal Description
See attached.

21 If agricultural, list total number of acres 480.49

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

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

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

Julie M. Karavas

Print or Type Name of Grantee or Authorized Representative

(720) 943-1095

Phone Number

sign here

Julie M. Karavas
Signature of Grantee or Authorized Representative

Attorney (Bar# 22432)

Title

11/27/17
Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. _____ Day _____	2017 Nov 29 09:21 AM Ex05b	Book 2017 Page 2872

Attachment to Form 521

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), Township Two (2) North,
Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

10/15/19

by A.S. Half

The West Quarter (NW $\frac{1}{4}$) of Section Thirty-Three (33), Township Three (3)
North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

002014

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2019	2375	10/1/2019	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001412901		215	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4489	1	10	30	1	00000	1	000	4330
Land	Improvements		Total		Date of Sale Property Classification Code								
34,435	47,320		81,755		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 1	B) 05		C) 5	D) 3	E) 0	F) 7		
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1								
1A					1G								
2A1					2G1								
2A					2G								
3A1					3G1								
3A					3G		2.000		2,730				
4A1					4G1		2.000		2,730				
4A					4G		6.770		9,240				
DRYLAND 1D1					Shelterbelt/Timber								
1D		1.700		3,970	Accretion								
2D1					Waste								
2D					Other								
3D1					AG LAND TOTAL		12.470		18,670				
3D					Roads		1.500						
4D1					Farm Sites		1.000		5,765				
4D					Home Sites		1.000		10,000				
					Recreation								
Dwellings				40,370	Other								
Outbuildings				6,950	Non-AG TOTAL		3.500		15,765				

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 1 Yr. 2019	4 Date of Deed Mo. 10 Day 1 Yr. 2019
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Howard A. Deisley Street or Other Mailing Address 277 Road 1400 City Red Cloud State NE Zip Code 68970 Phone Number (402) 460-7569 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brandon Furr and Brandy Furr Street or Other Mailing Address 277 Road 1400 City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7769 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$102,500

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

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

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

18 Address of Property
**277 Road 1400
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

20 Legal Description
See Attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	102,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	102,500.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: Brandon Furr (402) 257-7769
Phone Number

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

Date: 10/1/2019

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 02 Yr. 19	27 Value of Stamp or Exempt Number \$ 231.75	28 Recording Data Book 2019, Pg 2375

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

A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Northeast (NE $\frac{1}{4}$) corner of the said Northeast Quarter (NE $\frac{1}{4}$) and the Place of Beginning; thence S 00°24'21" E (assumed bearing) along the East line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 1471.76 feet; thence S 89°42'19" W a distance of 201.78 feet; thence N 50°14'47" W a distance of 323.67 feet; thence N 04°44'46" W a distance of 1264.68 feet to the North line of said Northeast Quarter (NE $\frac{1}{4}$); thence N 89°25'43" E along said North line a distance of 544.86 feet to the Place of Beginning, subject to public road right-of-way on the North and East.

Book 2019, Pg 2375

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 2nd day of Oct A.D., 2019, at 3:40 o'clock A. M. Recorded in Book 2019 on Page 2375
Louise Fetsch County Clerk
by 10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-7-19
\$ 231.75 By Liz

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

WARRANTY DEED

Howard A. Deisley, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Brandon Furr and Brandy Furr, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northeast Quarter (NE¼) of Section Thirty (30), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Northeast (NE¼) corner of the said Northeast Quarter (NE¼) and the Place of Beginning; thence S 00°24'21" E (assumed bearing) along the East line of said Northeast Quarter (NE¼) a distance of 1471.76 feet; thence S 89°42'19" W a distance of 201.78 feet; thence N 50°14'47" W a distance of 323.67 feet; thence N 04°44'46" W a distance of 1264.68 feet to the North line of said Northeast Quarter (NE¼); thence N 89°25'43" E along said North line a distance of 544.86 feet to the Place of Beginning, subject to public road right-of-way on the North and East.

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

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

Executed October 1, 2019.

Howard A. Deisley
Howard A. Deisley

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 1, 2019 by Howard A. Deisley, a single person.

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

Teresa L. Theobald
Notary Public

My commission expires: 8/27/2021

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2451	9/24/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000137400		216		4	06	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10025		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
935		14,860		15,795		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1895	Construction Date :
Floor:		Floor Sq. Ft. : 1,158	Floor Sq. Ft. :
Building Cost New:		Cost : 116,790	Cost :
Single Family Style: 104		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:		Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; CITY OF RED CLOUD-BOARD OF PUBLIC TRUST	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 09 Day 24 Yr. 2019		Mo. 09 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) James Mikel Plymale & Tara Plymale				Grantee's Name (Buyer) Board of Public Trust			
Street or Other Mailing Address 2323 Bellwood Dr, #71				Street or Other Mailing Address c/o City Clerk, 540 N Webster St			
City Grand Island		State NE		Zip Code 68801		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number (402) 879-9346				Phone Number (402) 746-2215		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

530 N Cherry St
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

same as Grantee

20 Legal Description

The South Half (S1/2) of Lot Eight (8) and all of Lot Nine (9), Block Three (3), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

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

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

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

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

[Signature] Attorney
Signature of Grantee or Authorized Representative Title Date 9/27/19

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. <u>10</u> Day <u>04</u> Yr. <u>19</u>	\$ <u>exempt # 2</u>	<u>Book 2019, Pg 2451</u>	

BOOK 2019, Pg 2451

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 4th day of Oct A.D., 2019, at 11:30 o'clock A. M. Recorded in Book 2019 on Page 2451
Kerise Tetsch County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-4-19
\$ exempt #2 By LIZ

WARRANTY DEED

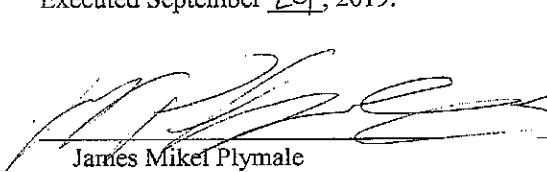
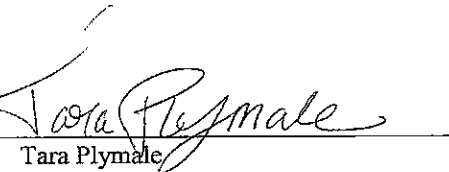
James Mikel Plymale & Tara Plymale, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Eight (8) and all of Lot Nine (9), Block Three LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

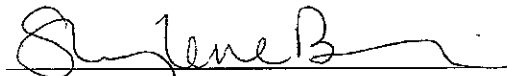
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed September 24, 2019.

 James Mikel Plymale
 Tara Plymale

STATE OF NEBRASKA, COUNTY OF Hall) ss.

The foregoing instrument was acknowledged before me on September 24, 2019, by James Mikel Plymale & Tara Plymale, husband and wife.

Comm. expires August 1, 2021 
Notary Public

GENERAL NOTARY-State of Nebraska
SHAYLENE BLEIER
My Comm. Expires Aug. 1, 2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2472	10/4/2019	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001205100		217		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	13	1	00000	1	000	2020		
Land		Improvements		Total		Date of Sale Property Classification Code								
239,895				239,895		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	IA1					GRASSLAND	1G1	9.000		12,285				
	1A						1G							
	2A1						2G1							
	2A						2G	16.000		21,840				
	3A1						3G1							
	3A						3G	8.000		10,920				
	4A1						4G1							
	4A						4G	84.000		114,660				
DRYLAND	1D1	10.000		23,350		Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		156.000		239,895				
	3D	29.000		56,840		Roads		4.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

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

(Continue on back)

Real Estate Transfer Statement

217

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>04</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>10</u> Day <u>01</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attachment				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard Rathje			
Street or Other Mailing Address				Street or Other Mailing Address 10365 Elkhorn Ave :			
City		State		City		State	
				Roseland		NE	
Zip Code		Zip Code		Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		68973				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Phone Number				Email Address			
				NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$19,991

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

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

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

18 Address of Property
N/A

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

18a No address assigned 18b Vacant land

20 Legal Description
The Northeast Quarter (NE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 160

22 Total purchase price, including any liabilities assumed	22	\$ 1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **76-902 (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.

Matthew D. Baack (402) 834-3300
 Printer Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney 10-4-19
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

25 Date Deed Recorded Mo. <u>10</u> Day <u>4</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK2019, Pg 2472	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

5. Grantor's Name, Address, and Telephone

Grantor's Name: Richard Rathje, Personal Representative, Estate of Katherine M. Rathje

Street: 10365 S Elkhorn Ave

City, State, Zip: Roseland, NE 68973

Phone Number: N/A

Email Address: N/A

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/04/19
\$ Ex015 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 04 day of October A.D., 2019, at 03:03 o'clock PM. Recorded in Book 2019 on Page 2472

Louise Petsch County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE**

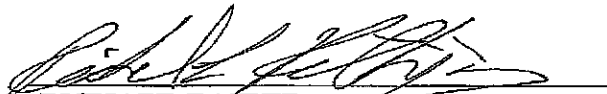
Richard Rathje, Personal Representative, Estate of Katherine M. Rathje, Deceased, pursuant to appointment by the County Court of Adams County, Nebraska, GRANTOR, conveys to Richard Rathje, a married person, GRANTEE, and undivided one-sixth (1/6) interest in the following described real estate (as defined in Neb. Stat. 76-201):

An undivided one-half interest in: The Northeast Quarter (NE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska,

subject to the Life Estate of Marie K. Schroer, and subject to easements and restrictions of record.

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

Executed: October 1, 2019.


RICHARD RATHJE,
Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on October 1, 2019, by Richard Rathje, Personal Representatives of the Estate Katherine M. Rathje, Deceased.

GENERAL NOTARY - State of Nebraska
KRISTEN L. NEJEZCHLEB
My Comm. Exp. June 21, 2020


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2473	10/4/2019	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001205100		218		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	13	1	00000	1	000	2020
Land		Improvements		Total		Date of Sale Property Classification Code								
239,895				239,895		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		9.000		12,285				
1A						1G								
2A1						2G1								
2A						2G		16.000		21,840				
3A1						3G1								
3A						3G		8.000		10,920				
4A1						4G1								
4A						4G		84.000		114,660				
DRYLAND 1D1		10.000		23,350		Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		156.000		239,895				
3D		29.000		56,840		Roads		4.000						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		4.000						

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

(Continue on back)

Real Estate Transfer Statement

218

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>04</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>10</u> Day <u>01</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard Rathje Street or Other Mailing Address 10365 S Elkhorn Ave City Roseland State NE Zip Code 68973 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address City State Zip Code Phone Number			
Email Address N/A				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$19,991

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

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

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

18 Address of Property
N/A

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**William Rathje
6930 Saddlehorn Road
Ayr, NE 68925**

20 Legal Description
The Northeast Quarter (NE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 160

22 Total purchase price, including any liabilities assumed	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902 (5a)

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

Matthew D. Baack (402) 834-3300
 Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney
 Signature of Grantee or Authorized Representative Title 10-4-19
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>4</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2019, Pg 2473</u>

5. Grantor's Name, Address, and Telephone

Grantor's Name: Weston Rathje
Street: 25 Ridgcrest Drive
City, State, Zip: Chesterfield, MO 63017
Phone Number: N/A
Email Address: N/A

Grantor's Name: William Rathje
Street: 6930 Saddlehorn Road
City, State, Zip: Ayr, NE 68925
Phone Number: N/A
Email Address: N/A

Grantor's Name: Jared Rathje
Street: 1834 Bateman Street
City, State, Zip: Hastings, NE 68901
Phone Number: N/A
Email Address: N/A

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2476	10/4/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000318702		219		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		004	7940		
Land		Improvements		Total		Date of Sale Property Classification Code								
13,565		215,740		229,305		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 6					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1925	Construction Date :
Floor:		Floor Sq. Ft. : 2,342	Floor Sq. Ft. :
Building Cost New:		Cost : 339,730	Cost :
Single Family Style: 104		Residential Condition: 40	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:
 JTWD

Comments from _____ **Comments:** _____

(Continue on back)

Real Estate Transfer Statement

219

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 4 Yr. 2019 4 Date of Deed Mo. 9 Day 30 Yr. 2019

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rolland K. Grandstaff Grantee's Name (Buyer) Matthew Ockinga and Megan Ockinga

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

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

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

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

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

20 Legal Description 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

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

sign here Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title Date

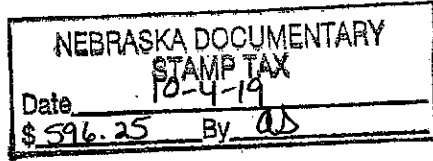
Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Three (3), and Lots One (1), Two (2) and Twelve (12), Block Four (4), All in Morey's Second Addition to Blue Hill, Webster County, Nebraska; AND Outlot Ten (10), Except the North 225.00 feet thereof, and Outlot Eleven (11), Except the West 40.00 feet and the North 335.00 feet thereof, both in Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast Corner of said Outlot Ten (10), thence $N00^{\circ}00'13''W$ (assumed bearing) along the east line laid Outlot Ten (10) a distance of 351.03 feet; thence $N89^{\circ}51'43''W$ a distance of 343.59 feet, to the west line of said Outlot Ten (10); thence $S00^{\circ}00'15''W$ along the west line said Outlot Ten (10) a distance of 110.00 feet; thence $N89^{\circ}51'43''W$ a distance of 303.60 feet to the east line of Liberty Street; thence $S00^{\circ}00'53''W$ along said east line of Liberty Street a distance of 248.84 feet to the south line of Outlot Eleven (11); thence $N89^{\circ}26'49''E$ along said south line a distance of 131.83 feet to the Northwest Corner of Lot Two (2), Block Four (4), Morey's Second Addition to Blue Hill, Nebraska; thence $S00^{\circ}00'14''E$ along the west line said Lot Two (2) a distance of 135.04 feet to the north line of the Alley in said Block Four (4); thence $N89^{\circ}26'32''E$ along said north line a distance of 131.83 feet to west line of Pine Street; thence $N00^{\circ}00'13''W$ along said west line a distance of 135.03 feet to the south line of Outlot Eleven (11); thence $N89^{\circ}26'49''E$ along said south line a distance of 40.00 feet to the Southwest Corner of Outlot Ten (10); thence continuing $N89^{\circ}26'49''E$ along the south line of Outlot Ten (10) a distance of 20.00 feet to the east line of Pine Street; thence $S00^{\circ}00'13''E$ along said east line a distance of 135.03 feet to the north line of the Alley in Block Three (3), Morey's Second Addition to Blue Hill, Nebraska; thence $N89^{\circ}26'32''E$ along said north line a distance of 263.66 feet to the west line of Webster Street; thence $N00^{\circ}00'13''W$ along said west line a distance of 135.01 feet to the south line of Outlot Ten (10); thence $N89^{\circ}26'49''E$ along said south line a distance of 60.00 feet to the Place of Beginning; AND that part of vacated Pine Street lying between Lot Six (6), Block Three (3), and Lot Twelve (12), Block Four (4), Morey's Second Addition to the City of Blue Hill, Webster County, Nebraska.

BK2019, Pg 2476

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 Oct A.D., 20 19 at 3:56
o'clock PM. Recorded in Book 2019
on Page 2476-2477
Louise Petch County Clerk
16-00 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Rolland K. Grandstaff, a single person, GRANTOR, in consideration of TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$265,000.00) receipt of which is hereby acknowledged, convey to Matthew Ockinga and Megan Ockinga, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Three (3), and Lots One (1), Two (2) and Twelve (12), Block Four (4), All in Morey's Second Addition to Blue Hill, Webster County, Nebraska; AND Outlot Ten (10), Except the North 225.00 feet thereof, and Outlot Eleven (11), Except the West 40.00 feet and the North 335.00 feet thereof, both in Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast Corner of said Outlot Ten (10), thence N00°00'13"W (assumed bearing) along the east line laid Outlot Ten (10) a distance of 351.03 feet; thence N89°51'43"W a distance of 343.59 feet, to the west line of said Outlot Ten (10); thence S00°00'15"W along the west line said Outlot Ten (10) a distance of 110.00 feet; thence N89°51'43"W a distance of 303.60 feet to the east line of Liberty Street; thence S00°00'53"W along said east line of Liberty Street a distance of 248.84 feet to the south line of Outlot Eleven (11); thence N89°26'49"E along said south line a distance of 131.83 feet to the Northwest Corner of Lot Two (2), Block Four (4), Morey's Second Addition to Blue Hill, Nebraska; thence S00°00'14"E along the west line said Lot Two (2) a distance of 135.04 feet to the north line of the Alley in said Block Four (4); thence N89°26'32"E along said north line a distance of 131.83 feet to west line of Pine Street; thence N00°00'13"W along said west line a distance of 135.03 feet to the south line of Outlot Eleven (11); thence N89°26'49"E along said south line a distance of 40.00 feet to the Southwest Corner of Outlot Ten (10); thence continuing N89°26'49"E along the south line of Outlot Ten (10) a distance of 20.00 feet to the east line of Pine Street; thence S00°00'13"E along said east line a distance of 135.03 feet to the north line of the Alley in Block Three (3), Morey's Second

Addition to Blue Hill, Nebraska; thence N89°26'32"E along said north line a distance of 263.66 feet to the west line of Webster Street; thence N00°00'13"W along said west line a distance of 135.01 feet to the south line of Outlot Ten (10); thence N89°26'49"E along said south line a distance of 60.00 feet to the Place of Beginning; AND that part of vacated Pine Street lying between Lot Six (6), Block Three (3), and Lot Twelve (12), Block Four (4), Morey's Second Addition to the City of Blue Hill, Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

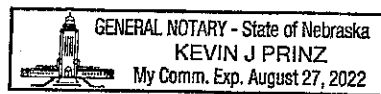
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed September 30, 2019.


Rolland K. Grandstaff

STATE OF NEBRASKA, COUNTY OF DODGE) ss.

The foregoing instrument was acknowledged before me on September 30, 2019, by Rolland K. Grandstaff, a single person.



Comm. expires _____


Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2494	8/22/2019	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000328300	220	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		005	8950
Land	Improvements	Total		Date of Sale Property Classification Code								
5,080	135,500	140,580		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1978	Construction Date :
Floor:	Floor Sq. Ft. : 1,500	Floor Sq. Ft. :
Building Cost New:	Cost : 212,300	Cost :
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
DEED TO REAL PROPERTY	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

220

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 8 10 Day 22 Yr. 2019 4 Date of Deed Mo. 8 10 Day 22 Yr. 2019

5 Grantor's Name, Address, and Telephone (Please Print) Internal Revenue Service 6 Grantee's Name, Address, and Telephone (Please Print) Joshua W. Henderson 102 West Lancaster Street Blue Hill NE 68930

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

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

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

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

14 What is the current market value of the real property? \$105,000 15 Was the mortgage assumed? 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company?

18 Address of Property 102 W Lancaster Street Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee 18a No address assigned 18b Vacant land

20 Legal Description The South Twenty-seven feet (S27') of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Five (5), Grussell's Sub-division of Rohrer's Addition to Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed \$ 0.00 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate \$ 0.00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2

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

Joshua W. Henderson

(402) 984-6800

sign here

Print or Type Name of Grantee or Authorized Representative

Grantee

Phone Number

Signature of Grantee or Authorized Representative

Title

10/ /2019

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 10 Day 7 Yr. 19 27 Value of Stamp or Exempt Number \$ Exempt # 2 28 Recording Data BK2019 Pg 2494

BK 2019, Pg 2494

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Oct A.D., 2019, at 12:54 o'clock P.M. Recorded in Book 2019 on Page 2494-2495
Louise Petrich County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-7-19
\$ Exempt #2 By ds

DEED TO REAL PROPERTY

THIS INDENTURE, made this 22nd day of August 2019, by and between Glenda L. Repp, Advisory Group Manager, Mid-Central Territory, SB/SE Collection of the Internal Revenue Service, authorized delegate of the Treasury, grantor; and Joshua W. Henderson, grantee.

WITNESSETH

WHEREAS, the United States District Court for the District of Nebraska in a judgment entered on February 4, 2019, in the case of the United States of America v. Schunk, et al, Civil No. 4:18-cv-03117-JMG-MDN, ordered that the federal tax liens be foreclosed against the hereinafter described real property in order to pay delinquent Internal Revenue taxes assessed against Clayton C. Heinrich and Leona J. Heinrich.

AND WHEREAS, the said property was sold on July 17, 2019, to Joshua W. Henderson for the sum of \$105,000.00, the receipt of which is hereby acknowledged;

NOW THEREFORE, the Internal Revenue Service, pursuant to the authority vested in it by the District Court, does grant, bargain, and sell to Joshua W. Henderson, all right, title, and interest in the real property in Webster County, Nebraska, described as:

The South Twenty-seven feet (S27') of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Five (5), Grussell's Sub-division of Rohrer's Addition to Blue Hill, Webster County, Nebraska.

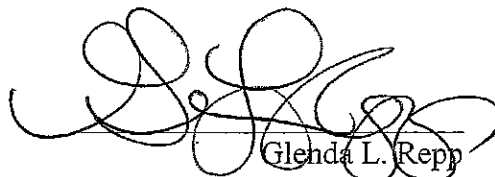
The property commonly known as 102 West Lancaster Street, Blue Hill, Nebraska.

The property is conveyed to Joshua W. Henderson free and clear of all interests of: LaRae Schunk, individually, and as Personal Representative of the Estates of Clayton C. Heinrich and Leona J. Heinrich; Ronald Heinrich; Taren Hoffman; Clayton Heinrich; Tamera Pickel; the

United States of America; Nebraska Department of Revenue; and Webster County, Nebraska.
The property shall be free and clear of all transfers and/or conveyances before July 17, 2019.
IN WITNESS WHEREOF, the grantor has hereunto set his hand on the date first above
written.

United States of America

BY:


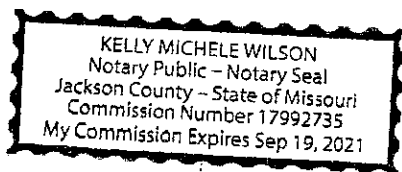


Glenda L. Repp
Advisory Group Manager
Mid-Central Territory, SB/SE Collection
Internal Revenue Service
1222 Spruce Street
St. Louis, MO 63103

STATE OF MISSOURI)
) ss
CITY OF ST. LOUIS)

BEFORE ME, the undersigned authority, in and for said City and State, on this day personally appeared Glenda L. Repp, known to me the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in her capacity as Advisory Group Manager, Mid-Central Territory, SB/SE Collection of Internal Revenue Service.

GIVEN under my hand and seal of office at St. Louis, Missouri, this the 22nd day of August, 2019.



Notary Public
My commission expires
Sept 19, 2021

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2496	10/4/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000344000		221		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20070		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
5,370		123,755		129,125		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements : _____	Multiple Improvements : _____
Construction Date:	Construction Date : 1925	Construction Date : _____
Floor:	Floor Sq. Ft. : 1,437	Floor Sq. Ft. : _____
Building Cost New:	Cost : 210,030	Cost : _____
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: _____ Other1: _____ Other2: _____
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: _____ Condition: _____
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

(Continue on back)

Real Estate Transfer Statement

221

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 applicable item number.

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 9 Yr. 19		4 Date of Deed Mo. 9 Day 23 Yr. 19	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew A. Ockinga and Megan D. Ockinga Street or Other Mailing Address 905 South Liberty Street City Blue Hill State NE Zip Code 68930 Telephone Number (402) 861-9220 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Peggy Timm Street or Other Mailing Address 2764 East Blue Hill Road City Blue Hill State NE Zip Code 68930 Phone Number 402-861-9220 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 609(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$165,000.00

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

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

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

18 Address of Property
**905 South Liberty Street
Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Peggy Timm
905 South Liberty Street
Blue Hill, NE 68930**

18a No address assigned 18b Vacant Land

20 Legal Description
See Attached Exhibit "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	165,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	165,000	00

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

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

sign here

▶ **Peggy Timm**
Print or Type Name of Grantee or Authorized Representative

▶ *Peggy Timm*
Signature of Grantee or Authorized Representative

Grantee Title _____

402-861-9220
Phone Number

10/4/19
Date

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 8 Yr. 2019	27 Value of Stamp or Exempt Number \$ 371.25	28 Recording Data OK 2019, Pg 2496	

EXHIBIT "A"

A tract of land located in surveyor's Lot, Ten (10) being a part of the Southeast Quarter (SE¼) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., in the City of Blue Hill, Webster County, Nebraska, being described as follows: Commencing at a point on the South line of Prospect Avenue and the East line of Liberty Street in the City of Blue Hill, Webster County, Nebraska; thence S00°00'15"E (assumed bearing) along the East right-of-way line of said Liberty Street 754.94 feet to the True Place of Beginning; thence continuing S00°00'15"E along said East right-of-way line 120.00 feet; thence S89°48'11 "E 129.92 feet; thence N00°00'00"E 120.00 feet; thence N89°48'11 "W 129.93 feet to the place of beginning;

AND

A tract of land located in surveyor's Lot, Ten (10) being a part of the Southeast Quarter (SE¼) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., in the City of Blue Hill, Webster County, Nebraska, being described as follows: Commencing at a point on the South line of Prospect Avenue and the East line of Liberty Street in the City of Blue Hill, Webster County, Nebraska; thence S00°00'15"E (assumed bearing) along the East right-of-way line of said Liberty Street 874.94 feet to the True Place of Beginning; thence continuing S00°00'15"E along said East right-of-way line 120.00 feet; thence S89°48'11"E 129.91 feet; thence N00°00'0"E 120.00 feet; thence N89°48'11"W 129.92 feet to the place of beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/08/19
\$ 371.25 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 08 day
of October A.D., 2019, at 11:30
o'clock AM. Recorded in Book 2019
on Page 2496

Louise Petsch County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

WARRANTY DEED

Matthew A. Ockinga and Megan D. Ockinga, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Peggy Timm, a single person, GRANTEE, hereby conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in surveyor's Lot, Ten (10) being a part of the Southeast Quarter (SE¼) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., in the City of Blue Hill, Webster County, Nebraska, being described as follows: Commencing at a point on the South line of Prospect Avenue and the East line of Liberty Street in the City of Blue Hill, Webster County, Nebraska; thence S00°00'15"E (assumed bearing) along the East right-of-way line of said Liberty Street 754.94 feet to the True Place of Beginning; thence continuing S00°00'15"E along said East right-of-way line 120.00 feet; thence S89°48'11 "E 129.92 feet; thence N00°00'00"E 120.00 feet; thence N89°48'11 "W 129.93 feet to the place of beginning;
AND

A tract of land located in surveyor's Lot, Ten (10) being a part of the Southeast Quarter (SE¼) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., in the City of Blue Hill, Webster County, Nebraska, being described as follows: Commencing at a point on the South line of Prospect Avenue and the East line of Liberty Street in the City of Blue Hill, Webster County, Nebraska; thence S00°00'15"E (assumed bearing) along the East right-of-way line of said Liberty Street 874.94 feet to the True Place of Beginning; thence continuing S00°00'15"E along said East right-of-way line 120.00 feet; thence S89°48'11 "E 129.91 feet; thence N00°00'00"E 120.00 feet; thence N89°48'11 "W 129.92 feet to the place of beginning.

GRANTOR covenant with GRANTEE that GRANTOR:

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

Dated 9-23-19

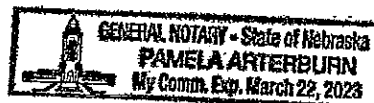
Matthew A. Ockinga
Matthew A. Ockinga
Megan D. Ockinga
Megan D. Ockinga

State of Nebraska
County of Webster

The foregoing instrument was acknowledged before me this 29 day of September, 2019 by Matthew A. Ockinga and Megan D. Ockinga.

Pamela Arterburn
Notary Public

0285441



Please Return recorded document to:
Nebraska Title Company
14680 West Dodge Road, Suite 1
Omaha, NE 68154

Real Estate Transfer Statement

202

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>08</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>10</u> Day <u>08</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deborah J. Jaide Street or Other Mailing Address 113 W Glenwood St City Bladen State NE Zip Code 68928 Phone Number (269) 804-7123 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joshua Leigh Jaide Street or Other Mailing Address 113 W Glenwood St City Bladen State NE Zip Code 68928 Phone Number (308) 470-0174 Email Address			
				Is the grantee a 501(c)(3) organization?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
				If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**113 W Glenwood St
Bladen, NE 68928**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Deborah J. Jaide
113 W Glenwood St
Bladen, NE 68928**

20 Legal Description
Lot Eleven (11) EXCEPT the West 30 feet thereof, and all of Lots Twelve (12) and Thirteen (13), Block Two (2), Spence and Bennet's Addition to the Village of Bladen, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

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

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

<p>David B. Garwood Print of Type Name of Grantee or Authorized Representative</p> <p><i>David B. Garwood</i> Signature of Grantee or Authorized Representative</p>	<p>Attorney Title</p> <p>(402) 746-3613 Phone Number</p> <p>10-9-19 Date</p>
--	---

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>9</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 5a</u>	28 Recording Data <u>Bl 2019, Pg 2510</u>

BL 2019, Pg 2510

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of October A.D., 20 19, at 10:53 o'clock A.M. Recorded in Book 2019 on Page 2510
Loise Peterson County Clerk
YD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-9-19
\$Exm. # 52 By YD

QUITCLAIM DEED

Deborah J. Jaide, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Joshua Leigh Jaide, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Eleven (11) EXCEPT the West 30 feet thereof, and all of Lots Twelve (12) and Thirteen (13), Block Two (2), Spence and Bennet's Addition to the Village of Bladen, Webster County, Nebraska.

GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID REAL ESTATE.

Executed October 8, 2019.

Deborah J. Jaide
Deborah J. Jaide

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 8, 2019, by Deborah J. Jaide.

Comm. expires 10-22-2022 David B. Garwood
Notary Public



Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>01</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>09</u> Day <u>27</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marla R. Coffey, Jeffrey & Jill Coffey, Jon & Brenda Coffey Street or Other Mailing Address PO Box 161 City Blue Hill State NE Zip Code 68930 Phone Number (402) 650-2566 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jahn L. Grandstaff & Jennifer L. Frary Street or Other Mailing Address 2578 Quail Drive City Fremont State NE Zip Code 68025 Phone Number (402) 699-5110 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

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

18a No address assigned 18b Vacant land

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

20 Legal Description
Lot Three (3), Block Five (5), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 40,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 40,000.00

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

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

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

David B. Garwood Attorney
Signature of Grantee or Authorized Representative Title Date **10-9-19**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>9</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>90.00</u>	28 Recording Data BK 2019, Pg 2525

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of October A.D., 20 19, at 11:03 o'clock A.M. Recorded in Book 2019 on Page 2525
Louise Retzsch County Clerk
LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-9-19
\$ 90.00 By LD

WARRANTY DEED

Marla R. Coffey, a single person; Jeffrey A. Coffey and Jill M. Coffey, husband and wife; and Jon Coffey and Brenda Coffey, husband and wife; GRANTORS, in consideration of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00) receipt of which is hereby acknowledged, convey to Jahn L. Grandstaff and Jennifer L. Frary, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Three (3), Block Five (5), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with the GRANTEES that GRANTORS: (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed September 27, 2019.

Jill M. Coffey
Jill M. Coffey

Jeffrey A. Coffey
Jeffrey A. Coffey, on his own behalf
and as attorney in fact for Marla Coffey

Brenda Coffey
Brenda Coffey

Jon Coffey
Jon Coffey

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 27th, 2019, by Jeffrey A. Coffey and Jill M. Coffey, husband and wife, and by Jeffrey A. Coffey as attorney in fact for Marla R. Coffey.

Comm. expires 10-13-21

Kathryn L. Anderson
Notary Public

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

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 27th, 2019, by Jon Coffey and Brenda Coffey, husband and wife.

Comm. expires 10-13-21

Kathryn L. Anderson
Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2526	8/25/2015	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000624200		224		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	10	0	40035		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
80		3,050		3,130		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1905	Construction Date :
Floor:		Floor Sq. Ft. : 841	Floor Sq. Ft. :
Building Cost New:		Cost : 79,905	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:		Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name _____ 2 County Number WEBSTER - 91

3 Date of Sale/Transfer Mo. 08 Day 25 Yr. 2015 4 Date of Deed Mo. 10 Day 08 Yr. 2019

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Gene A. Robb
Street or Other Mailing Address 535 E State St
City Guide Rock State NE Zip Code 68942
Phone Number (402) 613-2333 Email Address _____

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Ron Crawford & Andrew A. Hansen
Street or Other Mailing Address 529 E State St
City Guide Rock State NE Zip Code 68942
Phone Number (402) 257-7363 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address _____

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

(A) Status
 Improved
 Unimproved
 IOLL
 Single Family
 Multi-Family
 Commercial
 Industrial
 Agricultural
 Recreational
 Distribution
 Easement
 Executor

(B) Property Type
 Mineral Interests-Nonproducing
 Mineral Interests-Producing
 State Assessed
 Exempt
 Land Contract/Memo
 Lease
 Mineral
 Partition
 Personal Rep.
 Quit Claim
 Warranty
 Sheriff
 Trust/Trustee
 Other _____

8 Type of Deed
 Bill of Sale
 Cemetery
 Conservator
 Corrective
 Death Certificate - Transfer on Death

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

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

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

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

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

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

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

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

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

18 Address of Property
529 E State St
Guide Rock, NE 68942

18a No address assigned 18b Vacant land

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

20 Legal Description
Lot Sixteen (16), New Territory to Guide Rock, Nebraska, located in the Northwest Quarter (NW1/4) of Section Ten (10), Township One (1) North, Range (9) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	10,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate, (line 22 minus line 23)	\$	10,000.00

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

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

sign here **David B. Garwood**
 Primary or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title Attorney
 Date 10-9-19
 Phone Number (402) 746-3613

Register of Deeds Use Only

26 Date Deed Recorded Mo. 10 Day 9 Yr. 19

27 Value of Stamp or Exempt Number \$ 22.50

28 Recording Data BL 2019, Pg 2526

For Dept. Use Only

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of October A.D., 2019, at 11:10 o'clock A. M. Recorded in Book 209 on Page 2526
Louise Datsch County Clerk
LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-9-19
\$ 22.50 By LD

JOINT TENANCY WARRANTY DEED

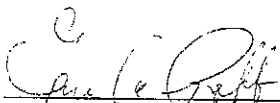
Gene A. Robb, a single person, GRANTOR, in consideration of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) receipt of which is hereby acknowledged, convey to Ron Crawford and Andrew Alan Hansen, as joint tenants, GRANTEES the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Sixteen (16), New Territory to Guide Rock, Nebraska, located in the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range (9) West of the 6th P.M., Webster County, Nebraska.

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

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

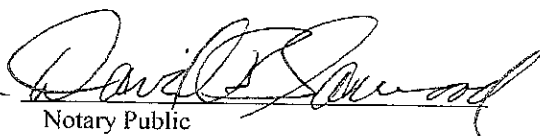
Executed October 7th, 2019.



Gene A. Robb

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 8, 2019, by Gene A. Robb, a single person.

Comm. expires 10-22-2022 

Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2527	9/30/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000114500		225		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		024	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
625		17,530		18,155		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

		Residential	Commercial
Multiple Improvements:		Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:		Construction Date : 1935	Construction Date :
Floor:		Floor Sq. Ft. : 928	Floor Sq. Ft. :
Building Cost New:		Cost : 80,465	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story		(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

Real Estate Transfer Statement 225

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>30</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>10</u> Day <u>15</u> Yr. <u>2019</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Greg & Teresa Denney Street or Other Mailing Address 209 14th Avenue City Franklin State NE Zip Code 68939 Phone Number (307) 331-1953 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Neil Marcellino Street or Other Mailing Address 12174 85th Rd North City West Palm Beach State FL Zip Code 33412 Phone Number (561) 801-5601 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**213 N Cedar St
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

20 Legal Description
Lots Nine (9) and Ten (10), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	18,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	18,000.00

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

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

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

David B. Garwood Attorney **10-15-19**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>15</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>40.50</u>	28 Recording Data <u>BL 2019, Pg 2527</u>	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Oct A.D., 2019, at 11:14 o'clock A.M. Recorded in Book 2019 on Page 2527
Louise Petersen County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-15-19
\$ 40.50 By YO

WARRANTY DEED

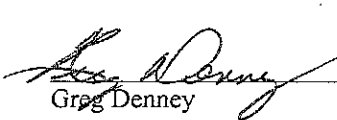
Greg Denney and Teresa Denney, husband and wife, GRANTOR, in consideration of EIGHTEEN THOUSAND AND NO/100 DOLLARS (\$18,000.00) receipt of which is hereby acknowledged, convey to Neil Marcellino, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

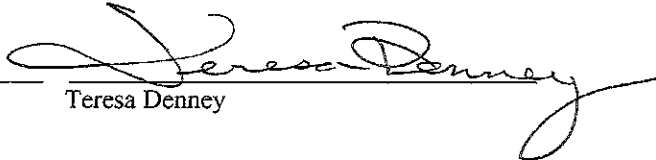
Lots Nine (9) and Ten (10), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed September 30th, 2019


Greg Denney

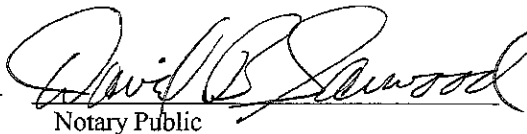

Teresa Denney

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 15, 2019, by Greg Denney and Teresa Denney, husband and wife.

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

Comm. expires 10-22-2022


Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2542	10/16/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000131100	226	4	05	GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		017	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
805	33,845	34,650		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1949	Construction Date :
Floor:	Floor Sq. Ft. : 902	Floor Sq. Ft. :
Building Cost New:	Cost : 115,820	Cost :
Single Family Style: 101	Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
PERS REP DEED; FROM ESTATE TO FAMILY	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>16</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>10</u> Day <u>15</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Laura L. Wescoat, PR Danny Wescoat Estate Street or Other Mailing Address 40 North Cedar Street # 6 City Red Cloud State NE Zip Code 68970 Phone Number (402) 469-3914 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Laura L. Wescoat, Aaron Wescoat, Kabrina Wescoat Street or Other Mailing Address 40 North Cedar Street, #6 City Red Cloud State NE Zip Code 68970 Phone Number (402) 468-3914 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA			

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

(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	(C) <input type="checkbox"/> Mobile Home
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8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

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

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

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

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

14 What is the current market value of the real property? \$30,135	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property 941 North Seward Street, Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Laura L. Wescoat, 40 North Cedar Street, #6, Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description
North 61 feet of Lots 19, 20, 21, 22, 23 and 24 Block 17, Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____.

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

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

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

sign here **Laura L. Wescoat** (402) 469-3914
 Print or Type Name of Grantee or Authorized Representative Phone Number
Laura L. Wescoat Grantee 10/15/19
 Signature of Grantee or Authorized Representative Title Date

26 Date Deed Recorded Mo. <u>10</u> Day <u>16</u> Yr. <u>19</u>		27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2019, Pg 2542	For Dept. Use Only
--	--	---	--	--------------------

Laura L. Wescoat
40 North Cedar Street, #6
Red Cloud, NE 68970

Aaron and Tess Wescoat
514 N. Elm Street
Hastings, NE 68901

Kabrina Wescoat
2718 W. 7th
Hastings, NE 68901

BK 2019, Pg 2542

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Oct A.D., 2019, at 4:00 o'clock PM. Recorded in Book 2019 on Page 2542
Paule Petch County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-16-19
\$ Exempt # 15 By AD

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

PERSONAL REPRESENTATIVE'S DEED

Laura L. Wescoat, Personal Representative of the Estate of Danny L. Wescoat, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Laura L. Wescoat, Aaron Wescoat and Kabrina Wescoat, conveys to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North 61 feet of Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Seventeen (17), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

Executed October 15, 2019.

Laura L. Wescoat

Laura L. Wescoat, Personal Representative of the Estate of Danny L. Wescoat

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS:

The foregoing instrument was acknowledged before me on October 15, 2019 by Laura L. Wescoat, Personal Representative of the Estate of Danny L. Wescoat deceased.

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD
My Comm. Exp. October 28, 2020

Don E. Theobald

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2546	4/24/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002110101		227		4	05	GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000			00	0	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
30,340		339,095		369,435		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 1	D) 3	E) 0	F) 7			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G		2.060				2,810		
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1		1.130				1,540		
4A						4G		3.170				4,325		
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		6.360				8,675		
3D						Roads		1.110						
4D1						Farm Sites		3.000				11,665		
4D						Home Sites		1.000				10,000		
						Recreation								
Dwellings						Other						129,680		
Outbuildings						Non-AG TOTAL		5.110				21,665		

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>4</u> Day <u>24</u> Yr. <u>19</u>	4 Date of Deed Mo. <u>4</u> Day <u>24</u> Yr. <u>19</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary E. Van Boening, Trustee Street or Other Mailing Address 201 W Nemaha Street, PO Box 326 City Blue Hill State NE Zip Code 68930 Phone Number 402-756-3842 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas Van Boening Street or Other Mailing Address 1459 Road Z City Blue Hill State NE Zip Code 68930 Phone Number 402-984-6821 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No 1/2 interest

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

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

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

14 What is the current market value of the real property?
\$105,000

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

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

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

18 Address of Property
 1184 Road X
 Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Thomas Van Boening
 1459 Road Z
 Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description
 The East 990' of the South 505' of the Southeast Quarter (SE1/4) of Section Fourteen (14), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 11.5 +/-

22 Total purchase price, including any liabilities assumed	22	\$ 40,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 40,000.00

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

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

sign here **Randall Alexander** _____
 Print or Type Name of Grantee or Authorized Representative

sign here _____
 Signature of Grantee or Authorized Representative

308-236-7979
 Phone Number

 Attorney

5-6-19
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>17</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>90.00</u>	28 Recording Data <u>BLK 2019, Pg 25416</u>

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of Oct A.D., 2019 at 11:44 o'clock A.M. Recorded in Book 2019 on Page 2546
Louise Pasch County Clerk
V.D. LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-17-19
\$ 40.00 By LD

Return to: **TRUSTEE'S DEED**
(Inter Vivos Trust)
Downing, Alexander & Wood
PO Box 744
Kearney, NE 68848-0744

MARY E. VAN BOENING, Trustee of the MARY E. VAN BOENING REVOCABLE TRUST, GRANTOR, conveys to THOMAS VAN BOENING, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

The East 990' of the South 505' of the Southeast Quarter (SE1/4) of Section Fourteen (14), Township four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

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

Executed 4-24, 2019.

MARY E. VAN BOENING REVOCABLE TRUST

Mary E. Van Boening
MARVE. VAN BOENING, Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on 4/24/19, 2019, by MARY E. VAN BOENING, Trustee of the MARY E. VAN BOENING REVOCABLE TRUST.

Lori D Meents
Notary Public

LORI D MEENTS
General Notary, State of Nebraska
My Commission Expires
December 2, 2019

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2547	4/24/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002110100		228		4	05	GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	14	4	00000	1	000	0335
Land		Improvements		Total		Date of Sale Property Classification Code								
239,180				239,180		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		0.280		380				
1A						1G		29.350		40,065				
2A1						2G1		6.130		8,365				
2A						2G								
3A1						3G1								
3A						3G		2.820		3,850				
4A1						4G1		27.410		37,415				
4A						4G		22.600		30,850				
DRYLAND 1D1		18.510		43,220		Shelterbelt/Timber								
1D		30.640		71,550		Accretion								
2D1						Waste		4.470		805				
2D						Other								
3D1						AG LAND TOTAL		143.630		239,180				
3D						Roads		2.850						
4D1		0.710		1,340		Farm Sites								
4D		0.710		1,340		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.850						

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

(Continue on back)

Real Estate Transfer Statement

228

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

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

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

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

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

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

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

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

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

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate.

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

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

Signature of Randall Alexander, Attorney, Title, Date, 308-236-7979 Phone Number, 5-6-19 Date.

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

For Dept. Use Only, 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

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

State of Nebraska }
County of Webster }ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of MAY A.D., 2019, at 11:15
o'clock A.M. Recorded in Book 2019
on Page 2547
Louise Patsch County Clerk
10.00 KD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-17-19
\$ 90.00 By KD

Return to: **TRUSTEE'S DEED**
Downing, Alexander & Wood **(Inter Vivos Trust)**
PO Box 744
Kearney, NE 68848-0744

MARY E. VAN BOENING, Trustee of the MARY E. VAN BOENING REVOCABLE TRUST, GRANTOR, conveys to THOMAS VAN BOENING, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

The Southeast Quarter (SE1/4) of Section Fourteen (14), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Except the East 990' of the South 505' of said quarter in Webster County, Nebraska.

subject to easements and restrictions of record.

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

Executed 4-24, 2019.

MARY E. VAN BOENING REVOCABLE TRUST
Mary E Van Boening

MARY E. VAN BOENING, Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on 4/24/19, 2019, by MARY E. VAN BOENING, Trustee of the MARY E. VAN BOENING REVOCABLE TRUST.

Lori D Meents

Notary Public

LORI D MEENTS
General Notary, State of Nebraska
My Commission Expires
December 2, 2019

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2548	5/6/2019	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002110100	229	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	14	4	00000	1	000	0335
Land	Improvements	Total		Date of Sale Property Classification Code								
239,180		239,180		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	0.280	380						
1A				1G	29.350	40,065						
2A1				2G1	6.130	8,365						
2A				2G								
3A1				3G1								
3A				3G	2.820	3,850						
4A1				4G1	27.410	37,415						
4A				4G	22.600	30,850						
DRYLAND 1D1	18.510	43,220		Shelterbelt/Timber								
1D	30.640	71,550		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads	2.850							
4D1	0.710	1,340		Farm Sites								
4D	0.710	1,340		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL								
					2.850							

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

(Continue on back)

Real Estate Transfer Statement

• 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.

229

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 5 Day 6 Yr. 19		Mo. 5 Day 6 Yr. 19	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Charles W. Van Boening, Trustee				Grantee's Name (Buyer) Thomas Van Boening			
Street or Other Mailing Address 201 W Nemaha Street, PO Box 326				Street or Other Mailing Address 1459 Road Z			
City Blue Hill		State NE		Zip Code 68930		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number 402-756-3842		State		Phone Number 402-984-6821		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No *by intent*

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

Yes No

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

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

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

\$108,750

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

18a No address assigned 18b Vacant land

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

Thomas Van Boening
1459 Road Z
Blue Hill, NE 68930

20 Legal Description

The Southeast Quarter (SE1/4) of Section Fourteen (14), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Except the East 990' of the South 505' of said quarter in Webster County, Nebraska.

21 If agricultural, list total number of acres 148.5 +/-

22 Total purchase price, including any liabilities assumed	\$ 40,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 40,000.00

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

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

sign here Randall Alexander 308-236-7979
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney
Signature of Grantee or Authorized Representative Date

5-6-19

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 10 Day 17 Yr. 19	\$ 90.00	BL 2019, Pg 2548

For Dept. Use Only

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

BL 2019, Pg 2548

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 17 day of Oct A.D., 2019, at 11:21 o'clock A.M. Recorded in Book 2019 on Page 2248
Louise Patsch County Clerk
YD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-17-19
\$ 40.00 By YD

Return to: **TRUSTEE'S DEED**
Downing, Alexander & Wood (Inter Vivos Trust)
PO Box 744
Kearney, NE 68848-0744

CHARLES W. VAN BOENING, Trustee of the CHARLES W. VAN BOENING REVOCABLE TRUST, GRANTOR, conveys to THOMAS VAN BOENING, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

The Southeast Quarter (SE1/4) of Section Fourteen (14), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Except the East 990' of the South 505' of said quarter in Webster County, Nebraska.

subject to easements and restrictions of record.

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

Executed MAY 6, 2019.

CHARLES W. VAN BOENING
REVOCABLE TRUST

Charles W. Van Boening
CHARLES W. VAN BOENING, Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on May 6, 2019, by CHARLES W. VAN BOENING, Trustee of the CHARLES W. VAN BOENING REVOCABLE TRUST.

GENERAL NOTARY - State of Nebraska
RANDALL L. ALEXANDER
My Comm. Exp. August 18, 2021

[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2549	5/6/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002110101		230		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000			00	0	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
30,340		339,095		369,435		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 1	D) 3	E) 0	F) 7			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G		2.060		2,810				
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1		1.130		1,540				
4A						4G		3.170		4,325				
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		6.360		8,675				
3D						Roads		1.110						
4D1						Farm Sites		3.000		11,665				
4D						Home Sites		1.000		10,000				
						Recreation								
Dwellings				129,680		Other								
Outbuildings				209,415		Non-AG TOTAL		5.110		21,665				

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

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>6</u> Yr. <u>19</u>		4 Date of Deed Mo. <u>5</u> Day <u>6</u> Yr. <u>19</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles W. Van Boening, Trustee Street or Other Mailing Address 201 W Nemaha Street, PO Box 326 City Blue Hill State NE Zip Code 68930 Phone Number 402-756-3842 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas Van Boening Street or Other Mailing Address 1459 Road Z City Blue Hill State NE Zip Code 68930 Phone Number 402-984-6821 Email Address				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No 1/2 Interest

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

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

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

14 What is the current market value of the real property?
\$105,000

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

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

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

18 Address of Property
**1184 Road X
Bladen, NE 68928**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Thomas Van Boening
1459 Road Z
Blue Hill, NE 68930**

18a No address assigned 18b Vacant land

20 Legal Description
The East 990' of the South 505' of the Southeast Quarter (SE1/4) of Section Fourteen (14), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 11.5 +/-

22 Total purchase price, including any liabilities assumed	22	\$ 40,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 40,000.00

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

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

sign here Print or Type Name of Grantee or Authorized Representative: **Randall Alexander** 308-236-7979
Signature of Grantee or Authorized Representative: _____ Attorney: _____ Phone Number: **5-679**
Title: _____ Date: _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>17</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>90.00</u>	28 Recording Data <u>BX 2019, Pg 2549</u>

BL 2019, Pg 2549

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 17 day
of Oct A.D., 2019 at 11:56
o'clock A M. Recorded in Book 2019
on Page 2549
Louise Peters County Clerk
JD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-17-19
\$ 90.00 By JD

Return to: **TRUSTEE'S DEED**
Downing, Alexander & Wood (Inter Vivos Trust)
PO Box 744
Kearney, NE 68848-0744

CHARLES W. VAN BOENING, Trustee of the CHARLES W. VAN BOENING
REVOCABLE TRUST, GRANTOR, conveys to THOMAS VAN BOENING,
GRANTEE, the following described real estate (as defined in Nebraska Revised
Statutes Section 76-201):

The East 990' of the South 505' of the Southeast Quarter (SE1/4) of Section
Fourteen (14), Township four (4) North, Range Eleven (11), West of the 6th P.M.,
Webster County, Nebraska.

subject to easements and restrictions of record.

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

Executed May 6, 2019.

CHARLES W. VAN BOENING
REVOCABLE TRUST
Charles W. Van Boening
CHARLES W. VAN BOENING, Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on MAY 6, 2019,
2019, by CHARLES W. VAN BOENING, Trustee of the CHARLES W. VAN
BOENING REVOCABLE TRUST.

GENERAL NOTARY - State of Nebraska
RANDALL L. ALEXANDER
My Comm. Exp. August 18, 2021

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2561	10/18/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000147000		231		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10035		009	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,765		46,960		48,725		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
REVOCABLE TRANSFER ON DEATH DEED; BETWEEN PARENT & CHILD; ALSO INCLUDES PARCEL 172	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name	2 County Number <u>Select County & County Number</u>	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>18</u> Yr. <u>19</u>	4 Date of Deed Mo. <u>10</u> Day <u>18</u> Yr. <u>19</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Anna Marie Eck</u> Street or Other Mailing Address <u>906 N. Franklin</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>see attached</u> Street or Other Mailing Address City _____ State _____ Zip Code _____ Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$ 48,725

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

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

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

18 Address of Property
906 N. Franklin
Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Anna Marie Eck
906 N. Franklin
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres 0

22 Total purchase price, including any liabilities assumed	22	\$ 0 0
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0 0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 0 00

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

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

sign here Anna Marie Eck Print or Type Name of Grantee or Authorized Representative 785-346-6052
Phone Number
Anna Marie Eck Signature of Grantee or Authorized Representative 10-18-19
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>18</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 16</u>	28 Recording Data <u>BK 2019, Pg 2561</u>

Beneficiaries: I designate the following beneficiaries of this revocable transfer on death deed if the beneficiaries survive me. An undivided equal interest to each of the following as tenants in common:

Name of Primary Beneficiary	Mailing Address of Primary Beneficiary
Robert LaVerne Eck	307 N Oak, Home, KS 66438
Ronald Leon Eck	General Delivery, Woodston, KS 67675
Rodney Loran Eck	614 East Sunset, Russell, KS 67665
Deana Marie Eck	2205 General Custer , Apt H, Hays, KS 67601
Rita Leann Owen	7062 LaVista Drive, Dallas, Tx 75214

LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), STOKES SUBDIVISION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA;

AND

ALL OF BLOCK NINE (9), KALEY & JACKSON'S ADDITION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, ACCORDING TO THE RECORDED PLAT THEREOF, AND INCLUDING ALL OF THE ALLEYS IN SAID BLOCK NINE (9) WHICH HAVE PREVIOUSLY BEEN VACATED BY THE CITY OF RED CLOUD, NEBRASKA, PURSUANT TO ORDINANCES DULY AND LAWFULLY PASSED AND ENACTED BY SAID CITY, BUT EXCEPTING THOSE PARTS OF BLOCK NINE (9) WHICH HAVE HERETOFORE BEEN CONVEYED TO THE CITY OF RED CLOUD, NEBRASKA, AS STREET RIGHT-OF-WAY OR TO THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY AS ADDITIONAL RIGHT-OF-WAY FOR THE RAILROAD, WEBSTER COUNTY, NEBRASKA.

BK 2019, Pg 2561

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 18 day of Oct A.D., 2019, at 2:19 o'clock P.M. Recorded in Book 2019 on Page 2561-2563
Louise Patach County Clerk
22-00 (1) Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-18-19
\$ Exempt # 16 By AD

Space Above Line Reserved for Recording Purposes

REVOCABLE TRANSFER ON DEATH DEED
(Single Owner)

This form must be recorded with the Register of Deeds of the County in which the property is located before your death and it also must be recorded with the Register of Deeds of the County in which the property is located within 30 days after it was signed. If either of these requirements is not met, this form will not be effective.

Identifying Information about Owner:

Name of Owner	Mailing Address of Owner
Anna Marie Eck Formerly known as Anna Marie Zvolanek	906 N Franklin, Red Cloud, NE 68970

Notice to Register of Deeds This is a transfer on death deed and Form 521 is not required with the filing of this Transfer on Death deed under Neb. Rev. Stat. §76-214(2)(b).

Legal Description The following real estate is transferred by this document, effective at the death of the Owner to the Primary Beneficiary or to the Alternate Beneficiary as provided below.

LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), STOKES SUBDIVISION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA;
AND
ALL OF BLOCK NINE (9), KALEY & JACKSON'S ADDITION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, ACCORDING TO THE RECORDED PLAT THEREOF, AND INCLUDING ALL OF THE ALLEYS IN SAID BLOCK NINE (9) WHICH HAVE PREVIOUSLY BEEN VACATED BY THE CITY OF RED CLOUD, NEBRASKA, PURSUANT TO ORDINANCES DULY AND LAWFULLY PASSED AND ENACTED BY SAID CITY, BUT EXCEPTING THOSE PARTS OF BLOCK NINE (9) WHICH HAVE HERETOFORE BEEN CONVEYED TO THE CITY OF RED CLOUD, NEBRASKA, AS STREET RIGHT-OF-WAY OR TO THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY AS ADDITIONAL RIGHT-OF-WAY FOR THE RAILROAD, WEBSTER COUNTY, NEBRASKA.

Beneficiaries: I designate the following beneficiaries of this revocable transfer on death deed if the beneficiaries survive me. An undivided equal interest to each of the following as tenants in common:

Name of Primary Beneficiary	Mailing Address of Primary Beneficiary
Robert LaVerne Eck	307 N Oak, Home, KS 66438
Ronald Leon Eck	General Delivery, Woodston, KS 67675
Rodney Loran Eck	614 East Sunset, Russell, KS 67665
Deana Marie Eck	2205 General Custer , Apt H, Hays, KS 67601
Rita Leann Owen	7062 LaVista Drive, Dallas, Tx 75214

Transfer on Death At my death, I transfer my interest in the described property to the beneficiaries as designated above, as tenants in common. The transfer occurs at the death of the Transferor.

Survivorship Required Under Nebraska law, the interest of a designated beneficiary is contingent on the designated beneficiary surviving the transferor by one hundred twenty hours.

This TOD Deed is Revocable Before my death, I have the right to revoke this deed.

Warning: The property transferred remains subject to inheritance taxation in Nebraska to the same extent as if owned by the transferor at death. Failure to timely pay inheritance taxes is subject to interest and penalties as provided by law.

Warning: The designated beneficiary is personally liable, to the extent of the value of the property transferred, to account for Medicaid reimbursement to the extent necessary to discharge any such claim remaining after application of the assets of the transferor's estate. The designated beneficiary may also be personally liable, to the extent of the value of the property transferred, for claims against the estate, statutory allowances to the transferor's surviving spouse and children, and the expenses of administration to the extent needed to pay such amounts by the personal representative.

Warning: The Department of Health and Human Services may require revocation of this deed by a transferor, a transferor's spouse, or both a transferor and the transferor's spouse in order to qualify or remain qualified for Medicaid assistance.

Signature of Owner Making This Transfer on Death Deed

I, **Anna Marie Eck**, the transferor, sign my names to this instrument on the 18 day of October, 2019, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this transfer on death deed to transfer my interest in the described real property and that I sign it willingly, that I execute it as my free and voluntary act for the purposes therein expressed, that I am eighteen years of age or older or am not at this time a minor, and that I am of sound mind and under no constraint or undue influence.


Anna Marie Eck
Transferor

Warning: The two witnesses must be disinterested for this Deed to be valid. An interested witness means any individual who on the date that this deed is or would be entitled to receive any interest in the land if the transferor died under the circumstances existing at the date of the signing of this deed.

We, Amber Stoner and Louise Petsch, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the transferor signs and executes this transfer on death deed to transfer his or her interest in the described real property and that he or she signs it willingly or willingly directs another to sign for him or her, and that he or she execute it as his or her free and voluntary act for the purposes therein expressed, and that each of us, in the presence and hearing of the transferor, hereby signs this deed as witness to the transferor's signing, and that to the best of his or her knowledge the transferor is eighteen years of age or older or is not at this time a minor and the transferor is of sound mind and under no constraint or undue influence.

Amber Stoner
Witness' Name

1372 Road R Red Cloud, NE 68970
Witness' Address

Louise Petsch
Witness' Name

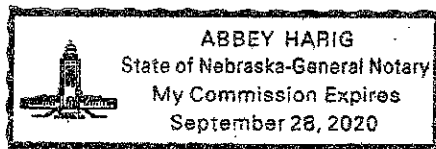
655 Rd 2400 Coide Rock, NE 68942
Witness' Address

Acknowledgement

State of Nebraska)
) ss.
County of Webster)

Subscribed, sworn to, and acknowledged before me by [Name of Owner], the transferor, and subscribed and sworn to before me by Anna Marie Eck and Amber Stoner, and Louise Petsch, witnesses, this 18th day of October, 2019.

[Seal]



Abbey Harig
Notary Public
My Commission Expires Sept. 28, 2020

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2596	10/16/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000131100	232	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		017	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
805	33,845	34,650		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1949	Construction Date :
Floor:	Floor Sq. Ft. : 902	Floor Sq. Ft. :
Building Cost New:	Cost : 115,820	Cost :
Single Family Style: 101	Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>16</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>10</u> Day <u>16</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see attached Street or Other Mailing Address see attached				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Oliver Lunbery III and Teresa Lunbery Street or Other Mailing Address 737 North Seward Street			
City		State		City		State	
Red Cloud		NE		Red Cloud		NE	
Zip Code		68970		Zip Code		68970	
Phone Number (402) 469-3914		Phone Number (402) 468-3914		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address NA		Email Address NA		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$30,135

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

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

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

18 Address of Property
941 North Seward Street, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
North 61 feet of Lots 19, 20, 21, 22, 23 and 24, Block 17, Smith & Moore's Addition to Red Cloud, Webster County, Nebraska


21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	10,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	10,000	00

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

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

Don E. Theobald (402) 746-2774
Print or Type Name of Grantee or Authorized Representative Phone Number

 Attorney
Signature of Grantee or Authorized Representative Title

10/15/19
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>23</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <u>BK 2019, Pg 2596</u>

Laura L. Wescoat
40 North Cedar Street, #6
Red Cloud, NE 68970

Aaron and Tess Wescoat
514 N. Elm Street
Hastings, NE 68901

Kabrina Wescoat
2718 W. 7th
Hastings, NE 68901

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 23rd day of October A.D., 2019, at 8:30 o'clock A.M. Recorded in Book 2019 on Page 2596
Laise Patsch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10/23/19
\$ 22.50 By gsh

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

JOINT TENANCY WARRANTY DEED

Laura L. Wescoat, a single person, Aaron Wescoat and Tess Wescoat, a married couple and Kabrina Wescoat, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Oliver Lunbery III and Teresa Lunbery, a married couple, 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 North 61 feet of Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Seventeen (17), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed October 16, ²⁰¹⁹~~2017~~.

Laura L. Wescoat
Laura L. Wescoat

Aaron Wescoat
Aaron Wescoat

Tess Wescoat
Tess Wescoat

Kabrina Wescoat
Kabrina Wescoat

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 16, 2019 by Laura L. Wescoat, a single person, Aaron Wescoat and Tess Wescoat, a married couple and Kabrina Wescoat, a single person.

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD
My Comm. Exp. October 28, 2020

Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2607	10/8/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000314300		233		4	05	GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20010		005	7440
Land		Improvements		Total		Date of Sale Property Classification Code								
2,960		105,930		108,890		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1976	Construction Date :
Floor:	Floor Sq. Ft. : 1,056	Floor Sq. Ft. :
Building Cost New:	Cost : 136,145	Cost :
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; COURT DECREE BETWEEN EX-SPOUSE	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

233

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>08</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>10</u> Day <u>08</u> Yr. <u>2019</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Clayton L. Mohlman Street or Other Mailing Address 17610 S. Ayr Ave. City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-7303 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dawn M. Mohlman Street or Other Mailing Address 306 W. Saline St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-8774 Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

14 What is the current market value of the real property? \$108,890		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

18 Address of Property 306 W. Saline St.		19 Name and Address of Person to Whom the Tax Statement Should be Sent Dawn M. Mohlman 306 W. Saline St. Blue Hill, NE 68930	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description
Lots 9 and 10, Block 5, Rohrer's Addition to Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres _____

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

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Dawn M. Mohlman	Phone Number 402 984 8774
	Signature of Grantee or Authorized Representative <i>[Signature]</i>	Date 10-22-19

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>24</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ Exempt #12	28 Recording Data BK2019 Pg 2607	

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 24th day of October A.D., 2019, at 12:50 o'clock P. M. Recorded in Book 2019 on Page 2007
Laise Petch County Clerk
\$10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10/24
\$ Exempt By att

John B. McDermott
PO Box 460
Grand Island, NE 68802

QUITCLAIM DEED

Clayton L. Mohlman, herein called the Grantor, in consideration of Property Settlement - Decree of Dissolution of Marriage, quitclaims and conveys all his right, title and interest in and to the following described real property in Webster County, Nebraska, to Dawn M. Mohlman, Grantee:
Lots Nine (9) and Ten (10), Block Five (5), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

EXECUTED: October 8, 2019

C. Mohlman
Clayton L. Mohlman

STATE OF NEBRASKA, COUNTY OF Webster) ss:

The foregoing instrument was acknowledged before me on October 8, 2019, by Clayton L. Mohlman, Grantor, known to me personally or who has produced satisfactory evidence of identification to me.

Mary Hunt
Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2608	9/30/2019	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002113201	234	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	25	1	00000	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code								
23,215	276,100	299,315		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads		0.530						
4D1				Farm Sites		1.000					5,765	
4D				Home Sites		5.050					17,450	
				Recreation								
Dwellings			275,455	Other								
Outbuildings			645	Non-AG TOTAL		6.580					23,215	

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

(Continue on back)

Real Estate Transfer Statement

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

034

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>9</u> Day <u>30</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>9</u> Day <u>30</u> Yr. <u>2019</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) J-HAJEntourage, LLC Street or Other Mailing Address 251 Little Falls Drive City Wilmington State DC Zip Code 19808 Phone Number N/A Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. Pawnee and Margaret A. Pawnee Street or Other Mailing Address 2097 Road 1300 City Blue Hill State NE Zip Code 68930 Phone Number (308) 850-7145 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$290,000

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

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

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

18 Address of Property
2097 Road 100, Blue Hill NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description
See Attachment

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	290,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	290,000.00

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

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

sign here

Michael D. Pawnee (308) 850-7145
Print or Type Name of Grantee or Authorized Representative Phone Number

Michael D. Pawnee Grantee
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>24</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>652.50</u>	28 Recording Data <u>BK 2019, Pg 2608</u>	

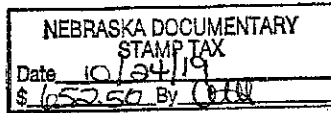
Grantee—Retain a copy of this document for your records.

Exhibit A

A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-Five (25), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast Corner of said Northeast Quarter (NE $\frac{1}{4}$); thence S00°00'00"W (assumed bearing) along the East line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 65.50 feet to the South line of Highway Number 4 and Place of Beginning; thence continuing S00°00'00"W along the east line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 719.87 feet; thence S90°00'00"W perpendicular to the east line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 407.58 feet; thence N00°00'00"E parallel with the East line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 716.90 feet to the south line of said Highway Number 4; thence N89°34'56"E along said south line a distance of 407.59 feet to the Place of Beginning subject to the East 33.00 feet thereof which is presently being used as a public road.

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 24th day of October A.D., 2019, at 1:05 o'clock P. M. Recorded in Book 2019 on Page 2108-2109
Louise Detsch County Clerk
\$110.00 Old Deputy
Ind. Comp Assessor Carded



Return to: Michael D. Pawnee and Margaret A. Pawnee, 2097 Road 1300, Blue Hill NE 68930

JOINT TENANCY WARRANTY DEED

J-HAJ ENTOURAGE, LLC, a Delaware limited liability company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to MICHAEL D. PAWNEE AND MARGARET A. PAWNEE, husband and wife, GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

See Attached Exhibit "A"

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

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

Executed: September 30, 2019.

J-HAJ ENTOURAGE, LLC

BY: [Signature]
DANIEL GERARD, Vice-President

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing warranty deed was acknowledged before me on September 30, 2019, by Daniel Gerard, Vice-President of J-HAJ Entourage, LLC.

[Signature]
Notary Public

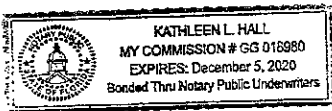


EXHIBIT ALegal Description of Property

A tract of land located in the Northeast Quarter (NE1/4) Section 25, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast Corner of said Northeast Quarter (NE1/4) thence S00°00'00"W (assumed bearing) along the east line said Northeast Quarter (NE1/4) a distance of 65.50 feet to the south line of Highway Number 4 and Place of Beginning; thence continuing S00°00'00"W along the east line said Northeast Quarter (NE1/4) a distance of 719.87 feet; thence S90°00'00"W perpendicular to the east line said Northeast Quarter (NE1/4) a distance of 407.58 feet; thence N00°00'00"E parallel with the east line said Northeast Quarter (NE1/4) a distance of 716.90 feet to the south line of said Highway Number 4; thence N89°34'56"E along said south line a distance of 407.59 feet to the Place of Beginning containing 6.72 acres of which 0.55 acres contained in the east 33.00 feet thereof is presently being used as a public road.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2638	10/25/2019	Base:		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002205600	235	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	1	0	00000	1	000	0920
Land	Improvements	Total		Date of Sale Property Classification Code								
309,400	3,660	313,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G	7.930		6,250					
2A1				2G1	19.720		22,700					
2A				2G								
3A1				3G1	1.770		2,880					
3A				3G	0.480		850					
4A1				4G1	2.530		4,225					
4A				4G	38.290		31,400					
DRYLAND 1D1	40.140		93,725	Shelterbelt/Timber								
1D	14.520		33,905	Accretion	6.530							
2D1	26.190		55,130	Waste	18.130		3,265					
2D				Other								
3D1	14.090		27,610	AG LAND TOTAL	201.590		303,635					
3D	5.540		10,860	Roads	1.750							
4D1				Farm Sites	1.000		5,765					
4D	5.730		10,835	Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings			3,660	Non-AG TOTAL	2.750		5,765					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
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Assessor Comments and Reason for Adjustment:
 WD; ALSO INCLUDES PARCEL'S 22057, 23164, & 2316401

Comments from	Comments:
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Real Estate Transfer Statement

235

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 applicable item number.

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 10 Day 25 Yr. 2019		Mo. 10 Day 25 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) James C. Mitera and Mary J. Mitera				Grantee's Name (Buyer) RK Outdoors, L.L.C.			
Street or Other Mailing Address 719 W 33rd Street				Street or Other Mailing Address 9070 W 12th St			
City Hastings		State NE	Zip Code 68901	City Junata		State NE	Zip Code 68955
Phone Number (402) 463-4466		Phone Number 402-751-2669		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes	No
Email Address n/a		Email Address na/		Yes	Yes	No	No

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$240,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres 135+-

22 Total purchase price, including any liabilities assumed	\$ 275,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 20,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 255,000.00

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

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

sign here

RK Outdoors, L.L.C. by Randy Richter, Member
 Print or Type Name of Grantee or Authorized Representative

Randy Richter
 Signature of Grantee or Authorized Representative

Grantee

402 751-2669
 Phone Number

10/24/2019
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 25 Yr. 19	27 Value of Stamp or Exempt Number \$ 573.75	28 Recording Data BK 2019, Pg 2638

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

EXHIBIT "A"

Legal Description

Parcel 1: Government Lots Two (2) and Three (3) lying North of the Republican River as now located in the Northwest Quarter (NW $\frac{1}{4}$) of Section One (1), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

Parcel 2: All that portion of BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 foot wide Franklin to Red Cloud branch line right of way, now discontinued, being 50.0 foot wide on each side of said Railway Company's Main Tract centerline, as originally located and constructed upon, over and across the S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 36, Township 2 North, Range 12 West of the 6th P.M., bounded on the East by the East line of said S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 36 and bounded on the South and West by the South and West lines of said S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 36; also

An additional fifteen foot wide strip of land adjoining the Northerly side of the hereinabove described 100.0 foot wide right of way, bounded on the East by a line drawn at right angles to said Main Track centerline, as originally located and constructed, distant 600.0 feet Easterly of the West line of the SE $\frac{1}{4}$ of said Section 36, as measured along said Main Track centerline, and bounded on the West by a line drawn at right angles to said Main Track centerline, as originally located and constructed, distant 2000.0 feet Westerly of said West line of the SE $\frac{1}{4}$ of Section 36, as measured along said main track centerline; also

An additional fifteen foot wide strip of land adjoining the Southerly side of the hereinabove described 100.0 foot wide right of way bounded on the East by a line drawn at right angles to said Main Track centerline, as originally located and constructed, distant 600.0 feet Easterly of the West line of the SE $\frac{1}{4}$ of said Section 36, as measured along said Main Tract centerline, and bounded on the South by the South line of said SW $\frac{1}{4}$ of Section 36; also,

All that portion of hereinabove described 100.0 foot wide discontinued right of way, being 50.0 feet wide on each side of said Main Track centerline as originally located and constructed upon over and across the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 1 North, Range 12 West of the 6th P.M., bounded on the North and West by the North and West lines of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1.

Parcel 3: That portion of the entire following description lying South of the Right-of-Way for U.S. Highway 136: The South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, AND also, all of Government Lot One (1) lying North of the Republican River in Section One (1), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska,

EXCEPT a strip of land lying over and across the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, conveyed to the State of Nebraska for highway purposes in Book 25, Page 337, AND EXCEPT a tract of land conveyed to the State of Nebraska, Department of Transportation in Deed Book 2019, Page 1052

AND EXCEPT a tract of land being known as a part of County Surveyors Lot One (1), being part of the Northeast Quarter (NE $\frac{1}{4}$) of Section One (1), Township One (1) North, Range Twelve (12) West AND part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Meander Corner of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West AND Section Thirty-One (31), Township Two (2) North, Range Eleven (11) West; thence S1 $^{\circ}$ 41'50"E for 52.42 feet along the Easterly line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section thirty-six (36), to the Southerly Right of Way line of the Burlington Northern Railroad being the true point of beginning; thence along the Southerly Right of Way of the Burlington Northern Railroad for the following two courses: (1) N72 $^{\circ}$ 17'24"W for 488.82 feet to a point of Curve; (2) on a curve to the left (having a radius of 1658.95 feet and a long chord bearing of N79 $^{\circ}$ 35'06"W for 421.30 feet for an arc distance of 422.44 feet; thence S79 $^{\circ}$ 28'41"W for 50.07 feet; thence along the existing Northwesterly side of the tree line for the following six courses: (1) S54 $^{\circ}$ 24'51"W for 517.78 feet; (2) S46 $^{\circ}$ 11'16"W for 258.83 feet; (3) S86 $^{\circ}$ 36'51"W for 409.34 feet; (4) S16 $^{\circ}$ 30'12"W for 283.09 feet; (5) S47 $^{\circ}$ 26'01"W for 287.16 feet; (6) N86 $^{\circ}$ 58'03"W for 394.44 feet to a point on the Westerly line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section One (1); thence S1 $^{\circ}$ 24'56"E for 66.97 feet along the said Westerly line of the Northeast Quarter (NE $\frac{1}{4}$) of Section One (1) to a point on the top of the Northerly bank of the now existing Republican River and bordered on the East by the easterly line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section One (1).

Parcel 4: All that portion of the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) lying South of the abandoned BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) right-of-way, in Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

Personal Property

Large freight containers	\$14,000.00
Trailer	2,500.00
Deer Towers	3,000.00
Misc Equipment - Tops	500.00
	<hr/>
	\$20,000.00

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 25 day of Oct A.D., 2019, at 3:51 o'clock PM. Recorded in Book 2619 on Page 2638-2639
Donna Peterson County Clerk
16.00 Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>10-25-19</u>
\$	<u>573.75</u> By <u>ab</u>

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

WARRANTY DEED

James C. Mitera and Mary J. Mitera, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, RK Outdoors, L.L.C., a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Attached Exhibit "A"

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

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (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 October 25, 2019.

James C. Mitera
 James C. Mitera

Mary J. Mitera
 Mary J. Mitera

STATE OF NEBRASKA)
) ss.
 COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on October 25, 2019 by James C. Mitera and Mary J. Mitera, husband and wife.



Teresa L. Theobald
 Notary Public

BK2019, Pg 2639

EXHIBIT "A"

Legal Description

Parcel 1: Government Lots Two (2) and Three (3) lying North of the Republican River as now located in the Northwest Quarter (NW $\frac{1}{4}$) of Section One (1), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

Parcel 2: All that portion of BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 foot wide Franklin to Red Cloud branch line right of way, now discontinued, being 50.0 foot wide on each side of said Railway Company's Main Tract centerline, as originally located and constructed upon, over and across the S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 36, Township 2 North, Range 12 West of the 6th P.M., bounded on the East by the East line of said S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 36 and bounded on the South and West by the South and West lines of said S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 36; also

An additional fifteen foot wide strip of land adjoining the Northerly side of the hereinabove described 100.0 foot wide right of way, bounded on the East by a line drawn at right angles to said Main Track centerline, as originally located and constructed, distant 600.0 feet Easterly of the West line of the SE $\frac{1}{4}$ of said Section 36, as measured along said Main Track centerline, and bounded on the West by a line drawn at right angles to said Main Track centerline, as originally located and constructed, distant 2000.0 feet Westerly of said West line of the SE $\frac{1}{4}$ of Section 36, as measured along said main track centerline; also

An additional fifteen foot wide strip of land adjoining the Southerly side of the hereinabove described 100.0 foot wide right of way bounded on the East by a line drawn at right angles to said Main Track centerline, as originally located and constructed, distant 600.0 feet Easterly of the West line of the SE $\frac{1}{4}$ of said Section 36, as measured along said Main Tract centerline, and bounded on the South by the South line of said SW $\frac{1}{4}$ of Section 36; also,

All that portion of hereinabove described 100.0 foot wide discontinued right of way, being 50.0 feet wide on each side of said Main Track centerline as originally located and constructed upon over and across the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 1 North, Range 12 West of the 6th P.M., bounded on the North and West by the North and West lines of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1.

Parcel 3: That portion of the entire following description lying South of the Right-of-Way for U.S. Highway 136: The South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, AND also, all of Government Lot One (1) lying North of the Republican River in Section One (1), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska,

EXCEPT a strip of land lying over and across the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, conveyed to the State of Nebraska for highway purposes in Book 25, Page 337, AND EXCEPT a tract of land conveyed to the State of Nebraska, Department of Transportation in Deed Book 2019, Page 1052.

AND EXCEPT a tract of land being known as a part of County Surveyors Lot One (1), being part of the Northeast Quarter (NE $\frac{1}{4}$) of Section One (1), Township One (1) North, Range Twelve (12) West AND part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Meander Corner of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West AND Section Thirty-One (31), Township Two (2) North, Range Eleven (11) West; thence S1 $^{\circ}$ 41'50"E for 52.42 feet along the Easterly line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section thirty-six (36), to the Southerly Right of Way line of the Burlington Northern Railroad being the true point of beginning; thence along the Southerly Right of Way of the Burlington Northern Railroad for the following two courses: (1) N72 $^{\circ}$ 17'24"W for 488.82 feet to a point of Curve; (2) on a curve to the left (having a radius of 1658.95 feet and a long chord bearing of N79 $^{\circ}$ 35'06"W for 421.30 feet for an arc distance of 422.44 feet; thence S79 $^{\circ}$ 28'41"W for 50.07 feet; thence along the existing Northwesterly side of the tree line for the following six courses; (1) S54 $^{\circ}$ 24'51"W for 517.78 feet; (2) S46 $^{\circ}$ 11'16"W for 258.83 feet; (3) S86 $^{\circ}$ 36'51"W for 409.34 feet; (4) S16 $^{\circ}$ 30'12"W for 283.09 feet; (5) S47 $^{\circ}$ 26'01"W for 287.16 feet; (6) N86 $^{\circ}$ 58'03"W for 394.44 feet to a point on the Westerly line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section One (1); thence S1 $^{\circ}$ 24'56"E for 66.97 feet along the said Westerly line of the Northeast Quarter (NE $\frac{1}{4}$) of Section One (1) to a point on the top of the Northerly bank of the now existing Republican River and bordered on the East by the easterly line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section One (1).

Parcel 4: All that portion of the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) lying South of the abandoned BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) right-of-way, in Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2640	10/23/2019	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002300400	236	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	3	0	00000	1	000	1635
Land	Improvements	Total		Date of Sale Property Classification Code								
1,809,305		1,809,305		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	127.700	567,625		GRASSLAND 1G1								
1A	2.000	8,890		1G								
2A1	2.000	8,890		2G1								
2A	26.500	114,480		2G								
3A1				3G1								
3A	66.100	284,560		3G								
4A1	3.200	13,665		4G1								
4A	147.800	631,105		4G	16.500	22,525						
DRYLAND 1D1	16.800	39,230		Shelterbelt/Timber								
1D				Accretion								
2D1	3.700	7,790		Waste	4.000	720						
2D	24.500	48,020		Other								
3D1				AG LAND TOTAL	473.000	1,809,305						
3D	13.500	26,460		Roads	7.000							
4D1				Farm Sites								
4D	18.700	35,345		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	7.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
--	-------------------------------

Assessor Comments and Reason for Adjustment:
QCD; TRANSFER TO FAMILY CORP; ALSO INCLUDES PARCEL'S 23005 & 24032

Comments from	Comments:

(Continue on back)

16-

TO BE FILED WITH REGISTER OF DEEDS

Real Estate Transfer Statement

• Read instructions on reverse side

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FORM 521

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND LINES 1-25 ARE ACCURATELY COMPLETED

1 County Name <u>Webster</u>	2 County Number	3 Date of Sale Mo. <u>Oct</u> Day <u>23</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>Oct</u> Day <u>23</u> Yr. <u>2019</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Dennis R. & Susan J. Schardt</u> Street or Other Mailing Address <u>2404 W. 48th St Place</u> City <u>Kearney</u> State <u>Ne</u> Zip Code <u>68845</u> Telephone Number <u>308 (380) 2133</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>VIE CO</u> Street or Other Mailing Address <u>2404 W. 48th St Place</u> City <u>Kearney, NE</u> State Zip Code <u>68845</u> Telephone Number <u>308 (380) 2133</u>	

PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.

(A) Status	(B) Property Type					(C)
(1) <input type="checkbox"/> Improved (2) <input checked="" type="checkbox"/> Unimproved (3) <input type="checkbox"/> IOLL	(1) <input type="checkbox"/> Single Family (2) <input type="checkbox"/> Multi-Family (3) <input type="checkbox"/> Commercial	(4) <input type="checkbox"/> Industrial (5) <input checked="" type="checkbox"/> Agricultural	(6) <input type="checkbox"/> Recreational (7) <input type="checkbox"/> Mineral Interests-Nonproducing	(8) <input type="checkbox"/> Mineral Interests-Producing	(9) <input type="checkbox"/> State Assessed (10) <input type="checkbox"/> Exempt	(1) <input type="checkbox"/> Mobile Home

8 Type of Deed

Warranty Sheriff Executor Mineral Cemetery
 Quit Claim Conservator Partition Trust Other

10 Type of Transfer

Sale Auction Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (explain)

11 Ownership Transferred in Full (if No, explain division) YES NO

12 Was real estate purchased for same use? (if No, state intended use) YES NO

13 Was sale between relatives? (If Yes, check appropriate box)

YES NO Spouse Parents and Child Family Corporation or Partnership
 Grandparents and Grandchild Brothers and Sisters Aunt or Uncle to Niece or Nephew Other

14 If the real estate was transferred for nominal consideration, what is the current market value? \$460,000 =

15 Was mortgage assumed? If Yes, state amount and interest rate. YES NO \$ %

16 Does this conveyance divide a current parcel of land? YES NO

17 Was sale through a real estate agent? (if Yes, name of agent) YES NO

18 Address of Property

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

20 Legal Description
NW 1/4 Sec 26-T3N-R12W
NW 1/4, W 1/2 NE 1/4 and W 1/2 SE 1/4 Sec 3-T2N-R12W

21 If agricultural, list total number of acres 240

22 Total purchase price, including any liabilities assumed	\$	<u>1,000</u>
23 Was nonreal property included in purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if Yes, enter amount and attach itemized list)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) <u>Exempt 5b</u>	\$	<u>1,000</u>

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 and correct, and that I am duly authorized to sign this statement.

25 **sign here**

Dennis R. Schardt, President Vie Co 308-380-2133
Print or Type Name of Grantee or Authorized Representative Telephone Number

[Signature] President
Signature of Grantee or Authorized Representative Title
10-23-19
Date

REGISTER OF DEEDS' USE ONLY

FOR NDR USE ONLY

26 Date Deed Recorded Mo. <u>10</u> Day <u>28</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 5b</u>	28 Deed Book <u>2019</u>	29 Deed Page <u>2640</u>	30
---	--	------------------------------------	------------------------------------	-----------

BK2019, Pg 2640

Prepared By

Name: Dennis Schardt
Address: 2404 west 48th st place, Kearney
State: Ne Zip Code: 68845

After Recording Return To

Name: Dennis Schardt
Address: 2404 west 48 st place
State: Ne Zip Code: 68845

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-28-19
\$ Exempt 56 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 28 day of Oct A.D., 2019 at 12:42 o'clock PM, Recorded in Book 2019 on Page 2640-2641
Dorise Paton County Clerk
16.00 AS Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

Space Above This Line for Recorder's Use

NEBRASKA QUIT CLAIM DEED

STATE OF NEBRASKA

COUNTY OF Webster

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar (\$ 1.00) in hand paid to

Dennis R. and Susan J. Schardt, a , residing at 2404 West 48th St Pl
County of Buffalo, City of Kearney, State of Nebraska

(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to
VIE CO, a Nebraska corporation, residing at 2404 west 48th St Pl
County of Buffalo, City of Kearney, State of Nebraska

(hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Webster, Nebraska to-wit:

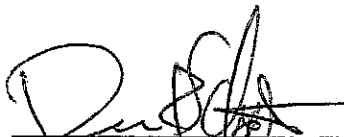
Northwest Quarter of Section 26, Township Three North, Range Twelve West of the 6th P.M.

West
Northwest Quarter, West Half Northeast Quarter and West Half Southeast Quarter of Section Three, Township Two North, Range Twelve West of the 6th P.M.

DRS [Signature]

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.





 Grantor's Signature
 Dennis R. Schardt

 Grantor's Name
 2404 West 48th St Pl

 Address
 Kearney, Ne 68845

 City, State & Zip


 Grantor's Signature
 Susan J. Schardt

 Grantor's Name
 2404 West 48th St Pl

 Address
 Kearney, Ne 68845

 City, State & Zip

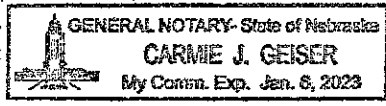
STATE OF NEBRASKA)
 COUNTY OF Buffalo)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis R. Schardt and Susan J. Schardt whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23 day of October, 2019.


 Notary Public

My Commission Expires: 1-6-2023



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2659	10/30/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000130600	237	4	05	GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		017	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,250	35,215	36,465		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 1,032	Floor Sq. Ft. :
Building Cost New:	Cost : 113,540	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 30 Yr. 2019	4 Date of Deed Mo. 10 Day 25 Yr. 2019
--------------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Adam M. Mans and Jaclyn L. Mans Street or Other Mailing Address 343 W 9th Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3873 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David and Linda Mans Street or Other Mailing Address 645 Road 1100 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4496 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$8,000

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

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

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

18 Address of Property
**343 W 9th Ave
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seventeen (17), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	8,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	8,000.00

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

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

David Mans (402) 746-4496
Print or Type Name of Grantee or Authorized Representative Phone Number

David E Mans Grantee
Signature of Grantee or Authorized Representative Title Date
10/30/2019

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 30 Yr. 19	27 Value of Stamp or Exempt Number \$ 18.00	28 Recording Data Book 2019, Pg 2659	

State of Nebraska } ss.
County of Webster }

BOOK 2019, Pg 2659

Entered on the numerical index and filed for record in the Clerk's office of said county this 30th day of Oct A.D., 2019, at 10:40 o'clock A. M. Recorded in Book 2019 on Page 2659
Louise Petch County Clerk
Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-19
\$ 18.00 By Liz

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

JOINT TENANCY WARRANTY DEED

Adam M. Mans, a single person and Jaclyn L. Mans, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, David Mans and Linda Mans, a married couple, 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):

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seventeen (17), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed October 25, 2019.

X Adam M. Mans
Adam M. Mans

X Jaclyn L. Mans
Jaclyn L. Mans

STATE OF NEBRASKA, COUNTY OF _____)ss.

The foregoing instrument was acknowledged before me on October 25, 2019 by Adam M. Mans, a single person.

State of Nebraska -- General Notary
HOLLY S MAYO
My Commission Expires
November 29, 2022

Holly Mayo
Notary Public

STATE OF NEBRASKA, COUNTY OF _____)ss.

The foregoing instrument was acknowledged before me on October 25, 2019 by Jaclyn L. Mans, a single person.

State of Nebraska -- General Notary
HOLLY S MAYO
My Commission Expires
November 29, 2022

Holly Mayo
Notary Public