Agricultural Land Sales Worksheet

Cnty No.	∄	ok	Page 🐇	Sal	e Date	School District Code												
91	20	17	2872	11/1	4/2017	Base:	91-00	02	Aff	iliated:		Uni	fied:					
Location	D 🔻	Sale	Number	Useability	& Code#	4.3	Parcel Number											
0020056	00		281	4	05	GeoCde	GeoCde Twn Rng S			ct Qrt	Subdiv Area Bil		Blk	Parcel				
	, D	ate of S	ale Assessed	Value	entra dise	4245	4245 3 11				00000	1	000	98	390			
Land	444	Imp	rovements	Ť	ista dinga. Se Sandlah	Date of Sale Property Classification Code												
671	820		,		671,820	Status	Status Property Type		pe i	e Zoning Loc		i Ci	y Size	Parcel Size				
	1272 W 1279 W	Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F)	9			
LCG ACRES:			CRES:	VAI	UE:		LCG		55	ACR	ES:		VAL	JE:				
IRRIGATE	D 1A1					GR	ASSLA	ND 10	31									
	1A		14.590		64,855			1	G		5.090	6,950						
	2A1	ļ						20	31									
	2A		1.900		8,210			2	G		2.390			3,2	260			
	3A.1		2.730		11,755			30	71		1.520			2,0	75			
	3A		40.560	1	L74,610						3.650			4,5				
	4A.1		10.310		44,025		4G1 2.						<u>-</u>	3,0				
	4A		63.410	2	70,760				G		9.400			12,8	335			
DRYLAND	1D1					S	helterbe	t/Timbe	er									
	ID							Accretio	п									
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Ottomonigs			And some the state of the state															

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

Nebrasko Department of REVENUE

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

281

FORM **521**

The deed will not be recorded unless this statem	ent 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. 11 Day 14 Yr. 17 Mo. 11 Day 4 Yr. 17
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
James J. and Jody L. Granstrom	Trustee of John D. & Beverly A. Granstrom Revocable Trust Street or Other Mailing Address
Street or Other Mailing Address 17535 W. Pony Express Rd.	PO Box 176
City State Zip Code NE 68950	City State Zip Code) Holstein NE 68950
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes √ No
(402) 469-7400 Email Address	(402) 756-5893 If Yes, is the grantee a 509(a) foundation? Yes No.
Chan Address	Chiai Addiess
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
(A) Status	B) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
☑ Unlmproved ☑ Multi-Family ☑ Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	and Contract/Memo Partition Sheriff Other
	ease Personal Rep Trust/Trustee #Ineral Quit Claim Warranty
	closure
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
	ntor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other
	and Grandohild Spouse
Ex-spouse ✓ Parents and 0	
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 You You You You You You You Yo
16 Does this conveyance divide a current parcel of land?	Yes V No \$ % 17 Was transfer through a real estate agent or a title company? (if Yes, include the name
Yes No	of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Trustee of John D. & Beverly A. Granstrom Revocable Trust
	PO Box 176
18a 📝 No address assigned 18b 🔲 Vacant land	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	
23 Was non-real property included in the purchase? Yes No (If Yes, er	nter collar amount and attach itemized list.) 23
	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 0100
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number (5)(D)
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Julie M. Karavas	(720) 943-1095
Print or Type Name of Grantee or Authorized Bepresentative	Phone Number
sign Talled Farmer	Attorney (Bar# 22432) 11/27/17
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
	28 Recording Data
Mo Day 2017 Nov 29 09:21 AM Ex05b Book 201	
Nebraska Department of Revenue Form No. 96-259-2008 2-2016 Rev. Supersedes 96-269-2008 Rev 7-2014	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Attachment to Form 521

1011519

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The Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and hyd. S. Half
The West Quarter (NW 1/4) of Section Thirty-Three (33), Township Three (3)
North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cuty No.	Во	ok	Page	Sal	Date	School District Code												
91	20	· W. Salphard of	2375	St. Phones Principles	/2019	Base:	91-00	02	Aff	iliate	d:	Street, and southerness of the	Unified:					
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		on 2 . 2 . 2	ruiga Yan Janah Malajir Swi		otal	Date of Sale Property Clas							Constitution and Consti					
Land	435	(Second)	provements 47,320		81,755	Status	W. W. W.	Sec. C	ning	Location	ang de le see	Рато	el Size					
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	2A1	_						_	G1			<u> </u>						
	2A								2G					_				
	3A1	ļ							G1					<u></u>		720		
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	nildings				6,950	No	n-AG					3.500			15,	765		
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			t to Sale Pri eason for Adj		-				116	-ap	- III C	· midv•						
Assessor Co WD	mment:	s and K	eason ior Auj	ustinelli:														

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
		<u> </u>
	-	
		(Continue on back)
The state of the s		D. T. O.O. 400, 000

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

	The deed			s this staten		s signed a Date of Sal		1-25 are accurate	Date of					
1 County Name	WEDS:	2 County Nun TER - 91	nber	T	3					Deed Day _	1 v.	2019		
5 Constanta Name As	man L		rint)		6			iress, and Telephon			II.			
5 Grantor's Name, Ac Grantor's Name (Selle		onone (Please Pl	nnt)			arantee's Na			e (Frease			2-10012		
Howard A. Deis					E	Brandon	Furr an	nd Brandy Furr						
Street or Other Mailing 277 Road 1400					2	treet or Oth 77 Road		Address						
City Red Cloud		State NE		Zip Code 6897	'0 F	Red Clou			State NE			Zip Code 68970		
Phone Number (402) 460-7569				Landa	(Phone Number Is the grantee a 501(c)(3) organization? Yes V Yes V								
Email Address n/a						mail Addres /a	S							
7 Property Classifica	ation Number. Cl	neck one box in	categories A	and B. Check	C if pr	operty is al	lso a mobi	le home.						
(A) Status					(B) P	roperty Ty	ре					(C)		
✓ Improved Unimproved	Single Fa		Industrial Agricultura	L		Mineral Inte Mineral Inte			State A Exempt	ssessed t		Mobile Home		
IOLL	Commerc	cial [Recreation	al	20 00							44		
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certifica	ite – Transfer on D	Ea	stribution sement ecutor	Lease Minera		P	ersonal Rep.	heriff rust/Truste /arranty		other			
9 Was the property propert of an IRS like-le (I.R.C. § 1031 Exch	ourchased as kind exchange?	10 Type of Trans Auction Court Dec	sfer Distri	bution Fo	reclosu	ıre Irre	vocable Tru Estate	st Revocable Tru Sale Satisfaction of		Trust	sfer on De ee to Ben r (Explain	eficiary		
11 Was ownership trans				unge un				al estate purchased f						
13 Was the transfer bet		r if to a trustee, ar		The same of the sa		es? (If Yes, onership, or L		ppropriate box.) Self	Ī	Other				
[165]		ers and Sisters		Grandparer				Spouse	L					
	Ex-spc	ouse	Ī	Parents and	Child			Step-parent and St	ep-child					
14 What is the current n	narket value of th	e real property?			15	Was the m	nortgage as	ssumed? (If Yes, state	the amo	unt and inte	erest rate.))		
\$102,500						Yes	VN	o \$				%		
16 Does this conveyance		t parcel of land?		((I))	17	Was trans	fer through	a real estate agent o	r a title co	ompany? (If	Yes, inclu	ide the name		
Yes 🔽 1	No							ompany contact.)						
18 Address of Property 277 Road 1400 Red Cloud, NE					100	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee								
18a No address ass		Vacant land												
20 Legal Description	aigried 100													
See Attached	t													
21 If agricultural, list tota	al number of acres	S				u								
22 Total purchase pri	ice, including a	ny liabilities ass	sumed						22 \$		102	,500,00		
23 Was non-real prop	perty included i	n the purchase	? Yes	✓ No (If Yes,	enter	dollar amo	ount and a	ttach itemized list.						
24 Adjusted purchase	e price paid for	real estate (line	e 22 minus li	ne 23)					24 \$		102,	,500,00		
25 If this transfer is e	exempt from the	documentary	stamp tax, lis	t the exempti	on nu	mber								
	ind that I am duly	authorized to sign			ment a	nd that it is,	to the bes	t of my knowledge a	nd belief,			257-7769		
Print or T	ype Name of Gra	ntee or Authorize	d Representat	ive							Phone Nu	ımber		
sign	3 who I	thorized Pearses	entative	III. Marini Vily	- 	para trade		Grantee			Date	/2019		
here ' Signature	s of Grantee of At				77-9226601					\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	osenseen.			
os Dete Deed Seed 1				Deed's Use	-	Deservisor	Data				For Dept.	Use Only		
6 Date Deed Recorded	2, 19	\$ Stam	31.75	vumber		Recording (Pa 23	15					
Mo Day	Yr. • •	<u> </u>	51. 15		1	רוטע	3011	, 14 -	uthorized h	Nob Boy S	2tat 88 76 '	214 77 1327/2)		

A tract of land located in the Northeast Quarter (NE½) 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 (NE½) corner of the said Northeast Quarter (NE½) and the Place of Beginning; thence S 00°24′21″ E (assumed bearing) along the East line of said Northeast Quarter (NE½) 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 (NE½); 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.

State of Nebraska 355.
County of Webster Entered on the
index and filed for record in the
Clerk's office of said county this and day
of CCT A.D., 2019, at 8:40 o'clock 4. M. Recorded in Book 2015
or Page 3375
Louise telsch County Clerk
6 10.00 Seputy
Accessor Carded

Book 2019, Pg 2375

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-J-19
\$ 331.75 By 1/2

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 (NE½) 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 (NE½) corner of the said Northeast Quarter (NE½) and the Place of Beginning; thence S 00°24'21" E (assumed bearing) along the East line of said Northeast Quarter (NE½) 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 (NE½); 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;

My commission expires: 8/27/2021

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

Executed October 1,20	119.
Howard A. Deisley	_
STATE OF NEBRASKA)) ss.
COUNTY OF WEBSTER)
The foregoing instrument was a by Howard A. Deisley, a single person.	cknowledged before me on October 1, 2019
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021	Just Aller Public Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	B	ook	Page		等以 (A) 古曜 (E)	Sale	Date	SAM				Scho	ool Dis	trict Coc	e ·				
91	20)19	2451		9,	/24	/2019	Base:	91-	000	2	Affilia	ited:		Uni	Unified:			
Location	\mathbf{D}	Sale	Number		Useab	lity	& Codé#		ir isini Kalen			P	arcel l	Number					
0001374	400		216	100.0	4	94971 V.S	06	GeoCde	* 17.560.85	m.	Rng	Sect	Qrt	Subdiv	Area	- Blk	Parcel		
	D	ate of S	ale Assesse	d Vε	alue 🤹	Q.A.		4371	See Act Hee	7,034.00		00	0	10025	Sept. Comp. Comp.	003	0000		
Land		Imp	rovements				ital		590	Date	e of S	Sale Pr	operty	Classifi	cation	Code			
, reservant of the sections	935	S Para de Santonio (C. P.)	14,86		Esus Pasa	er ara	15,795	Status		Proper	ty Ty	pe 7	Zoning	Locatio	n Ci	ty Size	Parcel Size		
Assessor Lo	cation:	RED	CLOUD (RC))			A) 1	В		01		1	D) 1	E)	6	F) 2		
Residential							Link		1		Spatister (1)	ing ang disa Managsalan	Comme	rcial 🐇	ranga janggan Taga dan salah Maga bandan				
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	orovements: uction Date:	1	ıstructio			95				ion Date									
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(101) 🗆 One	Story									Commercial Construction Class:									
(102) □ Two	Story			(30)						4	(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spli	t Level			(40)) 🗆	Go	od			(2)) 🏻	Reinfo	orced Co	oncrete Fra	me				
(104) 🗷 I 1/	2 Story			(50) 🗆	Ver	y Good			(3)		Masor	ıry Bear	ing Walls					
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(106) 🗆 Oth	er					1. No.	etyes		ng.	(5)		Metal	Frame a	ınd Walls					
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(302) □ Two	Story			(20) 🗆	Fair				(10)) 🗆	Low		(10) 🗆	Worn C	Out		
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(305) 🗆 Two	Story D	Juplex						a se de La selección de						(60) 🏻	Excelle	nt		
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Nebraska Department of REVENUE

Real Estate Transfer Statement •To be filed with the Register of Deeds. •Read instructions on reverse side.



FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. __09 Day 24 Mo. 09 Day 74 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Board of Public Trust James Mikel Plymale & Tara Plymale Street or Other Mailing Address c/o City Clerk, 540 N Webster St Street or Other Mailing Address 2323 Bellwood Dr, #71 Zip Code 68970 Zip Code 68801 City Red Cloud State Grand Island VNo VNo Phone Number (402) 879-9346 Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 746-2215 If Yes, is the grantee a 509(a) foundation? Yes 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. (C) (B) Property Type Industrial State Assessed Mobile Home ✓ Single Family Mineral Interests-Nonproducing √ Improved Mineral Interests-Producing Exempt Agricultural Unimproved Multi-Family Recreational IOLL Commercial Partition 8 Type of Deed Land Contract/Memo Sheriff Other Conservator Distribution 7 Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease √ Warranty Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral Was the property purchased as part of an IRS like-kind exchange Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer ✓ Gift Life Estate Sale Trustee to Beneficiary Auction (I.R.C. § 1031 Exchange) ☐ Yes V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Self Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Brothers and Sisters Spouse Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 530 N Cherry St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 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 0,00 22 Total purchase price, including any liabilities assumed 22 0,00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2 Under penalties of law, I declare that I have examined this 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. (402) 746-3613 Kory J. McCracken Print or Type Name of Grantee of Authorized Representative Phone Number sign Attorney Signature of Grantee or uthorized Representative Title here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 10 Day O Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 Link day of Co. A.D., 2019, at 11.500 o'clock A. M. Recorded in Book 2019 on Page 24.51

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-4-9
\$ 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 ($S\frac{1}{2}$) 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

.

STATE OF NEBRASKA, COUNTY OF HOW) ss.

The foregoing instrument was acknowledged before me on September <u>OU</u>, 2019, by James Mikel Plymale & Tara Plymale, husband and wife.

by James Mikel Plymale & Tara Plymale, husband and wife.

Comm. expires ANGUST1, 2071

GENERAL HOTARY-State of Nebraska
SHAYLENE BLEIER
My COTION. EXPIRES AUG. 1, 2021

Agricultural Land Sales Worksheet

Cnty No.	Вс	ook	Page	Sal	e Date	School District Code											
91	20	19	2472	10/4	1/2019	Base:	65-00	05	Aff	iliated:		Unif	ied:				
Location	ı D	Sale	Number	Useability	& Code#					Parcel Number							
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	D	ate of S	ale Assessed	Value :	AND PER	4241	3	9	1	3 1	00000	1	000	2020			
Land	N. S.	Imp	rovements	İ	otal	T.	Date of Sale Property Classification C										
239	,895				239,895	Status Property Type				Zoning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:	•		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9			
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	2A1		·					20	31								
	2A							2	:G	1	6.000			21,840			
	3A1							30	31								
	3A						3	G		8.000			10,920				
	4A1							40	31								
	4A						4G 84.00						1	14,660			
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C The first of the American Control of the Control										······································							

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

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

217

FORM **521**

 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 Yr. _2019 2019 01 Mo. 10 Day 04 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attachment Richard Rathie Street or Other Mailing Address 10365 Elkhorn Ave: Street or Other Mailing Address City State Zip Code city Roseland NE 68973 Phone Number Phone Number is the grantee a 501 (c)(3) organization? √No √No Yes If Yes, is the grantee a 509(a) foundation? Email Address NA Email Address 7 Property Classification Number, Check one box in categories A and B. Check C II property is also a mobile home. (A) Status (B) Property Type (C) Industrial Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home √ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational Distribution Land Contract/Memo 8 Type of Deed Conservator Partition Shedff Olber Bill of Sale Lease Corrective Essement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchang (I.R.C. § 1031 Exchange) 10 Type of Transfer ✓ Distribution Irrevocable Trust Revocable Trust Foraciosura Transfer on Death Auction Life Estate Trustee to Beneficiary Court Decree Exchange Yes Satisfaction of Contract Other (Explain) Grantor Trust Partition 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.) ☐ No √ Yes Yes Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (II Yes, state the amount and interest rate.) \$19,991 ☑ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No. 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent N/A 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 22 Total purchase price, including any liabilities assumed . . 1.00 23 Was лол-real property included in the purchase? 🔲 Yes 💟 No (If Yes, enter dollar amount and attach itemized list.) 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 Print or Type Name of Grantee of Authorized Representative Phone Number sign Attorney 10-4-19 gnature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 25 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day Day Ч nt# 5K2019 Nebraska Department of Revenue Authorized by Neb. Rav. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

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

Tetsch County Clerk Jourse

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: <u>OCTOOR</u> \, 2019.

RICHARD RATHIE

Personal Representative

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on OctoOct \, 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

Notáry Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	le Date	School District Code										
91	20	19	2473	10/	4/2019	Base:	65-00	05	Affil	ated:		Unit	ñed:		
Location I	D	Sale	Number	Useabilit	y & Code#				ALL SERVICES	Parcel l	lumber	MATERIAL TOTAL A	rge saler Fagi	ingere Elbario	eneglisi Anna
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	D	ate of S	ale Assessed	Value 🐇 🖔		4241	3	9	13	1	00000	1	000	20	020
Land		Imp	rovements	Carlo Salis	Fotal .	Light of Const.	D	ate of	Sale I	roperty	Classific	ication Code			
239,	895				239,895	Status	Status Property Type		pe	Zoning	Location	Cit	y Size	Parcel Size	
I		Irrigat	ion Type:			A) 2	B)	05	(c) 5	D) 3	E)	0	F)	9
LCG	LCG ACRES:			VA	LUE:		LCG			ACR	ES:		VAL	JE:	
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	2D1							Was	te						
	2D							Oth							
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	3D		29.000		56,840			Road			4.000		A STATE	\$ 777 B	
	4D1						F	arm Site	s						
	4D							me Site							
							R	ecreatio	n						
	ellings				-	7L Y .	Other No- AC TOTAL				1 000				
Outour	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)

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

218

FORM **521**

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE 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 Sele/Transfer 2019 Mo. 10 Day 04 Yr. 10 01 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Grantor's Name (Seller) Richard Rathle Streat or Other Mailing Address Street or Other Mailing Address 10365 S Elkhorn Ave City Roseland State NF Zip Code 68973 Ćitv State Zip Code Phone Number is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number Yes Yes Email Address N/A Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Single Family Incustrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercial Distribution 8 Type of Deed Land Contract/Memo Partition Sheriff Other_ Bill of Sale Corrective Easement Lease Personal Ben. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure ☐ irrevocable Trust ☐ Revocable Trust Transfer on Death Auction Fasement **✓** Gift Life Estate Sale Trustee to Beneficiary Yes V No Court Decree Exchange Grantor Trust Partition 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. 7 Yes No ☐ No. 7 Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or 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? Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$19.991 Yes ✓ No. 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a little company? (If Yes, include the name of the agent or title company contact.) Yes Yes V No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent N/A William Rathje 6930 Saddlehorn Road 18a 🗹 No address assigned 18b | Vacant land 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 00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dolfar amount and attach itemized list.) 23 100 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 Attorney 10-4-19 Signature of Grantee of Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 4 10 Day . Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Index
Computer
Assessor
NEBRA

Bk 2019, Pg 2473

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/04/19 \$ Ex05a 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 03:49 o'clock PM. Recorded in Book 2019

on Page 2473

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

WARRANTY DEED

Richard Rathje, and Kay Rathje, husband and wife, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Weston Rathje, a married person, William Rathje, a married person, and Jared Rathje, a single person, Grantee, whether one or more, subject to the Life Estate of Marie K. Schroer, a single person, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

An undivided one-sixth 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.

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

EXECUTED: October \ ,2019.

Richard Rathje, Granter

Richard Rathje, Granter

State of Nebraska

) ss.

County of Adams

Kay Rathje, Grantor

The foregoing instrument was acknowledged before me on Othor 1. 2019, by Richard Rathje and Kay Rathje, husband and wife, Grantor.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Вс	ook	Page			Sale	Date				School District Code										
91	20	19	2476		10	/4.	/2019	Base:	91-	0074	74 Affiliated: Unified:										
Location	ID -	Sale	Number	τ	Jseabil	lity	& Code#			Orași Salvat			Parcel I	Number	mber						
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	D	ate of S	ale Assessed	l Va	lue 🦠	ioglaci Mississ		4133				00	0	2001)		004	7940			
Land		Imp	rovements			Strain St	tal			Date	of S	Sale I	roperty	Classit	icati	on (Code	Well Charles			
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		1 12 12 16 1	uction Date:		struction			25				ion Da									
		ing A Sign	Floor:	Floo	or Sq. Ft.		2,3	42		Floo	r Sq.	Ft. :					••••				
		Buildin	g Cost New:	Cost			339,7	30		Cost											
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(100) □ Mo				(10)) 🗆	Wo	rn Out				пагу:			herl:			Other2:				
(101) 🗆 One	Story			(20)) 🗆	Bad	lly Worn			Con	omei	cial (Construc	tion Clas	S: 4	33.7		\$ 13h			
(102) 🗆 Two	Story			(30)) 🗆	Ave	гаде			(1)	(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spli	t Level			(40)) 🔀	Goo	od			(2)		Reir	nforced C	oncrete F	rame						
(104) 🗷 11/	2 Story			(50)) 🗆	Ver	y Good			(3)		Mas	onry Bea	ring Wall	5						
(111) 🗆 Bi-I	Level			(60) □ Excellent								Woo	od or Stee	l Framed	Ext.	Wall	s				
(106) 🗆 Oth	er											Meta	al Frame	and Walls	;						
Townhouse or	Duplex	Style:		Residential Quality: 40							(6) □ Pole Frame										
(301) 🗆 One	Story			(10) □ Low							Cost Rank: Condition:										
(302) 🗆 Two	Story			(20)) 🗆	Fair				(10)		Low			(10)		Wom (Out			
(307) 🗆 1 1/2	2 Story		1	(30)) 🗆	Ave	rage			(20)		Ave	rage		(20)		Badly	Worn			
(308) □ Split	t Level			(40)) 🗷	Goo	od			(30)		Abo	ve Averaș	ge	(30)			re			
(309) 🛘 2 1/2	2 Story			(50)		Ver	y Good			(40)		High		n Machine Co.	(40)		Good				
(304) □ One				(60)) 🗀	Exc	ellent	nach Cadeo au Saide a	nagadaj au	VA VA							Very C				
(305) 🗆 Two	Story D	uplex	į.		10.7				460				F (1.5.) 数	R HAR	(60)		Excelle	ent			
Assessor's	Adjus	tment	to Sale Pr	ice	(+ or	· -):															
Assessor Co	mments	and Re	eason for A	djus	tment:	:				<u> </u>											
JTWD																					
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Comments fi	rom	·#4							omi	nents	:						41				
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																	(Contin	ue on back)			

NEBRASKA Good Life, Great Service

Real Estate Transfer Statement

FORM 521

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

 To be filed with the Register of Deeds.
 Read instructions on reverse side. DEPARTMENT OF REVENUE · 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. 4 Date of Deed 1 County Name 2 County Number 3 Date of Sale/Transfer Mo. 9_ Day 30 Yr. Mo. 10 Day 4 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Matthew Ockinga and Megan Ockinga Grantor's Name (Seller) Rolland K. Grandstaff Street or Other Mailing Address 501 S Liberty St Street or Other Mailing Address PO Box Zip Code Zip Code 68930 State City Blue Hill State 8930 Phone Number 162 984 3 131 Phone Number Is the grantee a 501(c)(3) organization? Yes NO If Yes, is the grantee a 509(a) foundation? Email Address Email Address n/a7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Ren 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) 10 Type of Transfer Revocable Trust Foreclosure Irrevocable Trust Transfer on Death Life Estate Gift ✓ Sale Trustee to Beneficiary Auction Fasement Yes V No Grantor Trust Satisfaction of Contract Other (Explain) Court Decree Exchange Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Self Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Ex-spouse 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 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Southern Title, LLC Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 501 S Liberty St Grantees Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres 265,000¹,00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 265,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption 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. 402 984 3121 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 10/4/2019 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only

Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

Day

26 Date Deed Recorded

10

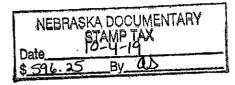
28 Recording Data

27 Value of Stamp or Exempt Number

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.

BK2019, Pg 2476

numerical index and filed for record in the Clerk's office of said county this day of A.D., 20 9 at 3.56 o'clock PM. Recorded in Book 2019 on Page 2476-2477	State of Nebraska Scounty of Webster	S.
o'clock DM. Recorded in Book 2019 on Page Datach County Clerk	Courses of treasure	Entered on the
Carded	numerical index and f Clerk's office of said of A.D., o'clock M. Reco on Page A.D.,	ited for record in the county this day



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 particularily 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

BK2019, Pg 2477

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.

Rolland K. Grandstaff

STATE OF NEBRASKA, COUNTY OF *Doog &*) ss.

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

GENERAL NOTARY - State of Nebraska KEVIN J PRINZ My Comm. Exp. August 27, 2022

Comm. expires

Notary Public

Executed September 30, 2019.

Residential & Commercial Sales Worksheet

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NEBRASKA Good Life, Great Service

Real Estate Transfer Statement

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

220

FORM **らつ**1

. 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. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. 8 10 Day 22 Yr. **IWEBSTER - 91** 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver) Joshua W. Henderson Internal Revenue Service Street or Other Mailing Address 30 East 7th Street Street or Other Mailing Address 102 West Lancaster Street City St <u>Paul</u> Zip Code 55101 City Blue Hill Zip Code 68930 Phone Number (651) 361-1628 Phone Number (402) 984-6800 Is the grantee a 501(c)(3) organization? Yes √ No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type Mineral Interests-Nonproducing ✓ Improved industrial State Assessed Mobile Home ✓ Single Family Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL IOLL Commercial Recreational ✓ Other Foreclosure Distribution Sheriff Land Contract/Memo Partition 8 Type of Deed Conservator Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death TExecutor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Inrevocable Trust Revocable Trust Transfer on Death **✓** Sale Auction Easement Life Estate Trustee to Beneficiary Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No ✓ Yes √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other_ Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$105,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 102 W Lancaster Street Grantee Blue Hill, NE 68930 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 $O^{1}OO$ 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0010 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{2}{}$ 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 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 10/ /2019 Date here Signature of Grantee or Authorized Re Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data \$ BK2019 Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

BK2019, Pg 2494

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of OCL A.D., 20 9, at 12.54 o'clock OM. Recorded in Book 2019 on Page 2494-2495

County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10 - 7-19.
SEXEMPT#2_By 40.

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

BK2019, Fg 2495

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.

KELLY MICHELE WILSON Notary Public – Notary Seal Jackson County – State of Missouri Commission Number 17992735 My Commission Expires Sep 19, 2021

My commission expires

Residential & Commercial Sales Worksheet

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NEBRASKA

Good Life, Great Service. DEPLYTHMAT OF DEVENAR

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

FORM 521

 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 Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Matthew A. Ockinga and Megan D. Ockinga Peggy Timm Street or Other Mailing Address Street or Other Malling Address 905 South Liberty Street 2764 East Blue Hill Road City Zlp Code Clty State Zlp Code Blue HIII NE 68930 Blue HIII NE 68930 Telephone Number Phone Number Is the grantee a 501(c)(3) organization? No No Yes (402) 861-9220 402-861-9220 If Yes, Is the grantee a 509(a) foundation? Yes Emall Address Emall Address NIA 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) Single Family Industrial Mineral Interests-Nonproducing State Assessed Mproved [XIII] Mobile Home Multi-Family Agricultural Mineral Interests-Producing Unimproved Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sherriff Other Bill of Sale Corrective Personal Rep. ☐ Trust/Trust/Warranty Easement Lease Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim 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 Glft ☐ Life Estate X Sale Trustee to Beneficlary (IRC § 1031 Exchange) Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) Yes 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.) X Yes X Yes ΠNo ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Yes No. Aunt or Uncle to Niece or Nephew ☐ 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? \$165,000.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes 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 16 Does this conveyance divide a current parcel of land?

Yes No Yes 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Peggy Timm 905 South Liberty Street 905 South Liberty Street Blue Hill, NE 68930 Blue Hill, NE 68930 18b Vacant Land 18a No address assigned 20 Legal Description See Attached Exhibit "A" 21 If agricultural, list total number of acres 165,000 00 22 Total purchase price, including any liabilities assumed 22 0 23 Was non-real property included in the purchase? Yes X No (If Yes, enter dollar amount and attach itemized [ist.) 23 \$ 165,000 00 24 Adjusted purchase price pald 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. **Peggy Timm** 402-861-9220 Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Yr. <u>20</u>19 Mo. 10 Day 371 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

Nebraska Department of Revenue Form No. 98-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

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

File No.: 0285441

EXHIBIT "A"

A tract of land located in surveyor's Lot, Ten (10) being a part of the Southeast Quarter (SE½) 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°48'1 I "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 (SE½) 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	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/08/19

\$ 371.25 By AS

Bk 2019, Pg 2496

State of Nebraska State of Webster ss.

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

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 (SE½) 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: Commancing 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′1 1″W 129.93 feet to the place of beginning;

A tract of land located in surveyor's Lot, Ten (10) being a part of the Southeast Quarter (SE½) 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 500°00′15″B (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″B along said East right-of-way line 120.00 feet; thence S89°48′11″B 129.91 feet; thence N00°00′0″E 120.00 feet; thence N89°48′11″W 129.92 feet to the place of beginning.

GRANTOR covenant with GRANTEE that GRANTOR:

- 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 9-13-19

Matthew A. Ockinga

Megan D. Ockinga

State of Nelocaska

County of Webster

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

Ramela Cutubum Notary Public

0285441

GENERAL NOTARY - State of Nebraska
PAMELA ARTERBURN
My Comm. Eq. Warch 22, 2023

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

Residential & Commercial Sales Worksheet

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Real Estate Transfer Statement

202

FORM **521**

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

· 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. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number County Name Mo. __10 Mo. 10 Day 08 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) Deborah J. Jaide Joshua Leigh Jaide Street or Other Mailing Address 113 W Glenwood St et or Other Mailing Address 113 W Glenwood St ^{City} Bla<u>den</u> Zip Code 68928 State NE City Bladen Zip Code 68928 State NE Phone Number (269) 804-7123 Is the grantee a 501(c)(3) organization? Phone Number (308) 470-0174 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (C) Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other_ 8 Type of Deed Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee 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 Life Estate Trustee to Beneficiary Auction Easement (I.R.C. § 1031 Exchange) Yes Grantor Trust Partition Other (Explain) ✓ No Court Decree Exchange Satisfaction of Contract 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes √ Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other. Brothers and Sisters Grandparents and Grandchild Ex-spouse ✓ Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **√** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 113 W Glenwood St Deborah J. Jaide Bladen, NE 68928 113 W Glenwood St Bladen, NE 68928 18a No address assigned 18b Vacant land 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 0.00 0.00 23 Was non-real property included in the purchase? 🔲 Yes 💟 No (If Yes, enter dollar amount and attach itemized list.) 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Attorney Title here For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number Recording Data 26 Date Deed Recorded

10 Day .

BL 2019, Pg 2510

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 9 day
of Orbbox A.D., 20 9, at 10:53
o'clock A.M. Recorded in Book 20 9
on Page 25 10
County Clerk
NOO YO Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP JAX
Date 10-9-19
SEXO 75a By 10

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.

Deboran J. Jaide 4

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires

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

Residential & Commercial Sales Worksheet

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Real Estate Transfer Statement

FORM

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer County Name 2 County Number Mo. 09 Day 01 2019 09 WEBSTER - 91 Day _ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver Marla R. Coffey, Jeffrey & Jill Coffey, Jon & Brenda Coffey Jahn L. Grandstaff & Jennifer L. Frary Street or Other Mailing Address PO Box 161 Street or Other Mailing Address 2578 Quail Drive State City Fremont City Blue Hill Zip Code 68930 Zip Code 68025 Phone Number (402) 650-2566 Is the grantee a 501(c)(3) organization? Phone Number (402) 699-5110 Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt | IOLL Commercial Recreational Sheriff Distribution Land Contract/Memo Partition Other 8 Type of Deed Conservator Easement Trust/Trustee ☐ Bill of Sale Corrective Personal Rep. Lease Cemetery Death Certificate - Transfer on Death Quit Claim √ Warranty Executor Mineral Was the property purchased as 10 Type of Transfer Distribution Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Life Estate Auction Easement **✓** Sale Trustee to Beneficiary Yes ✓ No Court Decree Exchange Partition **Grantor Trust** Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$ 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 305 W Gage St same as Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 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 40,000,00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 0,00 40,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Phone Numbe Attorney Title here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Recording Data

C Day _ Nebraska Department of Revenue BL 2019, Pg 2000

State of Nebrasi	κa ϡ _{ss.}	
County of Webs	ter 3	ntered on the
numerical index	and filed fo	r record in the
Clark's office of	said county	thisday
of October of ciclock A.M.	N.D., 20 <u>1</u> °	n Rook 2019
on Page_25	RECOIDED 1 2ち	11 DOWN
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10.00		U.S Deputy
Ind Comp	Assessor	Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-9-19
\$ 90.00 By 140

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 <u>27</u> , 2019.	alby A CH
fill M. Coffey	Jeffrey A. Coffey, on his own behalf and as attorney in fact for Marla Coffey
BUNGAL	Lon Collees
Brenda Coffey	Jon Coffey
	Company of the Compan

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 21th, 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 Sattage Londerson
Notary Public
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

The foregoing instrument was acknowledged before me on September 21th, 2019, by Jon Coffey and Brenda Coffey, husband and wife.

Comm. expires 10-13-11

Notary Public

Notary Public

General Notary-State of Nebraska KATHRYN L. ANDERSON

My Comm. Exp. October 13, 2021

Garwood & McCracken, Lawyers

Ph/Fax (402) 746-3613

Page 1 of 1 pages

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

DAVEF/WP\2019\COFFYGSF\DEED.9/19/19

Residential & Commercial Sales Worksheet

Cnty No.	- B	ook	Page			Sal	e Datë				iğ iştir		cho	ol Dis	trict Co	de	\$ \ \delta \	A Milita			
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**FORM** 

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F additional space	unless this statement	3 Date of Sale/Transfer 2015	4 Date of Deed  Mo. 10 Day 08	Yr
		3 Date of Sale/Transfer  Mo. 08 Day 25 Yr. 2015	(Please Print)	
ounty Name WEBSTER - 91		6 Grantee's Name, Address, difference	ille (* tall	_
rantor's Name, Address, and Telephone (Please Print)		Grantee's Name (Buyer) Ron Crawford & Andrew A. H	ansen	
Name (Seller)		Cornet or Other Mailing Auditose		Zip Code
		529 E State St	State NE	68 <u>942</u>
eet or Other Maining Address	Zip Code	Guide Rock Lie the grants	- var - manization	1? Yes V No
NP	68942	Phone Number 7363 If Yes, is the	ee a 501(c)(3) organization grantee a 509(a) foundati	on! les (4)
uide Rock		(402) 257-7363 If Yes, is the	<del></del>	
one Number 102) 613-2333				
102) 613-2333  nail Address  Property Classification Number. Check one box in cate	ing A and B. Check C	if property is also a mobile home.		(C)
Classification Number. Check one box in cate	gories A alla 51	B) Property Type	State Assessed	Mobile Home
	ndustrial	Mineral Interests-Nonproducing	Exempt	
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8 Type of Deed Conservator	Easement	Lease	√ Warranty	sfer on Death
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9 Was the property purchange? [ Auction	I TEasement LI™	ft Satisfa	ction of Contract Oth	er (Explain)
U.H.O. 8 100 . The state of the	e LICACIONIS LI	antor Trust Partition Dation	ction of ContractOth hased for same use? (If N	
Yes V No the divi	sion.)	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		
11 Was ownership transferred in full? (If No, explain to a very yes No	telor	relatives? (If Yes, check the appropriate bo	»x.) ☐ Otine	r
V Tes Latingen relatives, or if to a trustee, are	the trustor and beneficial	rp. Partnership, or LLC Self		
	r Nephew	ents and Grandchild Spouse	Ossa obild	
Yes Brothers and Sisters	[		nt and Step-child	ntorost rate )
Ex-spouse	L Talonia	1.15 Was the mortgage assumed? (IT)	res, state the amount and i	(Illerest rator)
14 What is the current market value of the real property?		en de la		
	1 978 154 354 12 12 12 12 12 12 12 12 12 12 12 12 12 1	47 Mee transfer through a real estate	e agent or a title company?	(If yes, include the hai
16 Does this conveyance divide a current parcel of land?		of the agent of title company com	Yes	
Yes V No.	Company of the Compan	19 Name and Address of Person to V	Whom the Tax Statement S	hould be Sent
18 Address of Property		radional Production of No. Obstacle		
520 F State St				
Guide Rock, NE 6894Z				194
18a ☐ No address assigned  18b ☐ Vacant land 20 Legal Description  Lot Sixteen (16), New Territory to	and the second of the second	September 1996 Francis State Control (1996) Marina Control (1996)		1.0

18a 🔲 No ad 20 Legal Descr Lot Sixte Section

Section Len (10), 10				* .
21 If agricultural, list total number of acres			10	·
			22	10,000,00
22 Total purchase price, including any liabilities assumed		manus and attach itomizad I	list.) 23 \$	0,00
23 Was non-real property included in the purchase?	No (If Yes, enter dollar a	mount and attachmentized i	(SL) 20 (24) \$	10, 00,00
24 Adjusted purchase price paid for real estate (line 22 minus		<u> </u>		
25 If this transfer is exempt from the documentary stamp tax, I  Under penalties of law, I declare that I have exa	mined this statement and that i	is, to the best of my knowledg	ge and belief, true, co	mplete, and
Under penalties of law, recovered, and that I am duly authorized to sign this statem	ent.			(402) 746-3613
David B. Garwood	375,5621		100	Phone Number

ı	David B. Garwo	or Authorized Representative				Phone Number
sign	Jan 1 S-	MIWOBO		Attorney		Date
here	Signature of Grantee of	or Authorized Representative	Title		<u> </u>	For Dept. Use Only
Heic		Register of Deed				roi bept use only
26 Date Deed	Recorded	27 Value of Stamp or Exempt Number	PX 209	Po 252		·
Ma 10	Day 9 Yr. 19	_  <u> </u>		10	Authorized by Neb Re	ev. Stat. §§ 76-214, 77-1327(2

Mo. 10_ Day ____ Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014 State of Nebraska Sss.
County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Cabber A.D., 20 19, at 1810 o'clock A.M. Recorded in Book 209 on Page 2006 County Clerk

Assessor_

__Comp_

_Carded_

NEBRASKA DOCUMENTARY
STAMP TAX
Date
10-9-19
\$ 22 50 By 10

#### 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 ______, 2019.

Gene A. Robb

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	€ B	ook	Page			Sal	e Date			d.	to div		Sc	hool D	ist	rict C	ode	(主) 等 (特) 定	GAMES SECTION	e V			
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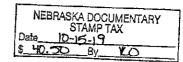
### Real Estate Transfer Statement

**FORM** 521

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 1 County Name 4 Date of Deed 2019 Mo. 10 Day 2019 Mo. 09 Day 30 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Neil Marcellino Greg & Teresa Denney Street or Other Mailing Address 209 14th Avenue Street or Other Mailing Address 12174 85th Rd North City Franklin State Zip Code West Palm Beach Zip Code 33412 68939 NE Phone Number (307) 331-1953 Phone Number (561) 801-5601 V No Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes 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 (C) ✓ Single Family ✓ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt | IOLL Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Mineral Cemetery Death Certificate - Transfer on Death Executor Quit Claim √ Warranty Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes ☐ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) √ No ✓ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 213 N Cedar St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 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 18.000.00 22 0,00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 18,000100

25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign-this statement. David B. Garwood (402) 746-3613 Print or Type Name of G Authorized Representative Phone Number Attorney Title Signature of Grantee of Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day _ Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) BL 2019, Pg 2527

State of Nebraska ss. County of Webster
Entered on the numerical index and filed for record in the
Clerk's office of said county thisday
of (201 A.D., 2019, at 11:19
o'clock A. M. Recorded in Book 2019 on Page 252
Louise PotschCounty Clerk
10.00 V.O Deputy
ind Comp Assessor Carded



#### 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

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Greg Denney

Comm. expires 10-30-9099

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok 🧠	Page	er file ps. V		Sale	Date 🦯					Sc	hool Di	strict Co	de		gang in Bozensi			
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(100) □ Mo				(10	) 🗆	Wo	n Out			F	rimary	:	0	ther1:		-	Other2:			
(101) 🗷 One	Story			(20	) 🗷	Bad	y Worn			C	omme	rcial (	Construc	tion Clas	<b>S:</b>					
(102) 🛘 Two	Story			(30	) 🗷	Ave	rage				(I) [	Fire	proof Str	uctural St	eel Fra	me				
(103)  Split Level					) 🗆	Goo	d				(2)	l Reir	nforced C	Concrete F	rame					
(104) 🗆 11/	2 Story			(50)	) 🗆	Very	Good '				(3)	l Mas	onry Bea	ring Wall	5					
(111) 🗆 Bi-I	.evel			(60)	) 🗆	Exc	ellent				(4)	Woo	od or Ste	el Framed	Ext. \	Vall	s			
(106) 🗆 Oth	er				主意學				45	N.	(5) E	Met	al Frame	and Walls	,					
Townhouse or	Duplex	Style:		Residential Quality: 30							(6) □	Pole	Frame							
(301) 🗆 One	Story			(10)	) 🗆	Low				C	ost Ra	nk:			Cond	litio	n:			
(302) 🗆 Two	Story			(20)	) 🗆	Fair					10) □	Low			` ′		Worn (			
(307) 🗆 1 1/2	2 Story			(30)	) 🗷	Ave						Ave			(20)		Badly V	Wom		
(308) □ Splin	t Level			(40)	) 🗆	Goo	1			+			ve Avera	ge			Averag	e		
(309) 🛘 21/2				• •	) 🛮		Good			(	40) 🗆	High	<b>l</b>	Table 1			Good			
(304) П Опе				(60)	) 🗆	Exce	llent	Televistika padaganist is	orda (Se. A.)	an atta				(8.8.4.1 <u>)</u>			Very G			
(305) 🗆 Two	Story D	)uplex		V. V.	7. B	Jan Cold Co	Carabia.	外连续数		な (数)		los,			(60)		Excelle	nt		
Assessor's	Adjus	tment	to Sale Pr	rice	(+ 01	r -):														
Assessor Co	mments	and R	eason for Ac	djus	tment	:				·										
PERS RE	P DE	ED; F	ROM ESTA	\TE	TO	FAM	ILY						·					-		
			<del></del>										,							
C	Comments from								Cam		-4									
Comments II	rom								Com	шеі	HS:									
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## NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

• If additional space is needed, add an attachment and identify the applicable item number.

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

226

FORM **521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. _ 10 2019 WEBSTER - 91 Day _ Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Laura Wescoat, PR Danny Wescoat Estate
Street or Other Mailing Address
40 North Cedar Street # 6 Laura L. Wescoat, Aaron Wescoat, Kabrina Wescoat Street or Other Mailing Address 40 North Cedar Street, #6 Red Cloud Zip Code 68970 State Red Cloud 68970 Phone Number (402) 469-3914 Phone Number (402) 468-3914 Is the grantee a 501(c)(3) organization? V No If Yes, is the grantee a 509(a) foundation? Email Address NA Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational 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 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate Sale Trustee to Beneficiary Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$30,135 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 941 North Seward Street, Red Cloud, NE 68970 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 0.00 22 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . 0100 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. Laura L. Wescoat (402) 469-3914 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 10/15/19 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 2542 0 Day 6 201 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008

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

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

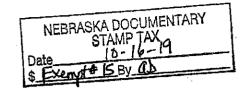
Kabrina Wescoat 2718 W. 7th Hastings, NE 68901

BK 2019, tg 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 6 day of 10-4 A.D., 20 9, at 4.80 o'clock PM. Recorded in Book 2019 on Page 2542 County Clerk 10-80 Deputy Ind Comp Assessor Carded



Prepared by: Theobald Law Office, PO 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, 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

Notary Public

## Agricultural Land Sales Worksheet

Cnty No.	Во	Book Page : Sale Date				School District Code												
91	20	19	2546	i	4/24	/2019	Base:	91-00	74	Affil	iated:		Unit	ied:				
Location	$\mathbf{D}^{k,q}$	Sale	Number		Useability	& Code#	A second			7164 2	Parcel 1	lumber .						
002110	L01		227		4	05	GeoCde	Twn	Rng	Sec	Qrt :	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assess	d V	alue 🖟 🔭		0000			00	0	00000		000	0000			
Land		Imp	rovements		T	otal	Date of Sale Property Classification Code											
30	,340		339,09	369,435	Status	Proj	erty Ty	pe	Zoning	Location	di di	y Size	Parcel Size					
	1002.14 1614.14	Irrigation Type:						B)	01		c) <b>1</b>	D) <b>3</b>	E)	0	F) <b>7</b>			
LCG		hiliani ne si Kasarta E	ACRES:	的 图	VAI	ÜE:		ĹĊĠ			ACR	ES:	通常 漢的智	VAL	Ú <b>E:</b>			
IRRIGATE	D 1AI	1				· · · · · · · · · · · · · · · · · · ·	GR	ASSLA	ND 10	G1								
	1A								]	G		2.060			2,810			
	2A1								20	31								
	2A								2	G								
	3A1								30	G1		<u>-</u>						
	3.A								3	G								
	4AI								40	31		1.130			1,540			
	4A			_						G		3.170			4,325			
DRYLANI	1D1							Shelterbe	lt/Timb	er								
	1D	-							Accretic	n								
	2D1	<u> </u>							Was		•							
	2D								Oth				··-·					
	3D1						AG L	AND T				6.360 1.110	Albadila ili e	Belond Kondett ("X	8,675			
	3D					i		7**	Road arm Site	_ _		3.000			11,665			
	4D1 4D			_								1.000			10,000			
	41)								me Site		•	1.000		•	20,000			
A	wellings				1	29,680		IV.	Oth									
	weimigs uildings			san Sig		09,415	Non	ı-AG T			:	5.110			21,665			
	. 7.		/ C 1 T		/				. / 11			7 1						

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)

## Good Life, Great Service

DEDARTMENT OF REVENUE

#### Real Estate Transfer Statement

· If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 4 Day _ 19 Mo. _____ Day _ 24 24 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Mary E. Van Boening, Trustee Thomas Van Boening Street or Other Mailing Address Street or Other Mailing Address 201 W Nemaha Street, PO Box 326 1459 Road Z Zip Code City State State Zip Code Blue Hill 68930 68930 Blue Hill NE NF Is the grantee a 501(c)(3) organization? √ No Phone Number 402-756-3842 Phone Number Yes 402-984-6821 If Yes, is the grantee a 509(a) foundation? Yes UNO 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. (B) Property Type (C) (A) Status ✓ Single Family Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Improved Industrial Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other Personal Rep. ✓ Trust/Trustee Bill of Sale Corrective Fasement Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Yes Court Decree Partition Satisfaction of Contract Other (Explain) ✓ No Exchange **Grantor Trust** 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.) No No √ Yes Yes Yes 1 Wherest 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or 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 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$105,000 ✓ No Yes \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1184 Road X Thomas Van Boening Bladen, NE 68928 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. 11.5 +/-21 If agricultural, list total number of acres 40.000,00 22 0,00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23 40,000,000 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. 308-236-7979 Randall Alexander Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Signature of Grantee or Authorized Representative Title Date here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Day 1 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

BK 2019, Pg 2546

	Dr gorthâg
State of Nebraska County of Webster S.S.  Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of 0.4 A.D., 20 19 at 11:44 of clock A.M. Recorded in Book 20.9 on Page 25:46 County Clerk  On Page 25:46 County Clerk  On Deputy  Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 10-11-19 \$ 90.00 By LO
	STEE'S DEED er Vivos Trust)
TRUST, GRANTOR, conveys to THOM	ne MARY E. VAN BOENING REVOCABLE MAS VAN BOENING, GRANTEE, the ned in Nebraska Revised Statutes Section
The East 990' of the South 505' of the Sourteen (14), Township four (4) North, Webster County, Nebraska.	Southeast Quarter (SE1/4) of Section Range Eleven (11), West of the 6 th P.M.,
subject to easements and restrictions o	f record.
	NTEE that such real estate is free from al power and lawful authority to convey the
Executed $4-24$ , 2019	
	MARY E. VAN BOENING REVOCABLE TRUST
	MARVE. VAN BOENING, Trustee
STATE OF NEBRASKA )	
COUNTY OF BUFFALO )	
The foregoing instrument was acknowle 2019, by MARY E. VAN BOENING, Tru REVOCABLE TRUST.	edged before me on <u>4/34/19</u> , stee of the MARY E. VAN BOENING

Kni D Neen to Notary Public

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

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok 🤚	Page	Sa	Sale Date				Sch	ool Dis	trict Cod	e				
91	20	19	2547	4/2	4/2019	Base:	91-00	74	Affilia	ated:		Uni	fied:			
Location 1	<b>D</b>	Sale	Number	Useabilit	y & Code #	introllands Controllands	Parcel Number									
00211010	00		228	4	05	GeoCde	Twn	Rng	Sect	Qri	Subdiv	Area	Blk	Parcel		
		ate of S	ale Assessed	Value 4.		4131	4	11	14	4	00000	1	000	0335		
Land		Imp	rovements	1	Total			Date of Sale Property Classification Code								
239,	239,180			239,180		Status	Prop	erty Ty	pe 📗	e Zoning Locatio			y Size	Parcel Size		
		Irrigati	on Type:	· · · · · · · · · · · · · · · · · · ·		A) 2	B)	05	C	) 5	D) <b>3</b>	E)	0	F) <b>9</b>		
LCG	LCG ACRES:			in va	LUE:	Total Sales	LCG	<b>数表表</b>	i i	ACR	ES: # 49	VALUE:				
IRRIGATED	1A1					GR	ASSLA	ND 10	31		0.280					
	1A	_				1G <b>2</b>				2:	29.350 40,00					
	2A1						2G1 6.130				8,365					
	2A						2G									
	3AI	<del>.</del>						30	1							
<del></del>	3A			<del>-</del>			3G 2.820							3,850		
	4A1						4G1 <b>27.41</b> 0							37,415		
	4A		10 510		40.000		4G 22						;	30,850		
DRYLAND	1D1		18.510 30.640	-	43,220	S	helterbel		+							
	1D		30.640		71,550		<i>P</i>	ccretio	n							
	2D1	••••				_		Wast	<del></del>	4	1.470			805		
	3D1				-	ACT	Other			1 4 7	620		-			
	3D		**		<del></del>	AUL	AG LAND TOTAL 143.630				.850					
	4D1		0.710		1,340		Fo	Road rm Site:	<del> </del>		. 650	Jerusiy.				
	4D		0.710		1,340			me Sites	-							
		i i		1,010				creation	<del> </del>							
Dwel	llings					<del></del>		Other	+ -				<u> </u>			
Outbuile		The state of the s				Non-AG TOTAL 2.850										

Assessor's Adjustment to Sale I	Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for A	djustment:	The state of the s	
TRUSTEE'S DEED; BETWEEN	PARENT & CHILD		
Comments from		Comments:	
	, <del></del>		
	· · · · · · · · · · · · · · · · · · ·		(Continue on back)

## NEBRASKA

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

228

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	d unless this stateme	ent is signed and items 1-25 are accurate	ely completed.	
1 County Name		2 County Number			Date of Deed	10
	WEBS	STER - 91		Mo. 4 Day 24 Yr. 19	Mo. 4 Day	, <u>24</u> _{Yr.} <u>19</u>
5 Grantor's Name, A	ddress, and Tele	ephone (Please Print)		6 Grantee's Name, Address, and Telephon	e (Please Print)	
Grantor's Name (Selle				Grantee's Name (Buyer) Thomas Van Boening		
Mary E. Van Boening Street or Other Mailing	<u> </u>			Street or Other Mailing Address		
201 W Nemaha Str			7-0-1-	1459 Road Z	01-1-	7:- 0-1-
City Blue Hill		State NE	Zip Code 68930		State NE	Zip Code 68930
Phone Number 402-756-3842					a 501(c)(3) organiza antee a 509(a) four	
Email Address			AND THE RESERVE OF THE PARTY OF	Email Address		
7 Property Classific	ation Number. (	Check one box in cated	ories A and B. Check C	if property is also a mobile home.		
(A) Status	I	one sor in eateg		B) Property Type		(C)
Improved	Single F	Family   Inc	dustrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home
✓ Unimproved	Multi-Fa		ricultural	Mineral Interests-Producing	Exempt	
□ IOLL	Comme		ecreational			
8 Type of Deed	Conservator		Distribution L	and Contract/Memo Partition S	heriff	Other
Bill of Sale	Corrective		Easement L	ease Personal Rep. 🗸 Ti	rust/Trustee	
Cemetery [	Death Certific	ate - Transfer on Death	Executor M	ineral Quit Claim W	arranty	
9 Was the property part of an IRS like-	ourchased as	10 Type of Transfer	Distribution Fore	closure Irrevocable Trust Revocable Trust	ıst Tra	ansfer on Death
(I.R.C. § 1031 Exch	-kind exchange? hange)	Auction	Easement Gift	Life Estate  Sale	Tru	ustee to Beneficiary
	No	Court Decree	Exchange Gran	tor Trust Partition Satisfaction o	f Contract Oti	her (Explain)
		f No, explain the division	1.)	12 Was real estate purchased	for same use? (If N	lo, state the intended use.
	· O	interest				
				atives? (If Yes, check the appropriate box.)		
✓ Yes		or Uncle to Niece or Ne	=	Partnership, or LLC Self	Othe	er
	=	ers and Sisters		and Grandchild Spouse		
		oouse	✓ Parents and C	CONTROL DE SERVICIO DE LA SECUCIONA DE CONTROL DE SECUCIONA DE CONTROL DE CON	W. • C C. C. C  C  C  C  C  C C. C. C  C C. C. C C. C. C. C. C C.	
14 What is the current i	market value of t	ne real property?		15 Was the mortgage assumed? (If Yes, state	e the amount and ii	Control Contro
\$108.750 16 Does this conveyand	ce divide a curre	nt named of land?		Yes ✓ No \$17 Was transfer through a real estate agent of	or a title company?	/If Vac include the name
✓ Yes		nt parcer or land:		of the agent or title company contact.)	Yes	W No
18 Address of Property				19 Name and Address of Person to Whom the	e Tax Statement Sh	
,				Thomas Van Boening		
				1459 Road Z		
18a No address as	ssigned 18b	✓ Vacant land		Blue Hill, NE 68930		
20 Legal Description						
				Four (4) North, Range Eleven (11), W	est of the 6th F	P.M., Except the
East 990' of the S	South 505' of	said quarter in We	bster County, Nebra	ıska.		
21 If agricultural, list tota	al number of acr	es148.5 +/-	·			
					\$	40,000,00
22 Total purchase pr	rice, including	any liabilities assume	d		\$	
23 Was non-real pro	perty included	in the purchase?	Yes ✓ No (If Yes, e	enter dollar amount and attach itemized list.	23 \$	0,00
24 Adjusted purchas	se price paid fo	or real estate (line 22	minus line 23)		24	40,000,00
25 If this transfer is e	exempt from th	e documentary stam	tax, list the exemption	n number		
				ent and that it is, to the best of my knowledge a	nd belief, true, cor	mplete, and
1.0	and that I am dult all Alexande	y authorized to sign this	statement.			308-236-7979
Print or		rantee or Authorized Rep	resentative			Phone Number
sign	, po namo or ar			Attorney		5-6-19
	re of Grantes or	Authorized Representativ	/e	Title		Date
11010		Doni	ster of Deed's Use O	niv		For Dept. Use Only
26 Date Deed Recorded	- L	27 Value of Stamp or		28 Recording Data		. or Dopa ode Only
Mo. 10 Day 1	7 , 19	\$ 9000		BK 2019, Pg 2547		
Nebraska Department of Rev	venue	10,00		3011, 19 304	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)

BL 2019, Pg 2547

State of Nebraska 🛴	
State of Nebraska 355.	
Entered	
numerical index and filed for record	in the
Clerk's office of said county this	day
of 10th A.D., 2019, at 1	11:51
o'clock A M. Recorded in Book	<del>201</del> 9
on Page 254)	
Louise Potsch County	Clerk
10.00 Va	eputy
Ind Comp Assessor Carde	
	-



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

MARY E. VAN BOENING REVOCABLE

TRUST

MARY'E. VAN BOENING, Trustee

STATE OF NEBRASKA

) ss:

**COUNTY OF BUFFALO** 

The foregoing instrument was acknowledged before me on 4/24//9 2019, by MARY E. VAN BOENING, Trustee of the MARY E. VAN BOENING

REVOCABLE TRUST.

Hori D Neento Notary Public

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

December 2, 2019

## Agricultural Land Sales Worksheet

Cnty No. B	ook Page	Sal	le Date	School District Code											
91 20	19 254	5/6	/2019	Base: 9	1-00	74	Affi	liated:		Unified:					
Location ID	Sale Number	Useability	v & Code #	to the same				Parcel 1	Number 🖟						
002110100	229	4	05	GeoCde	Twn	Rng	Se	ct   Qrt	Subdiv	Area	Blk	Parcel			
Ţ	Date of Sale Assessed Value 4131 4 1				11	1	4 4	00000	1	000	0335				
Land	Improvements Total Date of		Sale	Property	Classific	ation (	Code								
239,180		239,180 Status Property Typ		pe .	Zoning	Location	Cit	y Size	Parcel Si						
	Irrigation Type:	<u>_</u>		A) 2	B)	05	. 14754	c) <b>5</b>	D) <b>3</b>	E)	0	F) 9			
LCG	ACRES:	wa wa	LUE:				Ę.	ΔĈR	ES:		VATI	TIF.			
IRRIGATED 1A		**************************************		GRASSLAND 1G1					0.280	T					
I.F	X .			1G			G	2		40,06					
2A.	l			2G1			31				8,365				
2.4	<u>.</u>					2	:G								
3A1						30	31								
3.A						3	G				3,850				
4A)						40	<del>}</del> 1	27.410				37,415			
4A	<del>'                                    </del>						G	2			30,850				
DRYLAND IDI	·		43,220	S	helterbel		+								
10	ļ	0	71,550		P	ccretic			4 4-4						
2D1	<del></del>					Was	$\rightarrow$	<u> </u>		0		805			
2D 3D1	. <del>  </del>			ACT	NII) T	OTA		1/1	3.630			39,180			
3D	<del> </del>			AG LAND TOTAL  Roads			<del>-</del> -		2.850	nag kirala sala Karala Jaka	igerije. Oktober	,,, 100			
4D1	0.71	0	1,340	Farm Sites		+	2.030		986 K. 1818 Jóse	a 44 feet (1857)	1961 - 1 - 1 - 1 - 1				
4D	0.71		1,340	Home Sites		$\dashv$				· <u>·</u>					
						creatio	_								
Dwellings		( ) P				Othe	er								
Outbuildings		No.		Non-AG TOTAL				2	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:
	, , , , , , , , , , , , , , , , , , ,
The state of the s	a _a
	(Continue on back)

## Good Life, Great Service.

### **Real Estate Transfer Statement**

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 record	led unless this stateme	nt is signed and iter	ms 1-25 are accurately of	completed.	
1 County Name	2 County Numbe	r	3 Date of Sale/Transf		te of Deed	10
	WEBSTER - 91				o5 Day6	.Yr
	ddress, and Telephone (Please Print	)		Address, and Telephone (PI	lease Print)	
Grantor's Name (Selle Charles W. Van Boer			Grantee's Name (Buy Thomas Van Boer			
Street or Other Mailing 201 W Nemaha Str			Street or Other Mailin 1459 Road Z	ng Address		
City Blue Hill	State NE	Zip Code 68930	City Blue Hill	N	itate NE	Zip Code 68930
Phone Number 402-756-3842			Phone Number 402-984-6821		(c)(3) organization? a a 509(a) foundation?	Yes ✓ No Yes ⊮ No
Email Address			Email Address			
7 Property Classifica	ation Number. Check one box in cat	egories A and B. Check C	if property is also a mo	obile home		
(A) Status			) Property Type	Zano nomo.		(C)
Improved	Single Family	Industrial	Mineral Interests-No	onproducing St	ate Assessed	Mobile Home
✓ Unimproved	Multi-Family	Agricultural	Mineral Interests-Pro		empt	
OLL	Commercial	Recreational		59vii		
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo	Partition Sheriff	f Other_	
Bill of Sale	Corrective		ase	Personal Rep.  Trust/T	Trustee	
Cemetery	Death Certificate – Transfer on Dea		neral	Quit Claim Warrar	nty	
9 Was the property per part of an IRS like-k	urchased as kind exchange?			Trust Revocable Trust	Transfer on	
(I.R.C. § 1031 Exch	lange) Muction	Easement Gift	Life Estate	✓ Sale	Trustee to E	2000
	No Court Decree sferred in full? (If No, explain the divisi		or Trust Partition	Satisfaction of Con real estate purchased for sa	restriction Laboratory Vignation	
Yes Y	No 1/2 intent	<i>,</i>		Yes No	400. (II 140, otato t	
13 Was the transfer bet	ween relatives, or if to a trustee, are the	ne trustor and beneficiary rela	atives? (If Yes, check the	e appropriate box.)		
✓ Yes  N	No Aunt or Uncle to Niece or N	lephew Family Corp., I	Partnership, or LLC	Self	Other	
	Brothers and Sisters	Grandparents	and Grandchild	Spouse		
	Ex-spouse	✓ Parents and C		Step-parent and Step-ch		
	market value of the real property?			assumed? (If Yes, state the		ıte.)
\$108,750	ce divide a current parcel of land?			No \$gh a real estate agent or a ti		%
✓ Yes	, m,				nie company? (ir res, ir s	orres amount amostil a ciliar coner
18 Address of Property			19 Name and Address	s of Person to Whom the Tax		
			Thomas Van Boer	ning		
			1459 Road Z	20		
18a No address ass	signed 18b ✓ Vacant land		Blue Hill, NE 6893	30		
20 Legal Description The Southeast Qu East 990' of the Southeast	uarter (SE1/4) of Section Four outh 505' of said quarter in W	teen (14), Township F ebster County, Nebras	our (4) North, Rang ska.	ge Eleven (11), West o	of the 6th P.M., Ex	xcept the
21 If agricultural, list tota	al number of acres 148.5 +/-					
					\$	
	ice, including any liabilities assum			22	\$	40,000,00
	perty included in the purchase? [			d attach itemized list.)	\$	0,00
	e price paid for real estate (line 22			24	1 4	p\000100
	xempt from the documentary star					
correct, ar	der penalties of law, I declare that I I nd that I am duly authorized to sign thi II Alexander	nave examined this statements statement.	nt and that it is, to the b	est of my knowledge and be		
Print or To	ype Name of Grantee or Authorized Bu	entative				-236-7979 Number
sign		velopedet vita essentia 550		Attorney	/ none	1-10
here Signature	e of Grantee or Authorized Representa	tive	Title		Date	611
	Re	gister of Deed's Use On			For De	pt. Use Only
26 Date Deed Recorded	27 Value of Stamp o	r Exempt Number	28 Recording Data	Λ. Λ		
Mo. 10 Day 1	Lyr. 19 \$ 90.00	J	RESOL	1, rg 2548		
ebraska Department of Reve	nue			Authori	ized by Neb. Rev. Stat. §§	76-214, 77-1327(2)

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of 18 A.D., 20 19, at 1824 o'clock A.M. Recorded in Book 2019 on Page 2018 County Clerk 10 20 Young Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-17-19

BYL 2019, Pg 2548

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 MAT (, , 2019.

CHARLES W. VAN BOENING REVOCABLE TRUST

OD DAYS

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

Notary Public,

## Agricultural Land Sales Worksheet

Cnty No.	Bo	ok 💮	Page	Sa	le Date 📲	2 10 Mary	School District Code										
91	20	19	2549	5/0	5/2019	Base:	91-0	074	A	ffiliat	æd:		Unified:				
Location	$\mathbf{D}_{i}$	Sale	Number 🦂	Useabilit	y&Code#	[16] 董中国的高级的第三人称形式 [16] [16] [16] [16] [16] [16] [16] [16]											
002110	101		230	4	05	GeoCde Siwn Rng Sect Ort Subdiv							Area	Blk	Parcel		
	Date of Sale Assessed Value			0000				00	0	00000		000	0000				
Land	and Improvements Total			Fotal .	Date of Sale Property Classification Code												
30	30,340		339,095	5	369,435	Status	Pr	perty	Гуре	1 / <b>2</b>	oning	Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:	<b>'</b>		A) <b>1</b>	B)	01		C)	1	D) 3	E)	0	F) <b>7</b>		
LCG		uralioneess Taralioneess Taralion	CRES:	¹ VA	LUE:		LCG		Shirt Table	e de la	ACR	ES:		VAL	UE:		
IRRIGATE	··	_				GI	RASSL					7110					
	1A		·					IG				2.060 2,			2,810		
	2A1				:				2G1								
•	2A								2G								
	3AI								3G1				_				
	3A					3G											
	4A1			<u> </u>					4G1	1.130				1,540			
	4A								4G	3.170					4,325		
DRYLANI						Š	Shelterb										
	ID							Accre	tion								
	2D1								aste								
	2D	<u> </u>				ACIT	4 NTO		ther			7.760			0 675		
· · · · · ·	3D1	 				AG L	AND					5.360 L.110	Barrian Char	ri50 (35.18.20)	8,675		
	3D 4D1					Roads Farm Sites									11,665		
	4D1 4D								$\dashv$	3.000 1.000				10,000			
	41)		1.000		F. C. 1775 (1971)			ome S Lecreat							20,000		
	wellings	is in great day			129,680									· · · · ·			
	uildings		209,415			Other Non-AG TOTAL 5.110						5.110	.0 21,665				
			The second second second second second														

Assessor's Ad	justmen	t to Sale Pı	rice (+ or -)			Total Recapture Value:					
Assessor Comme	nts and R	teason for Ad	ljustment:				., .				
TRUSTEE'S	DEED;	BETWEEN	PARENTS	& CHILD							
						-					
Comments from					Com	nents:					
		· · ·									
					a .		(Continue on back)				

## NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

## **Real Estate Transfer Statement**

230

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 statemer	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	6 19
WEBSTER - 91		6Yr19
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	
CityStateZip CodeBlue HillNE68930	City State NE NE	Zip Code 68930
Phone Number 402-756-3842	Phone Number Is the grantee a 501(c)(3) organization of the strength of the st	
Email Address	Email Address	DING DING
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
OLL Commercial Recreational		
8 Type of Deed Conservator Distribution Lar		Other
Bill of Sale Corrective Easement Lea		
	neral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?   10 Type of Transfer		nsfer on Death
(i.i.t.o. § 1001 Excitatige)		ner (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	
Yes YNO Whereh	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self Othe	r
Brothers and Sisters Grandparents		
Ex-spouse		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	20000000000000000000000000000000000000
\$105,000  16 Does this conveyance divide a current parcel of land?	Yes V No \$  17 Was transfer through a real estate agent or a title company?	/// %
✓ Yes No	of the agent or title company contact.)	V No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	
1184 Road X	Thomas Van Boening	
Bladen, NE 68928	1459 Road Z Blue Hill, NE 68930	
188   No address assigned 180   Vacant land	Bide Filli, IVE 00930	
20 Legal Description The East 990' of the South 505' of the Southeast Quarter (SE1/4) of S	Section Fourteen (14), Township Four (4) North, Ra	nge Eleven (11),
West of the 6th P.M., Webster County, Nebraska.		
21 If agricultural, list total number of acres11.5 +/		
22 Total purchase price, including any liabilities assumed		40,000,00
23 Was non-real property included in the purchase?  Yes  No (If Yes, er	ster dollar amount and attach itemized list.)	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		
Under penalties of law, I declare that I have examined this statemer correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, cor	nplete, and
Randall Alexander		308-236-7979
Print or Type Name of Grantee or Authorized Beresentative		Phone Number
sign	Attorney	5-679
nere /	Гitle	Date
Register of Deed's Use On	-	For Dept. Use Only
26 Date Deed Recorded  Mo. 10 Day 17 Yr. 19 \$ 90.00	28 Recording Data BY 2019 Pa 2549	
Mo. 10 Day 11 Yr. 11 9 90.00	0 0 0 0	v. Stat. §§ 76-214, 77-1327(2)

BY 2019, Pg 2549

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20 19 at 11150 o'clock A. M. Recorded in Book 2019 on Page 2019 County Clerk Doctor County Clerk Doctor Assessor Carded



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.

CHARLES W. VAN BOENING REVOCABLE TRUST

CHARLES W. VAN BOENING, Trustee

STATE OF NEBRASKA

)ss:

**COUNTY OF BUFFALO** 

The foregoing instrument was acknowledged before me on <u>MAT 6, 2019</u> 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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	ook	Page			Sale:	Date*					Vill.	Scho	ol Dis	trict (	Jode			alicovile Molling Molling	st to Tay	
<u> </u>	)19	2561		10/	/18	/2019	Base:	9	1-0	0002	T A	Affilia	ted:			Unified:				
Location ID	Sale	Number 🗣	ÜΨ	seabil	ity &	c Code#				ter partie		P	arcel [	Vumb	er	de la			fig.	
000147000	2	231	- mire printer	4	S SINCALLY MANAGE	05	GeoCd	le	Twn	Rn	g	Sect	Qrt	Subo	iiv	Area	Blk	Pa	ırcel	
	ate of Sa	ile Assessed	Val	ue/			449:	1.	M-Source.	SACRES LINESSERVICE	<u> </u>	00	0	100	SCORPANIE VIC	e established and a second of the	009	Secretary.	00	
Land	Imp	rovements			Tot	al				Date o	f Sa		operty			tion (		海海。		
1,765	**************************************	46,960		ale a 1510 a 15	TOPIC AND AND	18,725	Statu	is i	CO CHOWN	operty	18 3 Har	利用的物理	oning	中华	e de la company	Trans.	y Size	Parce	el Size	
Assessor Location:	RED (	CLOUD (F	(C)				A)	L	В)	0:		(C)	rear See L. and Change	D)	1	E)	6	F)	3	
	i i ka ja j			证 <b>产物</b>	, F	esidentia	and the second	Į,		in order				Com	merci	al 🏣		weight.		
Mu	ltiple Imp	rovements:	Multi	ple. Imp			O NECESTATION PROPERTY.	egering.	(ARESUNE)	Multip	le. Ir	nproven	nents.:	10.000.000.000.000	ener en	also na sans	Suite and Asset	r, i wana ya		
the state of the s	et komitiseles, sanseinlei	Maria de la		truction								n Date								
字形形 (1) 建物原金属		Contract to the second		Sq. Ft.						Floor S	g. F	t :					,			
	Building	Control of the Control of the Control	Cost :			3.				Cost:										
Single Family Style:	A 18 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CHARLES AND AND CONTRACTOR OF STREET	Resi	<b>den</b> tial	Con	dition:					aerc	ial Oc	cupanc	v Cod	e de la companya de l		erty is Marine a	ari dan		
(100) 🗆 Mobile Hon			(10)		Won	ı Out		50811420		Prima		Pr. Cale W. Apple		herl:	with shirt of		Other2:	·Lega- 21	40, 9140	
(101) 🗆 One Story			(20)		Badly	Worn				Comn	ierc	ial Co	nstruct	ion Cl	ass:		ing and a	A Company	Z-A	
(102) □ Two Story	. <u>-</u>		(30)		Aver	ige							of Str					.,		
(103) 🗆 Split Level			(40)	(40) □ Good									rced Ce	•			••••			
(104) 🗆 1 1/2 Story			(50)		Very	Good				(3)		Mason	ry Bear	ing Wa	alls					
(III) 🗆 Bi-Level			(60)		Excel	lent				(4)		Wood	or Stee	l Fram	ed Ext	. Wall	s			
(106) 🗆 Other		i d								(5)		Metal I	rame a	ınd Wa	lls					
Townhouse or Duplex	Style:		Resid	lential	Qua	lity:				(6)		Pole Fr	ame							
(301)  One Story			(10)		Low				7700	Cost F	ank		海海镇		Col	nditio	<b>n:</b> /	6.5		
(302)   Two Story	•		(20)		Fair					(10)	J 1	Low			(10)	) 🗆	Wom C	Out		
(307) 🗆 1 1/2 Story			(30)		Avera	ge				(20)	<u> </u>	Averag	е		(20)	) 🏻	Badly V	Vom		
(308)   Split Level			(40)		Good					(30) I	] /	Above	Averag	e	(30)		Average	•		
(309) 🗆 2 1/2 Story		····	(50)		Very	Good				(40) I					(40)		Good			
(304) 🗆 One Story D			(60)	□ I	Excell	ent	s. eta 1200 ni 20km	Morte a	1				ing				Very G	ood		
(305) □ Two Story D	uplex			i th						起传,		學別域			(60)		Exceller	nt		
Assessor's Adjus	tment t	o Sale Pri	ice (	+ or	-):															
Assessor Comments	and Rea	ason for Ad	justr	nent:							• •••									
REVOCABLE T	RANSFE	R ON DE	ATH	DEE	D;	BETWEE	N PAI	RE1	NT	& CH	IL	D; A	LSO	INC	LUDE	S				
PARCEL 172				_																
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Comments from							·	<u> </u>			*						A.II.V.			
Comments Hom								<b>(0)</b>	mme	aus:			-						$\dashv$	
				<b></b>																
																	(Continu	e on ba	ick)	

## NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

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.

231

FORM **521** 

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed						
	Select County & County Number	Mo. 10 Day 18 Yr. 19 Mo. 10 Day 18 Yr. 19							
5 Grantor's Name, Addre	ess, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller)		Grantee's Name (Buyer)	led						
Street or Other Mailing Ad	ranklin	Street or Other Mailing Addr	ess						
City Red Clou	State NE US970	City	State Zip Code						
Phone Number	-	Phone Number	Is the grantee a 501(c)(3) organization?  Yes No If Yes, is the grantee a 509(a) foundation?  Yes No						
Email Address		Email Address							
7 Property Classification	n Number. Check one box in categories A and B. Check C	if property is also a mobile he	ome.						
(A) Status	(B	) Property Type	(C)						
Improved   Unimproved   IOLL	Single Family Industrial [  Multi-Family Agricultural [  Commercial Recreational	Mineral Interests-Nonproducing							
Bill of Sale C	orrective	nd Contract/Memo Partitic ase Persor neral Quit C losure Irrevocable Trust L Life Estate C pr Trust Partition	nal Rep.						
11 Was ownership transferr Yes No	ed in full? (If No, explain the division.)	12 Was real es	Satisfaction of Contract Other (Explain) tate purchased for same use? (If No, state the intended use.)  No						
13 Was the transfer betwee Yes No	n relatives, or if to a trustee, are the trustor and beneficiary relation Aunt or Uncle to Niece or Nephew Family Corp., F  Brothers and Sisters Grandparents	Partnership, or LLC Sel	Other						
	Ex-spouse Parents and Ch		ouse p-parent and Step-child						
# 48,70	et value of the real property?	Yes No	ed? (If Yes, state the amount and interest rate.) \$ %						
16 Does this conveyance div	vide a current parcel of land?	17 Was transfer through a rea of the agent or title compa	al estate agent or a title company? (If Yes, include the name ny contact.)						

20 Legal Description

Del attached

906 N. Frankin Red Cloud, NE 68970

18a No address assigned

21 If agricultural, list total number of acres				
22 Total purchase price, including any liabilities assumed	22	\$	0	0
23 Was non-real property included in the purchase?	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 an correct, and that I am duly authorized to sign this statement.	d beli	ef, true, comp	plete, and	, ,

sign here Print or Type Name of Grantee or Authorized Representative

Title

10-18-19

For Dept. Use Only

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

Signature of Grantee or Authorized Representative

28 Recording Data
BK 2019 P.

Anna Marie Eck 906 N. Franklin Ped Cloud, NE

2561

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

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

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

Robert LaVerne Eck Ronald Leon Eck Rodney Loran Eck Deana Marie Eck Rita Leann Owen Mailing Address of Primary Beneficiary

307 N Oak, Home, KS 66438 General Delivery, Woodston, KS 67675 614 East Sunset, Russell, KS 67665

2205 General Custer, Apt H, Hays, KS 67601

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-OFWAY 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., 20 19 at 2:19 o'clock OM. Recorded in Book 2019 on Page 2561-2563

Auric Patrich County Clerk 22-50 Deputy ind Comp Assessor Carded

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

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

906 N Franklin.

Formerly known as Anna Marie Zvolanek

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.

BK2019, Pg 2562

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

BK2019, Pg 2563

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 Fetsch, 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. 1372 Road R Red Cloud, NE 68970 Witness' Address

655 Rd 2400 Guide Rock, NE 68942
Witness' Address Witness' Name Witness' Name Acknowledgement State of Nebraska 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 Ambor Store, and Louise Fetsch, witnesses, this 18th day of October, 2019. ABBEY HARIG State of Nebraska-General Notary [Seal] My Commission Expires My Commission Expires September 28, 2020

Warning: The two witnesses must be disinterested for this Deed to be valid. An interested

# Residential & Commercial Sales Worksheet

Cnty No. Book Page			Page	Sale Date				in and A seed		ool Dis	trict Cod	de						
91	20	19	2596		10/	16/2019 Base: 91-			0002 Affiliated:					Unified:				
Location	<b>m</b>	Sale	Number	Ŭ	seabili	ty & Code#.				P	arcel I	Number						
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Land	en aller en Librario	Imp	rovements		から	Total			Date of	Sale P	roperty	Classific	ation (	Code				
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Floor:				Floor	Sq. Ft. :	9	02		Floor Sq.	Ft. :								
Building Cost New:				Cost		115,8	20		Cost:									
Single Family Style: 101				Resi	dential	Condition: 2	5	W.	Commercial Occupancy Code:									
(100) ☐ Mobile Home				(10)					Primary: Other1: Other2:									
(101) 🗷 One Story				(20) 🗷 Badly Worn					Commercial Construction Class:									
(102)  Two Story				(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame									
(103) ☐ Split Level				(40) 🗆 Good					(2)  Reinforced Concrete Frame									
(104) □ 1 1/2 Story				(50) □ Very Good					(3) Masonry Bearing Walls									
(111) 🗆 Bi-l	Level			(60) 🗆 Excellent				(4) Wood or Steel Framed Ext. Walls										
(106) 口 Oth	er		1						(5)   Metal Frame and Walls									
Townhouse or	Duplex	Style:	Color Albania	Residential Quality: 30					(6) D Pole Frame									
(301) 🗆 One	Story			(10) □ Low					Cost Rank: Condition:									
(302) 🗆 Two	Story			(20) 🗆 Fair					(10) ☐ Low (10) ☐ Worn Out						Out			
(307) 🛘 1 1/				(30) 🗷 Average					(20) ☐ Average (20) ☐ Badly Won						Worn			
(308) □ Split Level				(40)					(30)	Above	e Averaș	ge (3	30) 🗆	Averag	ŗe			
(309) 🗆 2 1/2 Story			!	(50) 🗆 Very Good					(40) ☐ High (40) ☐ Good									
(304) □ One				(60) □ Excellent			a Katalonia (1. 1860 sus	···	(50) □ Very G									
(305)   Two Story Duplex			1 2 3									(C)	50) 🗆	Excelle	ent			
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### **Real Estate Transfer Statement**

**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately complete	d.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Mo. 10 Day 16 Yr. 2019 Mo. 10	Day 16 Yr. 2019
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print	
Grantor's Name (Seller)	Grantee's Name (Buyer) Oliver Lunbery III and Teresa Lunbery	
See attached Street or Other Mailing Address	Street or Other Mailing Address	
see attached	1437 North Seward Street	Zin Condo
City State Zip Code	City State NE  Phone Number Is the grantee a 501 (c)(3) organ	Zip Code 68970 nization? Yes 🗸 No
Phone Number (402) 469-3914	(402) 468-3914 If Yes, is the grantee a 509(a) for Email Address	
Email Address NA	NA NA	
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
	B) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assesse	ed Mobile Home
Unimproved	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff	Other
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty	
	closure Irrevocable Trust Revocable Trust	Transfer on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate  Sale	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? (I  ✓ Yes  No	f No, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re-	atives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self O	ther
	and Grandchild Spouse	
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount an  ☐ Yes ✓ No \$	367
\$30,135  16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title compan	v? (If Yes, include the name
Yes No	of the agent or title company contact.)	V No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent
941 North Seward Street, Red Cloud, NE 68970	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description	d - кине миринтом по сето -	
North 61 feet of Lots 19, 20, 21, 22, 23 and 24, Blo	ck 17, Smith & Moore's Addition to Re	ed Cloud,
Webster County, Nebraska		10000
•		
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? Yes Vo (If Yes, e	nter dollar amount and attach itemized list.) 23	
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	n number .	
Under penalties of law, I declare that I have examined this statement		complete, and
correct, and that I am duly authorized to sign this statement.  Don E. Theobald		(402) 746-2774
Sign Priot or Type Name of Grantge or Authorized Representative	A11-	Phone Number
. The third the training of th	Attorrney	10/15/19
here 'Sygnature of Grantee or Authorized Representative	Title	Dale
Register of Deed's Use Or	(1) <del>1</del>	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 10 Day 33 Yr. 9 \$ 23.50	PK 2019, 792591	Pay Stat && 76.214 77.1207/0

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 Mediaska \$55.	
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numerical index and filed to record	
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Ind CompAssessorLarged	

NEBRASKA DOCUMENTARY
STAMP TAX
Date_LOLA3/19
\$ 23.50 by Q&&

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 Lumbery III and Teresa Lumbery, 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 seised of such real estate and that it is free from encumbrances;
- 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.

JUNA L WS COW

Tess 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

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page	gig.		Sal	Date	(g) (# 2)			清楚	Sch	ool Dis	strict Co	de	40		
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Building Cost New:				Cost			136,1					1 1						
Single Family Style: 101						al Co	ndition: 3			Cost: Commercial Occupancy Code:								
(100) □ Mobile Home				(10)			ın Out	Control Roselle, 245 at 12 Called	992.50305 AM	Primary: Other1: Other2:								<u> Paris de la Companya de la Company</u>
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(102) □ Two Story				(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame								<u> </u>	
(103) 🗆 Split	t Level			(40)	뀲	Goo				(2)				oncrete Fr				
(104) 🗆 1 1/2	2 Story			(50) U Very Good				(3)   Masonry Bearing Walls										
(111) 🏻 Bi-L	evel			(60)   Excellent					(4)  Wood or Steel Framed Ext. Walls									
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(301) □ Опе	Story			(10)		Low				Cost	t Ran	k:	(Tribing		Condi	ion:		Statistics and
(302) 🗆 Two	Story			(20)	*	Fair				(10)		Low				J Wo		ıt
(307) 🗆 1 1/2	Story			(30)   Average						(20)   Average					(20) E	20) 🛘 Badly Worn		
(308) □ Split Level				(40) □ Good						(30) Above Average (3					(30) E	) 🗆 Average		
(309) 🛘 2 1/2	<u>-</u>			(50)		Very	Good			(40)		High		(	40) E	J Go	od	
(304) □ One				(60)		Exce	llent						encyt met mee A Carotte		50) E	J Ven	y Goo	od
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## **Real Estate Transfer Statement**

**FORM** 

Good Life, Great Service. DEPARTMENT OF REVENUE

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

	The deed will not be re	ecorded unless this statem	ent is signed and items 1-25 are accurately comple	eted.
1 County Name	2 County N	lumber	3 Date of Sale/Transfer 4 Date of Dec	
	WEBSTER - 91			_ Day08_ Yr2019
5 Grantor's Name, Add Grantor's Name (Seller)	iress, and Telephone (Please	Print)	6 Grantee's Name, Address, and Telephone (Please Pr	int)
Clayton L. Mohli	man		Grantee's Name (Buyer) Dawn M. Mohlman	
Street or Other Mailing 17610 S. Ayr Av	e.		Street or Other Mailing Address 306 W. Saline St.	
Blue Hill	State NE	Zip Code 68930		Zip Code 68930
Phone Number (402) 469-7303			Phone Number (402) 984-8774 Is the grantee a 501(c)(3) or If Yes, is the grantee a 509(a	
Email Address			Email Address	
7 Property Classificat	ion Number, Check one box	in categories A and B. Check (	if property is also a mobile home.	
(A) Status		(	B) Property Type	(C)
✓ Improved Unimproved IOLL	✓ Single Family  Multi-Family  Commercial	☐ Industrial ☐ Agricultural ☐ Recreational	Mineral Interests-Nonproducing     ☐ State Asset       Mineral Interests-Producing     ☐ Exempt	essed Mobile Home
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificate – Transfer o	Easement L	and Contract/Memo	Other
9 Was the property purpart of an IRS like-ki (I.R.C. § 1031 Excha	rchased as nd exchange? Auction o Court Derred in full? (If No, explain the	ansfer Distribution Fore Easement Gift Decree Exchange Gran	closure   Irrevocable Trust   Revocable Trust   Revocable Trust   Irrevocable Trust   Sale   Irrevocable Trust   Satisfaction of Contract   Was real estate purchased for same use   Ves   No   No	Transfer on Death Trustee to Beneficiary Other (Explain) ? (If No, state the intended use.)
3 Was the transfer betw  ✓ Yes No	Aunt or Uncle to Niec	e or Nephew	latives? (If Yes, check the appropriate box.)  Partnership, or LLC Self Spouse	Other
	✓ Ex-spouse	Parents and	Child Step-parent and Step-child	
	arket value of the real property	?	15 Was the mortgage assumed? (If Yes, state the amount	and interest rate.)
\$108,890	divide a current parcel of land	2	Yes ✓ No \$	%
Yes N	the state of the s	•	of the agent or title company contact.)	\[ \sqrt{\text{No}} \] No
8 Address of Property			19 Name and Address of Person to Whom the Tax Statem	ent Should be Sent
306 W. Saline	St.		Dawn M. Mohlman 306 W. Saline St. Blue Hill, NE 68930	
8a 🗌 No address assi	gned 18b Vacant lar	nd		
0 Legal Description				
Lots 9 and 10	• • • • • • • • • • • • • • • • • • • •	S Addition to Blue H	ill, Webster County, Nebraska	
2 Total purchase pric	e, including any liabilities a	ssumed		0,00
3 Was non-real prope	erty included in the purchas	se? Yes 📝 No (If Yes, e	nter dollar amount and attach itemized list.) 23 \$	<u> </u>
450 050		ne 22 minus line 23)		0 00
		, stamp toy list the syspentic	number 12	
5 If this transfer is ex	empt from the documentary	hat I have examined this state	and that it is to the best of my knowledge and hell-f to	a complete and
Unde correct, and	r penalties of law, I declare to that I am duly authorized to s	that I have examined this statement this statement.	ent and that it is, to the best of my knowledge and belief, tru	e, complete, and 402 984 87
correct, and	r penalties of law, I declare t	that I have examined this statement this statement.	nnt and that it is, to the best of my knowledge and belief, tru	e, complete, and  402 984 87  Phone Number
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Print or Typ	r penalties of law, I declare to that I am duly authorized to super Name of Grantee or Authorized Representations of Grantee or Authorized Representations.	hat I have examined this statement, which is statement.  Zed Representative exentative  Register of Deed's Use O	Title	Phone Number  Date  Por Dept. Use Only
orrect, and Print or Type	r penalties of law, I declare to that I am duly authorized to such a Name of Grantee or Authorized Representation of State of Sta	hat I have examined this statement.  And	Title	462 984 877 Phone Number 10 -22-19 Date

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of Cholox A.D., 20 19, at 12:50 o'clock P. M. Recorded in Book 2019 on Page 2007

County Clerk Close Petsch County Clerk Close Petsch County Clerk Close Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10 241
\$Exemption By Outs

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, 20 19
Clayton L. Mohlman
STATE OF NEBRASKA, COUNTY OF Webster ) ss:
The foregoing instrument was acknowledged before me on October 8, 20 19, by Clayton L. Mohlman, Grantor, known thine personally or who has produced satisfactory evidence of identification to me.
GENERAL NOTARY - State of Nebraska MARY HUNT My Comm. Exp. May 12, 2022

### Agricultural Land Sales Worksheet

10   2019   2608   9/30/2019   Base   91-074   Affiliate   Unified	Cnty No. Bo	ook Page	Sale Date				S	chool Dis	trict Code	強 定 (関) 連 成 ご			
Date of Sale Assessed Value	91 20	19 2608	9/30/2019	Base: <b>91-0074</b> Aff			Aff	iliated:		Unif	ied:		
Name of Sale Assessed Value	Location ID	Sale Number	Useability & Code#					Parcel N	umber	9616 1			ing Policy of the Control of the Con
Land   Improvements   Total   Date of Sale Property Classification Code	002113201	234	1	GeoCde	Twn	Rng	Se	ct Ort	Subdiv	Area	Blk	Pa	ırcel
Land         Improvements         Total         Status         Property Teaching         Cole   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100	D	ate of Sale Assessed	Value	4131	4	11	2	5 1	00000		000	00	00
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RRIGATED 1A1   GRASSLAND 1G1   1G   1G   2G1		ACRES:	VALUE:		LCG			ACR	ES:		VALI	JE:	2.7
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2A       2G         3A1       3GI         3A2       3G         4A3       4GI         4A4       4GI         DRYLAND 1DI       Shelterbelt/Timber         1D       Accretion         2DI       Waste         2DD       Other         3DI       AG LAND TOTAL         3DI       Roads       0.530         4DI       Farm Sites       1.000       5,765         4D       Home Sites       5.050       17,450         Dwellings       275,455       Other	1A	X .				1	.G					_	
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AG LAND TOTAL							_						
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4D1       Farm Sites       1.000       5,765         4D       Home Sites       5.050       17,450         Recreation       Recreation       Other				AG E	31 (32)		<del>-</del>	. <u> </u>	0.530	AN SAN			
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Dweinigo water-angus and the				*					a-				
	Dwellings		275,455			Oth	ег						
		- <del></del>	645	Non	-AG T	OTA	$\mathbf{L}$		6.580			23,2	215

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

**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	30 2019					
WEBSTER - 91		y 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) J-HAJEntourage, LLC	Grantee's Name (Buyer) Michael D. Pawnee and Margaret A. Pawne	ee					
Street or Other Mailing Address 251 Little Falls Drive	Street or Other Mailing Address 2097 Road 1300						
City WilmingtonState DCZip Code 19808	City State NE NE	Zip Code 68930					
Phone Number N/A	Phone Number (308) 850-7145 Is the grantee a 501(c)(3) organizer [15] Is the grantee a 509(a) for [15] Is the grantee a 509(a) organizer [15] Is the grantee [15] Is the g						
Email Address N A	Email Address N/A						
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.						
	) Property Type	(C)					
✓ Improved       ✓ Single Family       Industrial         ☐ Unimproved       ☐ Multi-Family       Agricultural         ☐ IOLL       ☐ Commercial       Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home					
Bill of Sale Corrective Easement Le	nd Contract/Memo	Other					
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale	ransfer on Death rustee to Beneficiary ther (Explain) No, state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.							
Yes No Aunt or Uncle to Niece or Nephew Family Corp., I	Partnership, or LLC Self Oth and Grandchild Spouse	er					
14 What is the current market value of the real property? \$290,000	15 Was the mortgage assumed? (If Yes, state the amount and ☐ Yes	interest rate.)					
16 Does this conveyance divide a current parcel of land?  ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) ✓ Yes Anne Hal	? (If Yes, include the name bert No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
2097 Road 100, Blue Hill NE 68930	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?	nter dollar amount and attach itemized list.)						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
25 If this transfer is exempt from the documentary stamp tax, list the exemption							
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Michael D. Pawnee	nt and that it is, to the best of my knowledge and belief, true, co	(308) 850-7145					
Print or Type Name of Grantee or Authorized Representative	Constant	Phone Number					
of white D. All while	Grantee	9-30-2019 Date					
Register of Deed's Use On	Iv	For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. 10 Day 34 Yr. 19 \$ (052.50	BK 3019, Pq 2608	ev Stat &\$ 76-214 77-1327/3					

#### Exhibit A

A tract of land located in the Northeast Quarter (NE%) 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%); thence S00°00'00"W (assumed bearing) along the East line of said Northeast Quarter (NE%) 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%) a distance of 719.87 feet; thence S90°00'00"W perpendicular to the east line of said Northeast Quarter (NE%) a distance of 407.58 feet; thence N00°00'00"E parallel with the East line of said Northeast Quarter (NE%) 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 arthday of choor A.D., 2019 at 1:05 o'clock D_M. Recorded in Book 2019 County Clerk nuso Portach Oeputy Deputy 5110.DO ind__Comp__Assessor__Carded_

NEBRASKA DOCUMENTARY

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: 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.

KATHLEEN L. HALL MY COMMISSION # GG 016980 EXPIRES: December 5, 2020 Sonded Thru Notary Public Underwriters Jather Hall Notary Public

BK 2019, Pg 2609

#### EXHIBIT A

#### **Legal 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.	В	ook ,	Page	Sa	le Date	10 10 10 10 10 10 10 10 10 10 10 10 10 1	northea British			School D	ist	rict Code	A STATE OF THE STA	3 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 /			
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Land		Imp	rovements		rotal .		D	ate of	Sal	e Proper	ty	Classifica	tion (	Code		in State	
309	,400		3,660		313,060	Status	Proj	erty Ty	pe	Zoning	10 m	Location	G	y Size	Par	cel Size	
		Irrigat	ion Type:		-	A) <b>2</b>	B)	05		c) <b>5</b>	7,	D) <b>3</b>	E)	0	F)	6	
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	4Al					4G1				2.530			4,225			225	
	4A					4G				38.290					31,	400	
DRYLAND	1D1		40.140		93,725	S	helterbe	lt/Timb	er								
	1D		14.520		33,905	_	Accretio	n		б	.530						
	2DI		26.190		55,130		Waste					.130		<u> </u>	3,	265	
	2D	<u> </u>		·			<del></del>	Oth	_								
	3D1		14.090		27,610	AG L	AND T	OTA)	Ĺ	20	)1	.590		3(	03,	635	
	3D		5.540		10,860			Road	s		1	.750					
2 400	4D1						Fa	ım Site	s		1	.000			5,	765	
	4D	2804000 120400	5.730		10,835			me Site									
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Outbu	ildings			· · · ·	3,660	Non	-AG T	OTAI		· · ·	2	.750			5,	765	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; ALSO INCLUDES PARCEL'S 22057, 23164, & 2316	5401
- 1/2-0	
	A.Vilia
Comments from Con	mments:
	(Continue on back)

### Real Estate Transfer Statement

**FORM** 521

Good Life, Great Service. To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day 25 10 WEBSTER - 91 Yr. Mo. _ Dav 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer James C. Mitera and Mary J. Mitera RK Outdoors, L.L Street or Other Mailing Address 719 W 33rd Street Street or Other Mailing Address 7 4h City Hastings State Zip Code 68901 Phone Number (402) 463-4466 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address 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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt T IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Other. Sheriff Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim **V** Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate ✓ Sale Trustee to Beneficiary Yes V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes □ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$240,000 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a ✓ No address assigned 18b Vacant land 20 Legal Description See Attached 135+-21 If agricultural, list total number of acres 275,000,00 22 23 Was non-real property included in the purchase? V Yes No (If Yes, enter dollar amount and attach itemized list.) 20.000.00 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. Rande RK Outdoors, L.L.C. by 402 751-21 Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee 10/24/2019 Signature of Grantee or Authorized Representative Title Date

here

Register of Deed's Use Only

Value of Stamp or Exempt Number

28 Recording Data BK 2019

a638

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

For Dept. Use Only

26 Date Deed Recorded

#### EXHIBIT "A"

#### Legal Description

Parcel 1: Government Lots | Iwo (2) and Three (3) lying North of the Republican River as now located in the Northwest Quarter (NW%) 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 S½S½ of Section 36, Township 2 North, Range 12 West of the 6th P.M., bounded on the East by the East line of said S½S½ of Section 36 and bounded on the South and West by the South and West lines of said S½S½ 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 SE½ 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 SE1/4 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 SE1/4 of said Section 36, as measured along said Main Tract centerline, and bounded on the South by the South line of said SW1/4 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 NW¼NW¼ 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 NW¼NW¼ 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 (S½SE½) 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 (SE½) 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 (NE½) of Section One (1), Township One (1) North, Range Twelve (12) West AND part of the Southeast Quarter of the Southeast Quarter (SE½SE½) 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° 41′50″E for 52.42 feet along the Easterly line of the Southeast Quarter (SE¼) 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°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°35'06"W for 421.30 feet for an arc distance of 422.44 feet; thence S79°28'41"W for 50.07 feet; thence along the existing Northwesterly side of the tree line for the following six courses; (1) S54°24'51"W for 517.78 feet; (2) S46°11'16"W for 258.83 feet; (3) S86°36'51"W for 409.34 feet; (4) S16°30'12"W for 283.09 feet; (5) S47°26'01"W for 287.16 feet; (6) N86°58'03"W for 394.44 feet to a point on the Westerly line of the Northeast Quarter (NE¼) of said Section One (1); thence S1°24'56"E for 66.97 feet along the said Westerly line of the Northeast Quarter (NE½) 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 (NE1/2) of said Section One (1).

Parcel 4: All that portion of the South Haif of the Southwest Quarter (S½SW½) 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 - Tophs	500.00
	\$20,000.00

State of Nebraska 3ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 35 day of 004 A.D., 20 19, at 3.51 NEBRASKA DOCUMENTAL O'clock PM. Recorded in Book 2019 STAMP TAX
on Page 26.38 - 26.39
16.50 AD Deputy
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:
<ol> <li>are lawfully seised of such real estate and that it is free from encumbrances;</li> <li>have legal power and lawful authority to convey the same;</li> <li>warrant and will defend title to the real estate against the lawful claims of all persons</li> </ol>
Executed October 25,2019.
James C. Mitera Mary J. Matera Mary J. Matera
STATE OF NEBRASKA ) ) ss. COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on October 35, 2019 by James C. Mitera and Mary J. Mitera, husband and wife.

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

Notary Public

BK2019, fg 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 (NW½) 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 S½S½ of Section 36, Township 2 North, Range 12 West of the 6th P.M., bounded on the East by the East line of said S½S½ of Section 36 and bounded on the South and West by the South and West lines of said S½S½ 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 SE½ 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 SE1/4 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 SE1/4 of said Section 36, as measured along said Main Tract centerline, and bounded on the South by the South line of said SW1/4 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 NW½NW½ 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 NW½NW½ 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 (S½SE½) 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 (SE½) 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 (NE1/4) of Section One (1), Township One (1) North, Range Twelve (12) West AND part of the Southeast Quarter of the Southeast Quarter (SE1/SE1/2) 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°41'50"E for 52.42 feet along the Easterly line of the Southeast Quarter (SE½) 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°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°35'06"W for 421.30 feet for an arc distance of 422.44 feet; thence \$79°28'41"W for 50.07 feet; thence along the existing Northwesterly side of the tree line for the following six courses; (1) S54°24'51"W for 517.78 feet; (2) S46°11'16"W for 258.83 feet; (3) S86°36'51"W for 409.34 feet; (4) S16°30'12"W for 283.09 feet; (5) S47°26'01"W for 287.16 feet; (6) N86°58'03"W for 394.44 feet to a point on the Westerly line of the Northeast Quarter (NE1/4) of said Section One (1); thence S1°24'56"E for 66.97 feet along the said Westerly line of the Northeast Quarter (NE1/4) 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 (NE1/4) of said Section One (1).

Parcel 4: All that portion of the South Half of the Southwest Quarter (S½SW½) 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. Bo	ok	Page	Sa	le Date		<b>黎</b> 克斯		S	cho	ol Dis	trict	Code	ing			
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D	ate of S	ale Assessed	Value		4369	2	12	3	,	0	000	000	1	000	1	635
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Outourings							Non-AG	÷ 101	AL	7.000	
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QCD;	TRANSFER	TO	FAMILY	CORP;	ALSO	INCLUDES	PARC.	EL'S	23005	& 24032	
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Commen	ts from						Comn	nents:			
											(Continue on back)

16=

TO BE FILED WITH REGISTER OF DEEDS

## Real Estate Transfer Statement 236

THE DEED WILL NOT B	E DECODDED HAN ECC THE CTATERE	THE TO COOLER AND ADDRESS OF	
1 County Name	BE RECORDED UNLESS THIS STATEME  2 County Number		
Webster	2 County Number	3 Date of Sale  Mo. 2 Day 23 Yr 2019	4 Date of Deed Mo. Oct Day 23 Yr. 2019
	s, and Telephone (Please Print)	6 Grantee's Name, Address	, and Telephone (Please Print)
Grantor's Name (Seller)  Dennisky Susan	J. Short	Grantee's Name (Buyer)	
Street or Other Mailing Address	+ DI.	Street or Other Mailing Address	S/ P/
City City	State Zip Code	City.	St Place Zip Code
K-earney 11	68845	Kereney NF	6 8845
Telephone Number 3 7 2 13	3	Telephone Number 308 380) 21	33
1	ICATION NUMBER. Check one box in		
(A) Status		Property Type	(C)
(1) Improved (1) Single Fai (2) Unimproved (2) Multi-Fam (3) IOLL (3) Commerce	mily (4) Industrial (6) Recreation Rily (5) Agricultural (7) Mineral In	nal (8) Mineral Interests- (9) terests- Producing (10)	State Assessed (1) Mobile Home
8 Type of Deed Warranty Sheriff Quit Claim Conserval	Executor Mineral tor Partition Trust		4. Election of the continues
10 Type of Transfer			
Sale Auction G			Estate Other (explain)ed for same use? (if No, state intended use)
YES NO		YES NO_	
13 Was sale between relatives? (If Yes,		rents and Child Family Corporation	_
1.6 75 16 2 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		others and Sisters Aunt or Uncle to Ni	
value? #460,000	ominal consideration, what is the current market	YES NO	amount and interest rate.  \$ %
16 Does this conveyance divide a current  YES  NO	parcel of land? 17 YES NO	Was sale through	a real estate agent? (if Yes, name of agent)
18 Address of Property		19 Name and Address of Person to Whom	Tax Statement Should be Sent
		Same as a	0000
20 Legal Description			
	6-T3N-R12W		
NWH WBY NE	1/4 and W/2 SF1/4	Sec 3-72 N- RI	zω
21 If agricultural, list total number of acre	0110		
22 Total purchase price, including ar	ny liabilities assumed		22 \$ /200
23 Was nonreal property included in	purchase? YES NO (if Yes,	enter amount and attach itemized list)	
24 Adjusted purchase price paid for		xempt DD	24 \$ 1,00
	law, I declare that I have examined this statement duly authorized to sign this statement.	nt and that it is, to the best of my knowledge F Vie 6	308-380-2133
Sign Print or Type Name of Gran	ntee or Authorized Representative	P = 1/1	Telephone Number
here Signature of Grantee or Au	thorized Representative	Title	10-23-19 Date
	REGISTER OF DEEDS' USE O	DNLY	FOR NDR USE ONLY
26 Date Deed Recorded	27 Value of Stamp or Exempt, Number	28 Deed Book 29 Deed	Page 30
Mo. 10 Day 28 Yr. 19	\$ Exempt 5b	2019 26	70

BK2019, fg 2640

Prepared By	NEBRASKA DOCUMENTARY STAMP TAX
Name: Dennis Schardt	Date
Address:	
2404 west 48th st place, Kearney	-
State: Ne Zip Code: 68845	-1
Zip Code	State of Nebraska } ss.
After Recording Return To	Entered on the
,	numerical index and filed for record in the
Name: Dennis Schardt	Clerk's office of said sounty this 28 day ofOC A.D., 20 19 at 12:42
Address: 2404 west 48 st place	o'clock PM Recorded in Book 2019 on Rage 2646 - 2641 O Stuck Fator N County Clerk 16.00 Deputy
	downe Patre N County Clerk
State: Ne Zip Code: 68845	Deputy
	Ind Comp Assessor Carded
	Space Above This Line for Recorder's Use
<u>NEBRASKA QU</u>	IT CLAIM DEED
STATE OF NEBRASKA	
KNOW ALL MEN BY THESE PRESENTS, Tone dollar (\$ 1.00	
	) in hand paid to
Countries Buffolo	, residing at 2404 West 48th St PI,
County of Buffalo , City of Kearney	, State of Nebraska
(hereinafter known as the "Grantor(s)") hereb	by conveys and quitclaims to
VIE CO , a Nebraska corporation	n, residing at 2404 west 48th St PI
County of Buffalo , City of Kearney	, State of Nebraska
(hereinafter known as the "Grantees(s)") all the	ne rights, title, interest, and claim in or to
the following described real estate, situated in	n the County of Webster , Nebraska
to-wit:	the county of, Nepraska
Northwest Quarter of Section 26, Township Three North, Range	Twelve West of the 6th P.M.
Wes T Northwest Quarter, Fast Half Northeast Quarter and West Half Southeast Quarter	
TRS VV	No receipt three, Township two North, Range Twelve West of the 6th P.M.
Fo have and to hold the same together with hereunto belonging or in anywise appertaining ien, equity and claim whatsoever for the said only proper use, benefit and behoof of the said	g, and all the estate, right, title, interest, first party, either in law or equity, to the

Duble	Susan Dehardt
Grantor's Signature	Grantor's Signature
Dennis R. Schardt	Susan J. Schardt
Grantor's Name	Grantor's Name
2404 West 48th St Pl	2404 West 48th St Pl
Address	Address
Kearney,Ne 68845	Kearney, Ne 68845
City, State & Zip	City, State & Zip
STATE OF NEBRASKA) COUNTY OF Buffalo	
hat Dennis R. Schardt and Susan J. Schardt nstrument, and who is known to me, ack	d for said County, in said State, hereby certify whose names are signed to the foregoing knowledged before me on this day that, being ht, they, executed the same voluntarily on the
Given under my hand this <u>23</u> day of _	October, 20 <u>19</u> . Carprie J. Lesir Notary Public
	My Commission Expires: 1-6-2023
	A GENERAL NOTARY-Stote of Nebraske CARMIE J. GEISER My Comm. Exp. Jen. 8, 2023

# Residential & Commercial Sales Worksheet

Cnty No.	В	ok	Page			Sale	Date.					ti dae	Sc	hool Di	tric	t Code	eriotika Brasilis		
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(102) 🗆 Two	Story			(30)	速	Ave	erage				(1)		Fire	proof Str	uctui	ral Steel	Frame		
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(111) □ Bi-Level			(60) □ Excellent						(4) U Wood or Steel Framed Ext. Walls										
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## NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

237

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.

F-172.10	The deed	l will not be	recorded ur	less this stat	emen	t is signed and ite	ms 1-25	are accurat	ely completed	l.		
1 County Name	WEB:	2 County STER - 91	Number	<b>-</b>		3 Date of Sale/Trans Mo10Day _			Date of Deed Mo. 10	ay 25	Yr. 2019	
5 Grantor's Name, A			se Print)	THE REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO IN COLUMN TO THE PERSON NAMED IN	-	6 Grantee's Name, A						
Grantor's Name (Selle	er)				W-11111111111	Grantee's Name (Bu	ıyer)	_				
Adam M. Mans Street or Other Mailing		L. Mans		- Anna Anna Anna Anna Anna Anna Anna Ann		Street or Other Mailin	ing Address		***************************************			
343 W 9th Ave		State <b>N</b> E	)	Zip Cod	le 970	645 Road 110 City Red Cloud	10		State NE		Zip Code 68970	
Réd Cloud		INE	•	00	970	Phone Number	Is	the grantee	a 501(c)(3) organ	ization?	Yes VN	
Phone Number (402) 746-3873 Email Address	<u> </u>					(402) 746-449 Email Address	)6   If		antee a 509(a) fo			
Na						nja						
7 Property Classific	ation Number. (	Check one bo	x in categorie	s A and B. Che	-		nobile hom	ie.			(0)	
(A) Status	Cingle	il-		ial	(B)	Property Type  Mineral Interests-No	lanaraduair	-a [	State Assesse	_	(C)  Mobile Home	
✓ Improved ☐ Unimproved ☐ IOLL	Single F  Multi-Fa  Comme	amily	Industr Agricul Recrea	tural	E	Mineral Interests-Pr	0.0	ig [	State Assesse Exempt	d	Mobile Home	
8 Type of Deed Bill of Sale	Conservator Corrective	cate – Transfer	on Doath	Distribution [  Easement [  Executor [	Lan Lea Min		Partition Personal Quit Clai	Rep. T	heriff [ rust/Trustee /arranty	Other_		
9 Was the property p part of an IRS like-(I.R.C. § 1031 Exch	urchased as kind exchange?	10 Type of	Transfer	Distribution	Foreclo		Trust _	Revocable Tri Sale Satisfaction o	ust	Transfer or Trustee to I	Beneficiary	
11 Was ownership tran	sferred in full? (I No	f No, explain t	ne division.)				s real estat '] Yes [	e purchased No	for same use? (If	No, state	the intended use	
13 Was the transfer bet	No Aunt		ece or Nephew	Family Co	orp., Parents a	artnership, or LLC nd Grandchild	Self Spou		_	her		
14 What is the current r \$8,000	narket value of t	he real proper	ty?			15 Was the mortgage	e assumed	ELECTRIC PROPERTY OF CONTRACTOR	e the amount and	d interest ra	ate.)	
16 Does this conveyand		nt parcel of lar	nd?	West Market		17 Was transfer throu of the agent or title	ugh a real	estate agent o		/? (If Yes, i		
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 as	signed 18b	Vacant I	and									
20 Legal Description Lots Nine (9) to Red Cloud 21 If agricultural, list tota	l, Webste	r County			(12)	, Block Sevei	nteen	(17), Sn	nith & Mod	ore's A	Addition	
22 Total purchase pr	ice, including	any liabilities	assumed						22  \$		8,000.00	
23 Was non-real prop	perty included	in the purch	ase? 🗌 Yes	o ✓ No (If Ye	es, ent	er dollar amount an	nd attach i	temized list.	23 \$			
24 Adjusted purchas	e price paid fo	r real estate	(line 22 minu	s line 23)					24 \$		8,000,00	
25 If this transfer is e	xempt from th	e documenta	ary stamp tax	, list the exemp	ption r	number						
correct, a David	nd that I am duly Mans	authorized to	sign this state	ment.	tement	and that it is, to the b	best of my	knowledge a	nd belief, true, c		and 2) 746-4496	
sign Print or T	ype Name of Gr	antee or Autho	rized Represe	ntative	ovitos—residing		Gran	tee			Number 1/30/2019	
here Signature	e of Grantee or A	Authorized Rep	resentative		Ti	tle				Date		
		***************************************	Register	of Deed's Use	e Only	/		——————————————————————————————————————		For De	ept. Use Only	
26 Date Deed Recorded		27 Value of S	Stamp or Exem	The second secon	-	28 Recording Data	_			, , , ,		
Mo. 10 Day 3	7 yr. 19	\$	8.00			Book 2019	. Pa	2659				

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 3014 day at 10:40 a.d., 20<u>19</u> of Ort

o'clock A. M. Recorded in Book 301 County Clerk

Deputy Comp Assessor Carded

Return to: Theobald Law Office P ∩ Box 423 Red Cloud, NE 68970 Book 2019, Pg 2659

S S	A DOCUMENTARY
Date 0-30	3-19
\$ 18.00	By_ <i>hl2</i>

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

Executed October 25 ,2019.

STATE OF NEBRASKA, COUNTY OF

)ss.

The foregoing instrument was acknowledged before me on October 45 by Adam M. Mans, a single person.

State of Nebroska - General Notary HOLLY S MAYO My Commission Expires

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STATE OF NEBRASKA, COUNTY OF

The foregoing instrument was acknowledged before me on October 15, 2019 by Jaclyn L. Mans, a single person.

State of Nebraska - General Notary HOLLY S MAYO Mar Commission Expires November 29, 2022

Hall Mayo