

# Agricultural Land Sales Worksheet

Cnty No.		Book		Page		Sale Date		School District Code						
91		2019		2803		8/29/2019		Base: 01-0123		Affiliated:		Unified:		
Location ID		Sale Number		Useability & Code #		Parcel Number								
002104800		252		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	28	0	00000	1	000	0690
Land		Improvements		Total		Date of Sale Property Classification Code								
1,328,785				1,328,785		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G		2.000		2,730				
DRYLAND 1D1		238.500		556,900		Shelterbelt/Timber								
1D		173.000		403,955		Accretion								
2D1						Waste		2.000		360				
2D						Other								
3D1		11.000		21,560		<b>AG LAND TOTAL</b>		<b>607.500</b>		<b>1,328,785</b>				
3D		17.000		33,320		Roads		17.500						
4D1		36.000		68,040		Farm Sites								
4D		128.000		241,920		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						<b>Non-AG TOTAL</b>		<b>17.500</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>		<b>Total Recapture Value:</b>	
<b>Assessor Comments and Reason for Adjustment:</b>			
TRUSTEE'S DEED; BETWEEN PARENT & CHILD; ALSO INCLUDES PARCEL 21051			
<b>Comments from</b>		<b>Comments:</b>	

(Continue on back)

Real Estate Transfer Statement

252

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 8 Day 29 Yr. 19
4 Date of Deed Mo. 8 Day 29 Yr. 19
5 Grantor's Name, Address, and Telephone (Please Print) KENNETH L DUVAL & LARRY G DUVAL CO-TRUSTEES
6 Grantee's Name, Address, and Telephone (Please Print) LARRY G DUVAL
City HOLDREGE State NE Zip Code 68949
Phone Number (308) 995-5206
Email Address N/A

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
(A) Status: Improved, Unimproved, IOLL
(B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

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

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

11 Was ownership transferred in full?
12 Was real estate purchased for same use?

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

14 What is the current market value of the real property? \$ 703,820
15 Was the mortgage assumed? No

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

18 Address of Property: RURAL WEBSTER COUNTY
19 Name and Address of Person to Whom the Tax Statement Should be Sent: LARRY G DUVAL, 503 MARBURY, HOLDREGE, NE 68949
18a No address assigned, 18b Vacant land

20 Legal Description: SEE ATTACHED

21 If agricultural, list total number of acres

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, \$ 0.00. Row 23: Was non-real property included? No. Row 24: Adjusted purchase price paid for real estate, \$ 0.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Signature: JENNIFER FLEISCHER, Title: ATTORNEY, Phone Number: (402) 762-3524

Register of Deed's Use Only
26 Date Deed Recorded: Mo. 11 Day 21 Yr. 19
27 Value of Stamp or Exempt Number: \$ Exempt # 20
28 Recording Data: BK 2019, Pg 2803

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

THE NORTHWEST QUARTER (NW1/4) SECTION TWENTY-EIGHT (28), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11), WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA EXCEPT FOR A TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE CENTER LINE OF HIGHWAY #4 AS BEARING N89°56'44" AND WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE NORTHEAST CORNER OF THE W1/2 OF THE NW1/4 OF SAID SECTION 28; THENCE S00°09'53"W ON THE EAST LINE OF SAID W1/2, 60.95 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY #4, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°09'53" W ON SAID EAST LINE AND LEAVING SAID RIGHT-OF-WAY 489.52 FEET; THENCE S89°56'44" W LEAVING SAID EAST LINE 432.47 FEET; THENCE N00°09'25" E 509.51 FEET TO A POINT ON THE SOUTH LINE OF SAID HIGHWAY RIGHT-OF-WAY; THENCE N89°56'44" E ON SAID RIGHT-OF-WAY 313.90 FEET; THENCE S00°03'16" E 20.00 FEET; THENCE N89°56'44" E 118.57 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY NOW ON RECORD OR INDICATED ON THE PLAT.; AND

THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOUR (4), RANGE ELEVEN (11), WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA.

BK 2019, Pg 2803

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 21 day  
of Nov A.D., 2019, at 10:32  
o'clock 9 M. Recorded in Book 2019  
on Page 2803-2804  
Louise Petrich County Clerk  
16.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-21-19  
\$ Exempt #20 By AD

**TRUSTEE'S DEED**

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

**KENNETH L. DUVAL and LARRY G. DUVAL, CO-TRUSTEES OF THE PEARL L. DUVAL IRREVOCABLE TRUST AGREEMENT**, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto **LARRY G. DUVAL, a single person**, Grantee, the following described real estate in Webster County, Nebraska:

THE NORTHWEST QUARTER (NW1/4) SECTION TWENTY-EIGHT (28), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11), WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA EXCEPT FOR A TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE CENTER LINE OF HIGHWAY #4 AS BEARING N89°56'44" AND WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE NORTHEAST CORNER OF THE W1/2 OF THE NW1/4 OF SAID SECTION 28; THENCE S00°09'53"W ON THE EAST LINE OF SAID W1/2, 60.95 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY #4, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°09'53" W ON SAID EAST LINE AND LEAVING SAID RIGHT-OF-WAY 489.52 FEET; THENCE S89°56'44" W LEAVING SAID EAST LINE 432.47 FEET; THENCE N00°09'25" E 509.51 FEET TO A POINT ON THE SOUTH LINE OF SAID HIGHWAY RIGHT-OF-WAY; THENCE N89°56'44" E ON SAID RIGHT-OF-WAY 313.90 FEET; THENCE S00°03'16" E 20.00 FEET; THENCE N89°56'44" E 118.57 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY NOW ON RECORD OR INDICATED ON THE PLAT.; AND

THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOUR (4), RANGE ELEVEN (11), WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances; that grantors have good right and lawful authority to convey the same; and that the grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed: 8-29-19

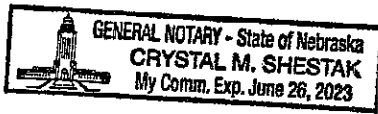
Kenneth L. Duval  
KENNETH L. DUVAL, TRUSTEE, Grantor

Larry G. Duval  
LARRY G. DUVAL, TRUSTEE, Grantor

STATE OF NEBRASKA )  
 )SS.  
COUNTY OF Clay )

Before me, a notary public qualified for said county, personally came Kenneth L. Duval, Co-Trustee of the Pearl L. Duval Irrevocable Trust Agreement, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on August 29, 2019

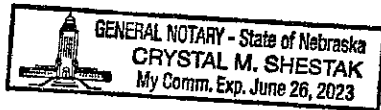


Crystal M. Shestak  
Notary Public

STATE OF NEBRASKA )  
 )SS.  
COUNTY OF Clay )

Before me, a notary public qualified for said county, personally came Larry G. Duval, Co-Trustee of the Pearl L. Duval Irrevocable Trust Agreement, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on August 29, 2019



Crystal M. Shestak  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2805	8/29/2019	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002105103		253		4	05	GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Bk	Parcel
Date of Sale Assessed Value						0000	4	11	29	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
165,755				165,755		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	9.990		23,325		Shelterbelt/Timber								
	1D	34.360		80,230		Accretion								
	2D1					Waste								
	2D					Other								
	3D1	9.670		18,955		<b>AG LAND TOTAL</b>		<b>76.900</b>		<b>165,755</b>				
	3D					Roads		2.960						
	4D1	22.880		43,245		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>2.960</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>TRUSTEE'S DEED; BETWEEN GRANDPARENT AND GRANDCHILD</b>	
<b>Comments from</b>	<b>Comments:</b>

(Continue on back)

# Real Estate Transfer Statement

253

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 8 Day 29 Yr. 19	4 Date of Deed Mo. 8 Day 29 Yr. 19
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) KENNETH L DUVAL & LARRY G DUVAL CO-TRUSTEES Street or Other Mailing Address 503 MARBURY ST City HOLDREGE State NE Zip Code 68949 Phone Number (308) 995-5206 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SHELLY A LAWSON & GREGORY S DUVAL Street or Other Mailing Address 2911 RANDOLPH City LINCOLN State NE Zip Code 68510 Phone Number (000) 000-0000 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N/A	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
\$ 280,000.00

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

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

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

18 Address of Property  
RURAL WEBSTER COUNTY

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
SHELLY LAWSON  
2911 RANDOLPH  
LINCOLN, NE 68510

18a  No address assigned 18b  Vacant land

20 Legal Description  
W1/2SW1/4 29-4N-11, WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

21 If agricultural, list total number of acres 80

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

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

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

JENNIFER FLEISCHER  
Print of Type Name of Grantee or Authorized Representative

*Jennifer Fleischer*  
Signature of Grantee or Authorized Representative

ATTORNEY  
Title

(402) 762-3524  
Phone Number

\_\_\_\_\_ Date

26 Date Deed Recorded Mo. 11 Day 21 Yr. 19		27 Value of Stamp or Exempt Number \$ Exempt # 20		28 Recording Data BK 2019, Pg 2805	
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Grantee—Retain a copy of this document for your records.







# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2807	8/29/2019	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002105102	254	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	4	11	29	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
174,050		174,050		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1		
1A			1G		
2A1			2G1		
2A			2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A			4G		
DRYLAND 1D1	68.850	160,765	Shelterbelt/Timber		
1D	5.690	13,285	Accretion		
2D1			Waste		
2D			Other		
3D1			<b>AG LAND TOTAL</b>	<b>74.540</b>	<b>174,050</b>
3D			Roads	0.990	
4D1			Farm Sites		
4D			Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			<b>Non-AG TOTAL</b>	<b>0.990</b>	

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
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**Assessor Comments and Reason for Adjustment:**  
**TRUSTEE'S DEED; BETWEEN GRANDPARENT AND GRANDCHILD**

<b>Comments from</b>	<b>Comments:</b>
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(Continue on back)

# Real Estate Transfer Statement

254

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

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

1 County Name		2 County Number <b>Select County &amp; County Number</b>		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>29</u> Yr. <u>19</u>		4 Date of Deed Mo. <u>8</u> Day <u>29</u> Yr. <u>19</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>KENNETH L DUVAL &amp; LARRY G DUVAL CO-TRUSTEES</b> Street or Other Mailing Address <b>503 MARBURY ST</b> City <b>HOLDREDGE</b> State <b>NE</b> Zip Code <b>68949</b> Phone Number <b>(308) 995-5206</b> Email Address <b>N/A</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>TANYA M LAUDENKLOS &amp; TODD W DUVAL</b> Street or Other Mailing Address <b>3615 20TH AVE</b> City <b>KEARNEY</b> State <b>NE</b> Zip Code <b>68845</b> Phone Number <b>(000) 000-0000</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N/A</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$268,765**

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

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

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

18 Address of Property  
**RURAL WEBSTER COUNTY**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**TANYA M LAUDENKLOS**  
**3615 20TH AVE**  
**KEARNEY, NE 68845**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**E1/2SW1/4 29-4-11, WEST OF THE 6TH P.M., WEBSTER COUNTY, NE EXCEPT THAT PART WHICH BELONGS TO PLAINVIEW CEMETERY ASSOCIATION: SEE ATTACHED**

21 If agricultural, list total number of acres 76.79

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

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

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

**JENNIFER FLEISCHER** (402) 762-3524  
Phone Number

Print or Type Name of Grantee or Authorized Representative

*Jennifer Fleischer* ATTORNEY  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>21</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BK2019, Pg 2807</u>

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

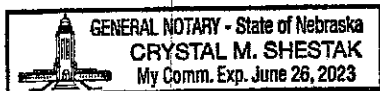
DESCRIBED AS A TRACT COMMENCING TWENTY (20) ROD AND ELEVEN (11) FEET WEST OF THE  
NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-NINE (29),  
TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11), WEST OF THE 6<sup>TH</sup> P.M. WEBSTER COUNTY, NEBRASKA  
THENCE WEST TEN (10) FEET, THENCE SOUTH FOUR HUNDRED AND TWELVE (412) FEET, THENCE EAST  
TEN (10) FEET, THENCE NORTH FOUR HUNDRED AND TWELVE (412) FEET TO THE POINT OF  
COMMENCING.



Before me, a notary public qualified for said county, personally came Kenneth L. Duval, Co-Trustee of the Pearl L. Duval Irrevocable Trust Agreement, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on August 29, 2019

Crystal M. Shestak  
Notary Public

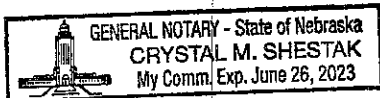


STATE OF NEBRASKA )  
 )SS.  
COUNTY OF Day )

Before me, a notary public qualified for said county, personally came Larry G. Duval, Co-Trustee of the Pearl L. Duval Irrevocable Trust Agreement, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on August 29, 2019

Crystal M. Shestak  
Notary Public



BK 2019, Pg 2809

DESCRIBED AS A TRACT COMMENCING TWENTY (20) ROD AND ELEVEN (11) FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11), WEST OF THE 6<sup>TH</sup> P.M. WEBSTER COUNTY, NEBRASKA THENCE WEST TEN (10) FEET, THENCE SOUTH FOUR HUNDRED AND TWELVE (412) FEET, THENCE EAST TEN (10) FEET, THENCE NORTH FOUR HUNDRED AND TWELVE (412) FEET TO THE POINT OF COMMENCING.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2810	8/29/2019	Base: 01-0123				Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number								
002104802	255	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	4	11	28	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
506,245		506,245		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	62.760	146,545		Shelterbelt/Timber								
1D	80.330	187,575		Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>234.160</b>	<b>506,245</b>						
3D				Roads	2.980							
4D1	11.310	21,375		Farm Sites								
4D	79.760	150,750		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>2.980</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>TRUSTEE'S DEED; BETWEEN PARENT AND CHILD; ALSO INCLUDES PARCEL 2105101</b>	
<b>Comments from</b>	<b>Comments:</b>

(Continue on back)



# Real Estate Transfer Statement

255

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>29</u> Yr. <u>19</u>		4 Date of Deed Mo. <u>8</u> Day <u>29</u> Yr. <u>19</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>KENNETH L DUVAL &amp; LARRY G DUVAL CO-TRUSTEES</b> Street or Other Mailing Address <b>503 MARBURY ST</b> City <b>HOLDREGE</b> State <b>NE</b> Zip Code <b>68949</b> Phone Number <b>(308) 995-5206</b> Email Address <b>N/A</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>KENNETH L. DUVAL</b> Street or Other Mailing Address <b>85046 548 AVE</b> City <b>PIERCE</b> State <b>NE</b> Zip Code <b>68767</b> Phone Number <b>(000) 000-0000</b> Email Address <b>N/A</b>			
				Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$772,000

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

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes  No

18 Address of Property  
**RURAL WEBSTER COUNTY**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**KENNETH L DUVAL**  
**85046 548 AVE**  
**PIERCE, NE 68767**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**SW1/4 28-4N-11, WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA**  
**E1/2SE1/4 29-4N-11, WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

**JENNIFER FLEISCHER** (402) 762-3524  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Jennifer Fleischer* ATTORNEY  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>11</u> Day <u>21</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2019, Pg 2810</u>	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Nov A.D., 2019, at 10:41 o'clock AM. Recorded in Book 2019 on Page 2810-2811  
Louise Petesch County Clerk  
16.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-21-19  
\$ Exempt #20 By AD

**TRUSTEE'S DEED**

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

**KENNETH L. DUVAL and LARRY G. DUVAL, CO-TRUSTEES OF THE PEARL L. DUVAL IRREVOCABLE TRUST AGREEMENT**, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto **KENNETH L. DUVAL, a married person**, Grantee, the following described real estate in Webster County, Nebraska:

THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11), WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA; AND

THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11), WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances; that grantors have good right and lawful authority to convey the same; and that the grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed: 8-29-19

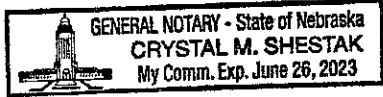
Kenneth L. Duval  
KENNETH L. DUVAL, TRUSTEE, Grantor

Larry G. Duval  
LARRY G. DUVAL, TRUSTEE, Grantor

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Clay )

Before me, a notary public qualified for said county, personally came Kenneth L. Duval, Co-Trustee of the Pearl L. Duval Irrevocable Trust Agreement, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on August 29, 2019

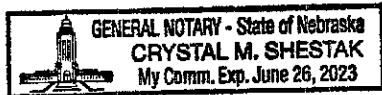


Crystal M Shestak  
Notary Public

STATE OF NEBRASKA        )  
  )SS.  
COUNTY OF Clay        )

Before me, a notary public qualified for said county, personally came Larry G. Duval, Co-Trustee of the Pearl L. Duval Irrevocable Trust Agreement, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on August 29, 2019



Crystal M Shestak  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2863	11/25/2019	Base: 65-0005				Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number								
001316700	261	4	05	GeoCde	Twn	Rng	Sec	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	36	1	00000	1	000	3565
Land	Improvements	Total		Date of Sale Property Classification Code								
310,395	9,570	319,965		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	4.070	5,555						
1A				1G	4.810	6,565						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G	0.430	585						
4A1				4G1								
4A				4G	42.270	57,700						
DRYLAND 1D1	9.380	21,900		Shelterbelt/Timber								
1D	80.960	189,040		Accretion								
2D1				Waste	5.600	1,010						
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>153.920</b>	<b>294,630</b>						
3D	2.540	4,980		Roads	3.980							
4D1				Farm Sites	1.000	5,765						
4D	3.860	7,295		Home Sites	1.000	10,000						
				Recreation								
Dwellings		8,210		Other								
Outbuildings		1,360		<b>Non-AG TOTAL</b>	<b>5.980</b>	<b>15,765</b>						

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

**Assessor Comments and Reason for Adjustment:**  
**WD; SALE BETWEEN BROTHERS & SISTERS**

**Comments from** \_\_\_\_\_ **Comments:** \_\_\_\_\_

(Continue on back)

# Real Estate Transfer Statement 261

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

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

1 County Name	2 County Number <b>ADAMS - 1</b>	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>25</u> Yr. <u>2019</u>	4 Date of Deed Mo. <u>11</u> Day <u>25</u> Yr. <u>2019</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Robert Heil and Sheryl Heil, H&amp;W</b> Street or Other Mailing Address <b>P.O. Box 32</b> City <b>Ayr</b> State <b>NE</b> Zip Code <b>68925</b> Phone Number <b>(402) 463-8880</b> Email Address <b>NA</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Richard Heil</b> Street or Other Mailing Address <b>2310 W. 6th Street</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 463-9374</b> Email Address <b>NA</b>	
		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes	No
		<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$110,000**

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

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

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

18 Address of Property

18a  No address assigned    18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Richard Heil**  
**2310 W. 6th Street**  
**Hastings, NE 68901**

20 Legal Description  
**Grantor's undivided 24.7619% interest in the Northeast Quarter (NE 1/4) of Section 36, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska.**

21 If agricultural, list total number of acres 160 +/-

22 Total purchase price, including any liabilities assumed .....	22	\$	110,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	110,000.00

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.

**Richard Heil** (402) 463-9374  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Richard Heil** Grantee  
Signature of Grantee or Authorized Representative Title  
Date **11/25/2019**

**sign here**

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>12</u> Day <u>2</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>247.50</u>	28 Recording Data <u>BK2019, Pg 2863</u>	For Dept. Use Only
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# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2866	9/20/2019	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000602100		262		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40005		005	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
55		2,155		2,210		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 1			

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>		Construction Date : 1900	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 664	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 74,505	Cost :
<b>Single Family Style: 101</b>		<b>Residential Condition: 10</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:	
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

(Continue on back)

Real Estate Transfer Statement

202

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 9 Day 20 Yr. 2019 4 Date of Deed Mo. 9 Day 20 Yr. 19

5 Grantor's Name, Address, and Telephone (Please Print) Valli Wyatt 6 Grantee's Name, Address, and Telephone (Please Print) Anthony S. Karcher, Sr. 335 Republican Street, Guide Rock, NE 68942

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

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

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

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

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

14 What is the current market value of the real property? \$2,210 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 335 Republican Street, Guide Rock, NE 68942 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

20 Legal Description Lot Three (3), Block Five (5), Original Town of Guide Rock, Webster County, Nebraska

21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed. \$ 1,100.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23). \$ 1,100.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Don E. Theobald (402) 746-2774 Attorney 9/20/19

Register of Deed's Use Only 26 Date Deed Recorded Mo. 12 Day 2 Yr. 19 27 Value of Stamp or Exempt Number \$ 4.50 28 Recording Data BK 2019, Pg 2866

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





# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2875	12/2/2019	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000129200		263		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		015	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
935		11,110		12,045		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: <b>RED CLOUD (RC)</b>						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : <b>1890</b>	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : <b>672</b>	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : <b>88,755</b>	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 20</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD	
<b>Comments from</b>	<b>Comments:</b>

(Continue on back)



# Real Estate Transfer Statement 263

FORM 521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 2 Yr. 2019		4 Date of Deed Mo. 12 Day 2 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Justin Elledge Street or Other Mailing Address 533 West 4th Avenue City Red Cloud State NE Zip Code 68970 Telephone Number (402) 746-4159 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew O'Connor Street or Other Mailing Address 139 West 11th Avenue City Red Cloud State NE Zip Code 68970 Telephone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$12,045

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

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

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

18 Address of Property  
915 West 11th Avenue  
Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Matthew O'Connor  
139 West 11th Ave  
Red Cloud, NE 68970

18a  No address assigned 18b  Vacant land

20 Legal Description  
Lots 7-9 Block 15 Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$ 11,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 11,000.00

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.

Justin Elledge  
Print or Type Name of Grantor or Authorized Representative

Justin Elledge  
Signature of Grantor or Authorized Representative

Owner  
Title

402-746-4159  
Phone Number

11-30-19  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 3 Yr. 19	27 Value of Stamp or Exempt Number \$ 24.75	28 Recording Data BL 2019 Pg 2875

State of Nebraska } ss.  
County of Webster }

BK 2019, Pg 2875

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Dec A.D., 2019, at 11:46 o'clock A.M. Recorded in Book 2019 on Page 2875  
Louise Detech County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-3-19  
\$ 24.75 By KD

QUITCLAIM DEED

Justin Elledge, a Married person, GRANTOR, whether one or more, in consideration of Eleven thousand dollars (\$11,000) and other valuable consideration receipt of which is hereby acknowledged, quitclaims, and conveys to Matthew O'Connor, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat, 76-201):

Lots Seven (7), Eight (8), and Nine (9), Block Fifteen (15) Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

Executed November 30, 2019.

Justin Elledge  
Justin Elledge

Matthew O'Connor  
Matthew O'Connor

STATE OF NEBRASKA, COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on November 30, 2019 by Justin Elledge.

General Notary - State of Nebraska  
MARCIA L. OLSON  
My Comm. Exp. March 8, 2023.

Marcia L Olson  
Notary Public

The Foregoing instrument was acknowledged before me on ~~November~~ December 3, 2019 by Matthew O'Connor.

Comm. expires 7-17-2022

GENERAL NOTARY- State of Nebraska  
TERESA LUNBERY  
My Comm. Exp. July 17, 2022

Teresa Lunbery  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2877	11/27/2019	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000336200		264		1		GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20055		011	9710
Land		Improvements		Total		Date of Sale Property Classification Code								
5,035		141,730		146,765		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements :	Multiple Improvements :
<b>Construction Date:</b>	Construction Date : 1979	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,464	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 225,760	Cost :
<b>Single Family Style: 103</b>	<b>Residential Condition: 35</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input checked="" type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
SURVIVORSHIP WARRANTY DEED	
<b>Comments from</b>	<b>Comments:</b>
(Continue on back)	

# Real Estate Transfer Statement

264

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

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

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>11</b> Day <b>27</b> Yr. <b>2019</b>	4 Date of Deed Mo. <b>11</b> Day <b>27</b> Yr. <b>2019</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Ronald J. Karmazin and Colleen K. Karmazin</b> Street or Other Mailing Address <b>PO Box 307</b> City <b>Blue Hill, NE 68930</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Riley Armes and Kellie Armes</b> Street or Other Mailing Address <b>1010 W. Seward St.</b> City <b>Blue Hill, NE 68930</b>	
Phone Number <b>NA</b>	Email Address <b>dwiebe@charter-title.net</b>	Phone Number <b>402-984-5770</b>	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		Email Address <b>dwiebe@charter-title.net</b>	

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

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____

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

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

Yes  No

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

Brothers and Sisters  Grandparents and Grandchild  Spouse

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

14 What is the current market value of the real property? <b>\$170,000.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property <b>1010 West Seward St. Blue Hill, NE 68930</b>	19 Name and Address of Person to Whom Tax Statement Should be Sent <b>Riley Armes and Kellie Armes 1010 West Seward St. Blue Hill, NE 68930</b>
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant Land

20 Legal Description  
**Lots 7, 8, 9 and 10, Block 11, Hoover's Addition to Blue Hill, Webster County, Nebraska.**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	170,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	170,000	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.

▶ Riley Armes and Kellie Armes  
Print or Type Name of Grantee or Authorized Representative

▶ 402-984-5770  
Phone Number

▶ [Signature]  
Signature of Grantee or Authorized Representative

▶ \_\_\_\_\_  
Grantee or Authorized Representative

▶ \_\_\_\_\_  
Title

▶ November 27 2019  
Date

sign  
here

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>12</b> Day <b>5</b> Yr. <b>19</b>	27 Value of Stamp or Exempt Number <b>\$ 382.50</b>	28 Recording Data <b>BK 2019, Pg 2877</b>

BK2019, Pg 2877

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 5 day of Dec A.D., 2019 at 9:53 o'clock A.M. Recorded in Book 2019 on Page 2877  
Ernie Petch County Clerk  
10:00 AB Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-5-19  
\$ 382.50 By ab

AFTER RECORDING RETURN TO:  
Charter Title & Escrow Services, Inc.  
747 North Burlington Avenue  
Suite G208  
Hastings, NE 68901  
402-463-6788

### SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Ronald J. Karmazin and Colleen K. Karmazin, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto

Riley Armes and Kellie Armes, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

Lots 7, 8, 9 and 10, Block 11, Hoover's Addition to Blue Hill, Webster County, Nebraska.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed this 27<sup>th</sup> day of November, 2019.

Ronald J. Karmazin  
Ronald J. Karmazin

Colleen K. Karmazin  
Colleen K. Karmazin

STATE OF Nebraska  
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2019 by Ronald J. Karmazin and Colleen K. Karmazin, husband and wife.

Sara A. Schutte  
Notary Public

General Notary - State of Nebraska  
SARA A. SCHUTTE  
My Comm. Exp. Oct. 20, 2022.

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2891	8/19/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000118100		265		1		GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10005		031	1980
Land		Improvements		Total		Date of Sale Property Classification Code								
925		15,625		16,550		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple. Improvements. :	Multiple. Improvements. :
<b>Construction Date:</b>	Construction Date :	Construction Date : 1900
<b>Floor:</b>	Floor Sq. Ft. :	Floor Sq. Ft. : 5,500
<b>Building Cost New:</b>	Cost :	Cost : 180,620
<b>Single Family Style:</b>	<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 471 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class: 3</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank: 20 Condition: 10</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input checked="" type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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



# Real Estate Transfer Statement

265

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 08 Day 19 Yr. 2019		Mo. 08 Day 19 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Webster County Natural Resources Conservation Foundation				Grantee's Name (Buyer) The Red Cloud Hotel, LLC			
Street or Other Mailing Address c/o Merle Illian, 1240 River Rd				Street or Other Mailing Address c/o Jarrod A. McCartney, 820 N Seward St			
City Red Cloud		State NE		City Red Cloud		State NE	
Zip Code 68970				Zip Code 68970			
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

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

14 What is the current market value of the real property? \$ 16,550		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 346 N Webster St Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land	

20 Legal Description  
Lots Twenty-two (22) and Twenty-three (23), Block Thirty-one (31), Original Town of Red Cloud, Webster County, Nebraska.

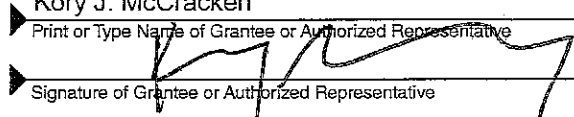
21 If agricultural, list total number of acres \_\_\_\_\_.

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

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

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

sign here **Kory J. McCracken** Print or Type Name of Grantee or Authorized Representative

 Signature of Grantee or Authorized Representative

\_\_\_\_\_  
Attorney

(402) 746-3613 Phone Number

12/5/19 Date

Register of Deeds Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 5 Yr. 19	27 Value of Stamp or Exempt Number \$ 38.25	28 Recording Data BK 2019 Pg 2891

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 5 day of Dec A.D., 20 19, at 11:43 o'clock A.M. Recorded in Book 2019 on Page 2891  
Donna Pritch County Clerk  
10-00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-5-19  
\$ 38.25 By ds

**WARRANTY DEED**

Webster County Natural Resources Conservation Foundation, a Nebraska non-profit corporation, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The Red Cloud Hotel, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-two (22) and Twenty-three (23), Block Thirty-one (31), 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 August 19, 2019.

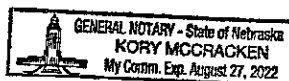
Webster County Natural Resources  
Conservation Foundation

Roy Anderson  
Roy Anderson, President

Merle L. Illian  
Merle Illian, Secretary

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on August 19, 2019, by Roy Anderson, President, and Merle Illian, Secretary, of Webster County Natural Resources Conservation Foundation, a Nebraska non-profit corporation, on behalf of the corporation.



Comm. expires \_\_\_\_\_

Kory McCracken  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2893	12/4/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149700		266		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
625		27,420		28,045		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1951	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 752	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 72,840	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 20</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

# Real Estate Transfer Statement

2020

FORM  
521

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>12</b> Day <b>4</b> Yr. <b>2019</b>		4 Date of Deed Mo. <b>11</b> Day <b>27</b> Yr. <b>2019</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Thomas Voytek and Tracy Voytek</b> Street or Other Mailing Address <b>1010 W. Mesquite Dr</b> City <b>Cottonwood</b> State <b>AZ</b> Zip Code <b>86326</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Colleen todd</b> Street or Other Mailing Address <b>528 N Franklin St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>			
Phone Number <b>402-744-0080</b>		Phone Number <b>402-984-5405</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <b>n/a</b>				Email Address <b>n/a</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$ 31,500 -**

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

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

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

18 Address of Property  
**528 N Franklin St  
Red Cloud, NE 68970**

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**Lots Seventeen (17) and Eighteen (18), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska**

21 If agricultural, list total number of acres \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	22	\$ <b>31,500</b>	<b>00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>0100</b>

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

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

sign here **Colleen Todd**  
Printer Type Name of Grantee or Authorized Representative  
**Colleen K. Todd**  
Signature of Grantee or Authorized Representative  
Grantee  
Title  
Date  
**12/4/2019**  
Phone Number  
**402-984-5405**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>12</b> Day <b>5</b> Yr. <b>19</b>	27 Value of Stamp or Exempt Number <b>\$ 72.00</b>	28 Recording Data <b>BL 2019 Pg 2893</b>



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2894	12/4/2019	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001205100		267		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	13	1	00000	1	000	2020
Land		Improvements		Total		Date of Sale Property Classification Code								
239,895				239,895		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		9.000		12,285				
1A						1G								
2A1						2G1								
2A						2G		16.000		21,840				
3A1						3G1								
3A						3G		8.000		10,920				
4A1						4G1								
4A						4G		84.000		114,660				
DRYLAND 1D1		10.000		23,350		Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>		<b>156.000</b>		<b>239,895</b>				
3D		29.000		56,840		Roads		4.000						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						<b>Non-AG TOTAL</b>		<b>4.000</b>						

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

<b>Assessor Comments and Reason for Adjustment:</b>
<b>WD; BETWEEN PARENT &amp; CHILD AND GRANDPARENTS &amp; GRANDCHILD; LIFE ESTATE TO MARIE K SCHROE</b>

<b>Comments from</b>	<b>Comments:</b>

(Continue on back)

Real Estate Transfer Statement

267

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number, 8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives...

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

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

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

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

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, Attorney, 402-834-3300, 12/4/19

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

Table with 3 columns: Item Number, Description, Amount. Includes items 22, 23, 24.

Register of Deed's Use Only, 25 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data, For Dept. Use Only

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

## 1. Grantor's Name, Address, and Telephone

Name: James I Schroer and Lavon Schroer  
Address: 2414 West 10<sup>th</sup> Street  
City, State, Zip: Hastings, NE 68901  
Phone Number: n/a  
Email Address: n/a

Name: Marianne K. Elikor, f/k/a Marianne K. Soucek and Dana Elikor  
Address: 307 West 9th  
City, State, Zip: Dorchester, NE 68343  
Phone Number: n/a  
Email Address: n/a

Name: Francis P. Schroer and Kylee M. Schroer  
Address: 1717 Road 2500  
City, State, Zip: Lawrence, NE 68957  
Phone Number: n/a  
Email Address: n/a

Name: Elizabeth J. Baldwin and Scott Baldwin  
Address: 4147 Driftwood Drive  
City, State, Zip: Grand Island, NE 68803  
Phone Number: n/a  
Email Address: n/a

Name: Edward J. Schroer and Michele Schroer  
Address: 806 Creighton Ave  
City, State, Zip: Hastings, NE 68901  
Phone Number: n/a  
Email Address: n/a

Name: Weston Rathje and Rachel Rathje  
Address: 25 Ridgecrest Drive  
City, State, Zip: Chesterfield, MO 63017  
Phone Number: n/a  
Email Address: n/a

Name: William Rathje and Megan Rathje  
Address: 6930 Saddlehorn Road  
City, State, Zip: Ayr, NE 68925  
Phone Number: n/a  
Email Address: n/a



Name: Jared Rathje and Jessica Rathje  
Address: 1834 Bateman Street  
City, State, Zip: Hastings, NE 68901  
Phone Number: n/a  
Email Address: n/a

**6. Grantee's Name, Address, and Telephone**

Name: James I Schroer  
Address: 2414 West 10<sup>th</sup> Street  
City, State, Zip: Hastings, NE 68901  
Phone Number: n/a  
Email Address: n/a

Name: Marianne K. Elikor, f/k/a Marianne K. Soucek  
Address: 307 West 9th  
City, State, Zip: Dorchester, NE 68343  
Phone Number: n/a  
Email Address: n/a

Name: Francis P. Schroer  
Address: 1717 Road 2500  
City, State, Zip: Lawrence, NE 68957  
Phone Number: n/a  
Email Address: n/a

Name: Elizabeth J. Baldwin  
Address: 4147 Driftwood Drive  
City, State, Zip: Grand Island, NE 68803  
Phone Number: n/a  
Email Address: n/a

Name: Edward J. Schroer  
Address: 806 Creighton Ave  
City, State, Zip: Hastings, NE 68901  
Phone Number: n/a  
Email Address: n/a

Name: Weston Rathje  
Address: 25 Ridgecrest Drive  
City, State, Zip: Chesterfield, MO 63017  
Phone Number: n/a  
Email Address: n/a

Name: William Rathje  
Address: 6930 Saddlehorn Road  
City, State, Zip: Ayr, NE 68925  
Phone Number: n/a  
Email Address: n/a

Name: Jared Rathje  
Address: 1834 Bateman Street  
City, State, Zip: Hastings, NE 68901  
Phone Number: n/a  
Email Address: n/a

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/05/19  
\$ Ex004 By AS

**Bk 2019, Pg 2894**

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 05 day of December A.D., 2019, at 04:06 o'clock PM. Recorded in Book 2019 on Pages 2894-2903

*Lorise Petsch* County Clerk  
Fee: \$64.00 By: AS Deputy  
Electronically Recorded

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

## WARRANTY DEED

James I Schroer and Lavone Schroer, husband and wife, Marianne K. Elker, f/k/a Marianne K. Soucek and Dana Elker, wife and husband, Francis P. Schroer and Kylene M. Schroer, husband and wife, Elizabeth J. Baldwin and Scott Baldwin, wife and husband, and Edward J. Schroer and Michele Schroer, husband and wife, Weston Rathje and Rachel Rathje, husband and wife, William Rathje and Megan Rathje, husband and wife, and Jared Rathje and Jessica Rathje, husband and wife, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Grantee:

Name of Grantee	Interest Conveyed
James I Schroer, a married person	1/6
Marianne K. Soucek, a married person	1/6
Francis P. Schroer, a married person	1/6
Elizabeth J. Baldwin, a married person	1/6
Edward J. Schroer, a married person	1/6
Weston Rathje, a married person	1/18
William Rathje, a married person	1/18
Jared Rathje, a married person	1/18

as tenants in common, *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:

The remainder interest in: The Northeast Quarter (NE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9), West of the 6<sup>th</sup> 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: December 4, 2019.

*(Signature Pages Follow)*











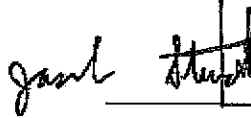


  
\_\_\_\_\_  
Weston Rathje, Grantor

Missouri )  
State of ~~Nebraska~~ )  
 ) ss.  
County of ~~St. Charles~~

  
\_\_\_\_\_  
Rachel Rathje, Grantor

The foregoing instrument was acknowledged before me on November 18<sup>th</sup>, 2019, by Weston Rathje, Grantor.

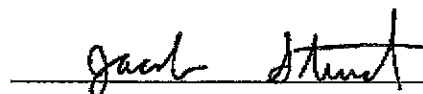
  
\_\_\_\_\_  
Notary Public

JACOB W. STEWART  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Charles County  
My Commission Expires: May 27, 2023  
Commission Number: 19658382

Missouri )  
State of ~~Nebraska~~ )  
 ) ss.  
County of ~~St. Charles~~

The foregoing instrument was acknowledged before me on November 18<sup>th</sup>, 2019, by Rachel Rathje, Grantor.

JACOB W. STEWART  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Charles County  
My Commission Expires: May 27, 2023  
Commission Number: 19658382

  
\_\_\_\_\_  
Notary Public







# Real Estate Transfer Statement

268

FORM  
521

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

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

1 County Name <u>Webster</u>		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>6</u> Yr. <u>19</u>		4 Date of Deed Mo. <u>12</u> Day <u>6</u> Yr. <u>19</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Billie McHard</u> Street or Other Mailing Address <u>540 E Republican ST</u> City <u>Guide Rock</u> State <u>NE</u> Zip Code <u>68942</u> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Leland Lighthill</u> Street or Other Mailing Address <u>PO Box 171</u> City <u>Guide Rock</u> State <u>NE</u> Zip Code <u>68942</u> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
7500

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

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

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

18 Address of Property  
540 E Republican ST

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
Lot 3, New Territory of Guide Rock by Annexation, in the SW4 of 3-1-9, Webster Co., NE.

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	<u>7500</u>	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	<u>-</u>	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<u>7500</u>	<u>0.00</u>

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

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

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

Signature of Grantee or Authorized Representative [Signature] Title Attorney Date 12/6/19

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>6</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number <u>\$ 18.00</u>	28 Recording Data <u>BK2019, Pg 2904</u>	

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

BK2019, Pg 2904

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 Dec A.D., 2019, at 11:32 o'clock A.M. Recorded in Book 2019 on Page 2904  
Rouise P. Patten County Clerk  
40.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-6-19  
\$ 18.00 By ab

**WARRANTY DEED**

Billie Mefford, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Leland Lighthill, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Three (3), New Territory to Guide Rock by Annexation in the Southwest Quarter (SW¼) of Section Three (3), Township One (1) North, Range Nine West of the 6th P.M., Webster County, Nebraska.  
(9)

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 December 6, 2019.

Billie Mefford

By Teresa M. Bergman A.F.F.  
Teresa M. Bergman, Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 6, 2019, by Teresa M. Bergman, attorney in fact, on behalf of Billie Mefford.

Comm. expires



Kory McCracken  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2913	2/14/2019	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001211000		269		4 10		GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	25	0	00000	1	000	2370
Land		Improvements		Total		Date of Sale Property Classification Code								
560,675		20,320		580,995		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		1.580		2,155				
1A						1G		3.300		4,505				
2A1						2G1		48.990		66,870				
2A						2G		30.420		41,525				
3A1						3G1								
3A						3G		33.340		45,510				
4A1						4G1								
4A						4G		46.080		62,900				
DRYLAND 1D1		77.140		180,120		Shelterbelt/Timber								
1D		29.670		69,280		Accretion								
2D1						Waste		2.010		360				
2D						Other								
3D1						<b>AG LAND TOTAL</b>		<b>314.580</b>		<b>554,910</b>				
3D		31.540		61,820		Roads		5.980						
4D1						Farm Sites		1.000		5,765				
4D		10.510		19,865		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				20,320		<b>Non-AG TOTAL</b>		<b>6.980</b>		<b>5,765</b>				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>EASEMENT AGREEMENT FOR TRANSMISSION FACILITIES</b>	
<b>Comments from</b>	
<b>Comments:</b>	

(Continue on back)



# Real Estate Transfer Statement

269

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

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

1 County Name \_\_\_\_\_ 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 2 Day 14 Yr. 19 4 Date of Deed Mo. 2 Day 26 Yr. 2019

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller) McCabe Trusts Grantee's Name (Buyer) Prairie Spirit Wind, LLC, a Delaware limited liability company  
Street or Other Mailing Address 32378 Hickory Hill Road Street or Other Mailing Address 310 4th St. NE, Ste 200  
City Millsboro State DE Zip Code 19966 City Charlottesville State VA Zip Code 22902  
Phone Number (302) 934-9633 Phone Number (434) 220-7595 Is the grantee a 501(c)(3) organization?  Yes  No  
Email Address irmccabe@hotmail.com If Yes, is the grantee a 509(a) foundation?  Yes  No  
Email Address elisabeth.jacobs@apexcleanenergy.com

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

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

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

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

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

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

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

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

Yes  No  Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other \_\_\_\_\_  
 Brothers and Sisters  Grandparents and Grandchild  Spouse  
 Ex-spouse  Parents and Child  Step-parent and Step-child

14 What is the current market value of the real property? \$0

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

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

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

18 Address of Property same as above.

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

18a  No address assigned 18b  Vacant land

20 Legal Description S/2 of S25, T3N, R9W.

21 If agricultural, list total number of acres \_\_\_\_\_

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 22

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

sign here **Jeanine G. Wolanski** (434) 220-7594  
Print or Type Name of Grantee or Authorized Representative Phone Number  
*Jeanine G. Wolanski* Vice President of Land Management  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only For Dept. Use Only

26 Date Deed Recorded Mo. 12 Day 9 Yr. 19 27 Value of Stamp or Exempt Number \$ Exempt #22 28 Recording Data BK 2019, Pg 2913

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

BK 2019, Pg 2913

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 9 day  
of Dec A.D., 20 19, at 10:59  
o'clock AM. Recorded in Book 2019  
on Page 2913-2921  
Louise Petach County Clerk  
SB.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-9-19  
\$ Exempt #22 By     

Prepared by and return to:  
Prairie Spirit Wind, LLC  
c/o Apex Clean Energy, Inc.  
310 4<sup>th</sup> Street NE, Suite 200  
Charlottesville, VA 22902  
Attention: Eugene Lerman, Esq.

**GRANT OF EASEMENT AND EASEMENT AGREEMENT FOR  
TRANSMISSION FACILITIES**

THIS GRANT OF EASEMENT AND EASEMENT AGREEMENT FOR TRANSMISSION FACILITIES (this "Agreement") is made as of the last date executed by a party hereto (the "Effective Date") between Michael H. McCabe, Trustee of the Michael H. McCabe Revocable Trust dated March 17, 2009; and Iris R. McCabe, Trustee of the Iris R. McCabe Revocable Trust dated March 17, 2009 (collectively, "Grantor"), and **Prairie Spirit Wind, LLC**, a Delaware limited liability company ("Grantee"). Grantor is the sole owner of certain property located in Webster County, Nebraska, as more particularly described in Exhibit A attached hereto and made part hereof (the "Property").

1. Grant of Transmission Easement. For good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, conveys and warrants to Grantee and its successors and assigns, an exclusive easement ("Transmission Easement") on, along, over, under and across a two hundred (200) foot wide portion of the Property more particularly described in Exhibit B attached hereto (the "Transmission Corridor") and certain portions of the Property located outside of the Transmission Corridor to be designated by Grantee to install guy wires if needed or desired to enable a transmission line to turn a corner (any and all such expansions, collectively, "Guy Wire Expansions"), provided, that Guy Wire Expansions shall not extend beyond seventy-five (75) feet from the center of any pole installed within the Transmission Corridor. The Transmission Corridor and the Guy Wire Expansions are collectively referred to herein this Agreement as the "Easement Area". Grantee shall have the right to use the Easement Area for the following purposes: (i) to erect, construct, reconstruct, replace, remove, maintain, operate and use from time to time a single system of above-ground poles, with such wires and cables as from time to time are suspended therefrom, for the transmission of electrical energy and/or for communication purposes, and all necessary and proper foundations, switching facilities, footings, guy wires, anchors, crossarms and other appliances, fixtures and facilities for use in connection with said poles, wires and cables on, along, over, under and across the Easement Area, and (ii) to construct, reconstruct, replace, remove, maintain, operate and use underground wires and cables for the transmission of electrical energy and/or for communication purposes, and all necessary and proper appliances, fixtures and facilities for use in connection with said wires and cables along, under and across the Easement Area (collectively, the "Transmission Facilities").

1. Payment. In consideration of the rights granted hereunder, Grantee agrees to pay Grantor the amounts set forth in the Fee Schedule attached hereto ("Fee Schedule"). The Fee Schedule shall be omitted from the recorded Agreement as provided in Section 14 below.
2. Construction Activities. During any construction of Transmission Facilities, Grantee may use an additional fifty (50) feet of land in total on either or both sides of the Easement Area (the "Temporary Construction Area"). Grantee will use commercially reasonable efforts to minimize surface disturbance on the portion of the Property lying outside of the Easement Area during construction. Grantee shall notify Grantor of the commencement and completion of any construction.
3. Access. Grantee shall have the right of ingress to and egress from Transmission Facilities (whether located on the Property or elsewhere), over and along the Property by means of roads and lanes thereon if existing, or otherwise by such route or routes as Grantee may construct from time to time, as well as the right to maintain and improve such roads and lanes. Grantee shall also have the right to cut or take down any portion of any fence as reasonably necessary to erect, construct, reconstruct, replace, remove, maintain, operate and use the Transmission Facilities. Prior to cutting any fence, Grantee shall brace the fence adequately on both sides to prevent slackening of any wires. Grantee shall also have the right to trim, cut and remove trees and underbrush anywhere on the Property if any limbs, branches or other parts are within the Easement Area, and shall dispose of all resulting debris offsite. Upon completion of construction, Grantee shall restore the Property, as nearly as is commercially practicable, to the same condition it was in prior to the commencement of construction.
4. Term and Termination. The "Pre-Construction Term" of this Agreement shall commence on the Effective Date and continue until the earlier of (i) payment of the first Construction Payment (as defined and described in the attached Fee Schedule) or (ii) seven (7) years following the Effective Date hereof; provided, however, if construction of the Transmission Facilities on the Property has commenced by the seventh (7<sup>th</sup>) anniversary of the Effective Date, but the first Construction Payment has not been paid by such date, then Grantee shall have a period of sixty (60) days after written notice from Grantor to pay the first Construction Payment before being in default of this Agreement and if the first Construction Payment is paid to Grantor during such sixty (60) day cure period, then the Pre-Construction Term shall be deemed extended through such cure period. If the first Construction Payment is paid to Grantor during the Pre-Construction Term, then the term of this Agreement shall be extended for a term of forty (40) years (the "Initial Term"). Grantor and Grantee shall have the right to extend the term of this Agreement beyond the Initial Term for two (2) additional ten (10) year periods, which extensions shall be deemed exercised if Grantee provides written notice of its desire to extend the Initial Term to Grantor and Grantee pays the Extension Fee (as defined and described in the attached Fee Schedule) no later than thirty (30) days before the then-existing expiration date of this Agreement. If Grantor fails to object in writing to such extension within five (5) business days of receipt of the extension notice or if Grantor deposits or otherwise retains the Extension Fee, then the extension shall be deemed validly exercised and the term of this Agreement shall continue through such extension period. Notwithstanding anything else herein to the contrary, Grantee may elect to terminate this Agreement at any time during the Pre-Construction Term, the Initial Term or any extension(s) thereof by delivering written notice to Grantor. Upon the expiration or earlier termination of this Agreement, Grantee shall, at Grantor's request, file a notice of termination in the real property records of the county in which the Property is located, and restore the surface of the Property, as nearly as is commercially practicable, to the same condition it was in prior to the commencement of construction. Notwithstanding anything to the contrary in this Agreement, in no event shall the Initial Term of this Agreement be longer than the longest period permitted by applicable law; accordingly, Grantor and Grantee agree that with respect to the time limitations set forth in Nebraska Revised Statute section 76-3002 and section 66-912.01, the length of the Pre-Construction Term, Initial Term and any extension term shall each be treated and measured independent of each other; it being the intent of the

parties that the term of this Agreement is in compliance with the prescribed statutory time limitations for a "wind agreement" as set forth in Nebraska Revised Statutes section 76-3002 and section 66-912.01.

5. Assignment. Grantee may assign this Agreement or its rights with respect to the Transmission Easement, in whole or in part, without the need for Grantor's consent. This Agreement shall run with the land. This Agreement shall inure to the benefit of, and be binding upon, Grantor and Grantee and their respective transferees, legal representatives, heirs, successors and assigns and all persons claiming under them.

6. Costs. All costs and expenses incident to the erection, construction, reconstruction, replacement, removal, maintenance, operation and use of the Transmission Facilities shall be borne by Grantee.

7. Grantor's Right to Easement Area. Grantor retains the right to use the Property, including the Easement Area, for all purposes not inconsistent with the rights granted to Grantee by this Agreement.

8. Indemnity. Grantee shall, at all times, save and hold harmless and indemnify Grantor, its officers, partners, agents, contractors and employees, from and against all losses, damages, expenses, claims, demands, suits and actions, including, but not limited to, all claims for personal injuries and property damage outside the Easement Area, to the extent caused by the negligence or willful misconduct of Grantee, its officers, partners, agents, contractors and employees. Grantor shall, at all times, save and hold harmless and indemnify Grantee, its officers, partners, agents, contractors and employees, from and against all losses, damages, expenses, claims, demands, suits and actions, including, but not limited to, all claims for personal injuries and property damage within the Easement Area, to the extent caused by the negligence or willful misconduct of Grantor, its officers, partners, agents, contractors and employees.

9. Surface Damage. Grantee shall pay Grantor fair compensation, based on market rates, for losses or damage to crops (based on the average crop yield for the general area as determined by the local NRCS office), grass, livestock, fences, and other property or improvements on the Property as a result of Grantee's construction, reconstruction, replacement, removal, maintenance, operation and use of the Transmission Facilities. Other than as expressly set forth herein, Grantee shall not be responsible to pay Grantor any losses of income, rent, business opportunities, profits or other losses arising out of Grantor's inability to grow crops or otherwise use the Easement Area or the Temporary Construction Area.

10. Financing.

a. Grantee may collaterally assign, mortgage or otherwise encumber its interest in this Agreement to any institution (including any trustee or agent on behalf of such institution) providing debt or other financing to Grantee or its successors or assigns (each, a "Financing Party") under any mortgage, deed of trust, deed to secure debt or other security instrument by which Grantee's interest under this Agreement is mortgaged, conveyed, assigned or otherwise transferred to secure a debt or other obligation to a Financing Party (each, a "Mortgage"). Each Financing Party who provides notice to Grantor of its Mortgage shall be referred to as "Mortgagee".

b. So long as any Mortgage remains in effect, this Agreement shall not be modified, and Grantor shall not accept a surrender of the Easement Area or a termination or release of this Agreement, without the prior consent of all Mortgagees.

c. Grantor, upon providing Grantee any notice of default under, or termination of, this Agreement, shall at the same time provide a copy of such notice to each Mortgagee. Such Mortgagee shall have the same period, after the giving of such notice, for remedying any default or causing the same to be

remedied (but shall have no obligation to remedy or cause the remedy of any default), as is given Grantee after the giving of such notice to Grantee to remedy the default specified in any such notice. Grantor shall accept such performance by or at the instigation of such Mortgagee as if the same had been done by Grantee.

d. Grantor shall execute estoppel certificates (certifying as to such matters as Grantee may reasonably request, including, without limitation, that no default then exists under this Agreement to Grantor's knowledge, if such be the case), consents to assignment and/or non-disturbance agreements as Grantee or any Mortgagee may reasonably request from time to time.

e. If this Agreement is terminated as a result of any default or the bankruptcy, insolvency or appointment of a receiver in bankruptcy for Grantee, Grantor shall give prompt notice to the Mortgagees. Grantor shall, upon written request of the first priority Mortgagee, made within forty (40) days after notice to such Mortgagee, enter into a new easement agreement with such Mortgagee, or its designee, within twenty (20) days after the receipt of such request. Such new easement agreement shall be effective as of the date of the termination of this Agreement by reason of default by Grantee, and shall be for a term equal to the remainder of the term of this Agreement and upon the same terms, covenants, conditions and agreements as contained in this Agreement. Upon the execution of any such new easement agreement, the Mortgagee shall agree in writing to perform or cause to be performed all of the covenants and agreements set forth in this Agreement to be performed by Grantee to the extent that Grantee failed to perform the same prior to the execution and delivery of the new easement agreement.

11. Grant to Utility. Grantee shall have the right to grant to any utility the right to construct, operate and maintain the Transmission Facilities in the Easement Area pursuant to any standard form of easement or other agreement used by such utility.

12. Notices. All notices, requests and communications ("Notice") under this Agreement shall be given in writing by first class certified mail, postage prepaid, return receipt requested, to the individuals and addresses indicated below:

(a) If to Grantor:  
Michael H. and Iris R. McCabe, Trustees  
Michael H. McCabe Revocable Trust  
Iris R. McCabe Revocable Trust  
32378 Hickory Hill Road  
Millsboro, DE 19966

(b) If to Grantee:  
Prairie Spirit Wind, LLC  
c/o Apex Clean Energy, Inc.  
310 4<sup>th</sup> Street NE, Suite 200  
Charlottesville, VA 22902  
Attn: Land Department

(c) If to Mortgagee on notice of default or termination: (Address indicated in Mortgagee's notice sent to Grantor under Section 11 hereof).

Any Notice provided for herein shall be deemed to be received five (5) business days after the date on which it is mailed. Any party may, by proper written notice hereunder to the other party, change the individual address to which such Notice shall thereafter be sent.

13. Miscellaneous. This Agreement shall be construed and enforced in accordance with the laws of the State of Nebraska. This Agreement, when executed, approved and delivered, together with all exhibits attached hereto, shall constitute the entire agreement between the parties and there are no other representations or agreements, oral or written, except as expressly set forth herein. This Agreement may not be amended or modified except by a written agreement signed by the parties hereto. Each party

agrees that it will without further consideration execute and deliver such other documents and take such other action as may be reasonably requested by the other party to consummate more effectively the purposes or subject matter of this Agreement. In the event of any inaccuracy in the description of the Property or Easement Area in Exhibit A or Exhibit B, respectively, or in the description of the parties in whom title to the Property is vested, Grantor and Grantee shall amend this Agreement to correct such inaccuracy in order to accomplish the intent of Grantor and Grantee. Grantor and Grantee agree that this Agreement (without the Fee Schedule) shall be recorded in the real property records of the county in which the Property is located. If any terms or provisions of this Agreement are deemed to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original agreement, and all of which shall constitute one agreement.

*[signature pages follow]*

IN WITNESS WHEREOF, Grantor and Grantee have caused this Agreement to be executed and delivered by their duly authorized representatives on the date set forth below the respective signatures of Grantor and Grantee.

**"GRANTEE"**

**PRAIRIE SPIRIT WIND, LLC,**  
a Delaware limited liability company

By: Apex GCL, LLC,  
a Delaware limited liability company,  
its sole member

By: Apex Clean Energy Holdings, LLC,  
a Delaware limited liability company,  
its sole member

By: *Jeanine G. Wolanski*  
Name: Jeanine G. Wolanski  
Title: Vice President of Land Management

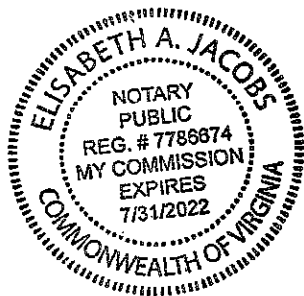
COMMONWEALTH OF VIRGINIA

CITY OF CHARLOTTESVILLE

The foregoing instrument was acknowledged before me this 26 day of February, 2019 by Jeanine G. Wolanski, as the Vice President of Land Management of Apex Clean Energy Holdings, LLC, a Delaware limited liability company, as the sole member of Apex GCL, LLC, a Delaware limited liability company, as the sole member of Prairie Spirit Wind, LLC, a Delaware limited liability company, on behalf of the company.

Notary Public: *Elisabeth Jacobs*  
Commission No: 7786674  
Commission Expires: 7/31/2022

(SEAL)

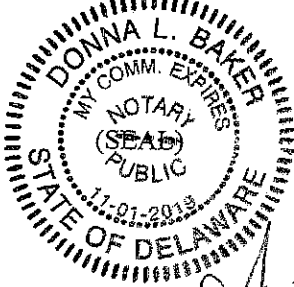


"GRANTOR"

By: Michael H. McCabe  
Name: Michael H. McCabe, Trustee of the Michael H. McCabe Revocable Trust dated March 17, 2009  
Date: 2/14/19

STATE OF Delaware  
COUNTY OF Sussex

The foregoing instrument was acknowledged before me this 14th day of February, 2019 by Michael H. McCabe, Trustee of the Michael H. McCabe Revocable Trust dated March 17, 2009.



Notary Public: Donna L. Baker  
Commission No: \_\_\_\_\_  
Commission Expires: 11/1/19

By: Iris R. McCabe  
Name: Iris R. McCabe, Trustee of the Iris R. McCabe Revocable Trust dated March 17, 2009  
Date: 2/14/19

STATE OF Delaware  
COUNTY OF Sussex

The foregoing instrument was acknowledged before me this 14th day of February, 2019 by Iris R. McCabe, Trustee of the Iris R. McCabe Revocable Trust dated March 17, 2009.



Notary Public: Donna L. Baker  
Commission No: \_\_\_\_\_  
Commission Expires: 11/1/19



EXHIBIT A

DESCRIPTION OF PROPERTY

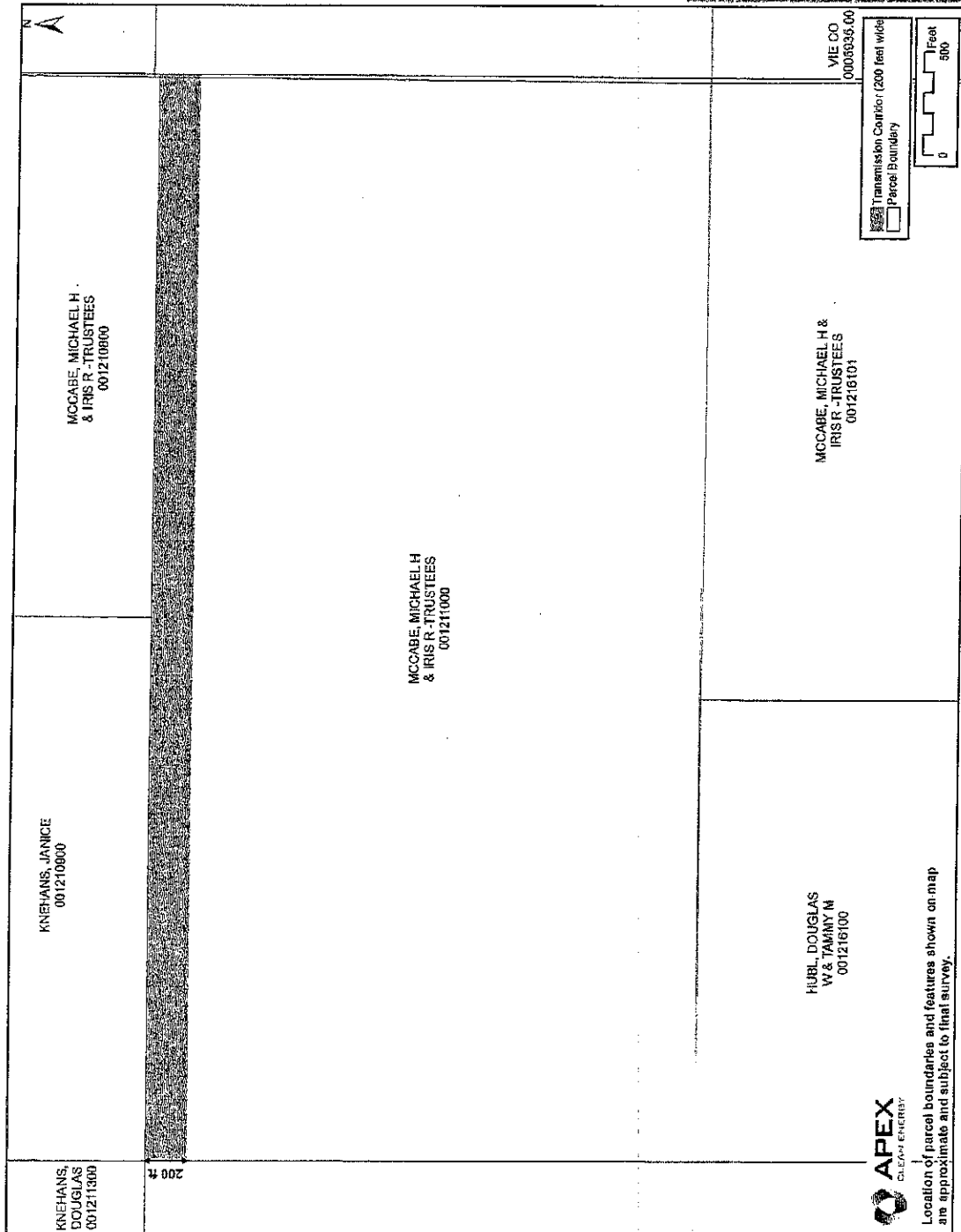
The Property is all of the following tracts or parcels of land, situated in Webster County, State of Nebraska, consisting of 321.56 acres, more particularly described as follows:

The South Half (S1/2) of Section Twenty-Five (25), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska and the West Half (W1/2) of the vacated county road running North and South along the east edge of said Section

**Tax Parcel Reference:** 001211000 (321.56 acres)

**EXHIBIT B**

**TRANSMISSION CORRIDOR**



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2944	12/10/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002113500		270		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	25	3	00000	1	000	0635		
Land		Improvements		Total		Date of Sale Property Classification Code								
30,780		181,790		212,570		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 7					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G		5.000		6,825				
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G		6.000		8,190				
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>		<b>11.000</b>		<b>15,015</b>				
3D						Roads								
4D1						Farm Sites		1.000		5,765				
4D						Home Sites		1.000		10,000				
						Recreation								
Dwellings				151,190		Other								
Outbuildings				30,600		<b>Non-AG TOTAL</b>		<b>2.000</b>		<b>15,765</b>				

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

(Continue on back)

# Real Estate Transfer Statement

270

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 applicable the item number.

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

1 County Name <b>Webster</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>10</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>11</u> Day <u>26</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Wade T. Smith and Rebecca L. Smith</b> Street or Other Mailing Address <b>1310 N Cedar</b> City <b>Hastings, NE</b> 68901 Phone Number <b>NA</b> Email Address <b>dwiebe@charter-title.net</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Benjamin E. Suchsland, Erin E. Jobman</b> Street or Other Mailing Address <b>1072 Hwy 36</b> City <b>Kensington KS</b> 66951 Phone Number <b>785-476-5546</b> Email Address <b>dwiebe@charter-title.net</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$250,000.00**

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

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

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

18 Address of Property  
**2020 Highway 281  
Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Benjamin E. Suchsland, Erin E. Jobman  
2020 Highway 281  
Blue Hill, NE 68930**

18a  No address assigned      18b  Vacant Land

20 Legal Description  
A tract of land comprising a part of the Southwest Quarter (SW1/4) of Section 25, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: With reference to the Southwest corner of said SW1/4; thence running on an assumed bearing of N 00°00'00" E on the West line of said SW1/4 for a distance of 300.00 feet; thence S 89°23'00" E for 57.19 feet to a point on the

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	250,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	250,000	00

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

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

**sign here**

Benjamin E. Suchsland  
Print or Type Name of Grantee or Authorized Representative

*[Signature]*  
Signature of Grantee or Authorized Representative

985-476-5546  
Phone Number

Grantee or Authorized Representative  
Title

December 10 2019  
Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>11</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>562.50</u>	28 Recording Data <u>BK 2019, Pg 2944</u>

BK 2019, Pg 2944

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 11 day  
of Dec A.D., 2019, at 3:54  
o'clock P.M. Recorded in Book 2019  
on Page 2944-2945  
Amiee Petch County Clerk  
16.00 AS Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>12-11-19</u>
\$ <u>562.56</u>	By <u>AS</u>

AFTER RECORDING RETURN TO:  
Charter Title & Escrow Services, Inc.  
747 North Burlington Avenue  
Suite G208  
Hastings, NE 68901  
402-463-6788

### SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT  
Wade T. Smith and Rebecca L. Smith, husband and wife, herein called the grantor whether one  
or more, in consideration of One Dollar and other valuable consideration received from  
grantees, do grant, bargain, sell, convey, and confirm unto

Benjamin E. Suchsland, a single person and Erin E. Jobman, a single person, as joint tenants  
with right of survivorship,

the following described real property in Webster County, Nebraska:

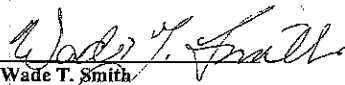
A tract of land comprising a part of the Southwest Quarter (SW1/4) of Section 25, Township  
4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, said tract being more  
particularly described as follows: With reference to the Southwest corner of said SW1/4;  
thence running on an assumed bearing of N 00°00'00" E on the West line of said SW1/4 for a  
distance of 300.00 feet; thence S 89°23'00" E for 57.19 feet to a point on the Easterly right-  
of-way line of U.S. Highway #281; thence N 00°41'00" E on said right-of-way line for 785.00  
feet; thence continuing N 00°19'00" E on said highway right-of-way for 39.65 feet to the  
actual POINT OF BEGINNING; thence continuing N 00°19'00" E on said highway right-of-  
way for 33.00 feet; thence S 89°12'26" E for 841.21 feet; thence N 23°04'18" E for 432.49  
feet; thence N 37°30'36" E for 277.36 feet; thence S 69°35'29" E for 100.97 feet; thence S  
43°47'06" E for 427.77 feet; thence S 07°36'40" E for 612.50 feet; thence S 84°42'43" W for  
551.74 feet; thence N 45°10'29" W for 67.11 feet; thence N 01°24'12" W for 205.90 feet;  
thence N 89°12'26" W for 153.79 feet; thence N 02°12'31" W for 136.20 feet; thence N  
89°12'26" W for 860.05 feet to the POINT OF BEGINNING.

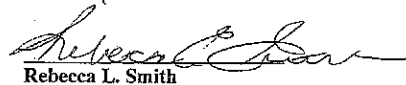
To have and hold above described premises together with all tenements, hereditaments  
and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and  
assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with  
the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that  
they are free from any encumbrance except covenants, easements and restrictions of record; all  
regular taxes and special assessments; except those levied or assessed subsequent to date  
hereof; that grantor has good right and lawful authority to convey the same; and that grantor  
warrants and will defend the title to said premises against the lawful claims of all persons  
whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the  
grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

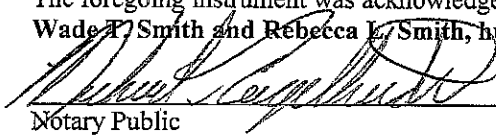
Executed this 26 day of November, 2019.

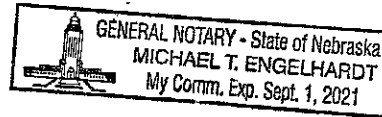
  
Wade T. Smith

  
Rebecca L. Smith

STATE OF Nebraska  
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 26 day of November, 2019 by  
Wade T. Smith and Rebecca L. Smith, husband and wife.

  
\_\_\_\_\_  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2953	12/12/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002315200	271	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	35	0	00000		000	2370
Land	Improvements	Total		Date of Sale Property Classification Code								
10,315	10,195	20,510		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 4			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>								
3D				Roads								
4D1				Farm Sites								
4D				Home Sites		1.170		10,315				
				Recreation								
Dwellings		10,195		Other								
Outbuildings				<b>Non-AG TOTAL</b>		1.170		10,315				

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

(Continue on back)

# Real Estate Transfer Statement

271

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 12 Day 12 Yr. 2019		Mo. 12 Day 12 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Jone Potter				Grantee's Name (Buyer) Glenn Shane Brumbaugh			
Street or Other Mailing Address 601 Minnesota Avenue				Street or Other Mailing Address 601 Minnesota Avenue			
City Inavale		State NE		City Inavale		State NE	
		Zip Code 68952				Zip Code 68952	
Phone Number (402) 746-2707		Phone Number (402) 746-2707		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address					

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No \_\_\_\_\_

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

Yes  No \_\_\_\_\_

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

Yes  No

<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

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

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes \_\_\_\_\_  No

18 Address of Property

601 Minnesota Ave  
Inavale, NE 68952

18a  No address assigned 18b  Vacant land

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

same as Grantee

20 Legal Description

see attached

21 If agricultural, list total number of acres \_\_\_\_\_.

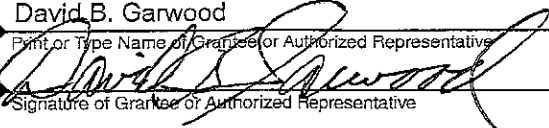
22 Total purchase price, including any liabilities assumed .....	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate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

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

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

**sign here**

Print or Type Name of Grantor or Authorized Representative: David B. Garwood

Signature of Grantor or Authorized Representative: 

Title: Attorney

Phone Number: (402) 746-3613

Date: 12-13-19

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. <u>12</u> Day <u>13</u> Yr. <u>19</u>	\$ <u>Exempt 5a</u>	<u>BL 2019, Pg 2953</u>



Commencing at the Northeast corner of County Surveyor's Lot Fifteen B (15B) in the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12), West of the 6th P.M. Webster County, Nebraska; thence S89°52'04"W in the North line of said Lot 15B for 122.4 feet more or less to the power line running North and South; thence S00°15'19"W a distance of 116.56 feet; thence N89°52'04"E a distance of 122.4 feet to the East line of said Lot 15B; thence North in said East line to the Point of Beginning; AND

County Surveyor's Lot Fifteen A (15A) in the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT the south 442 feet thereof.

BL 2019, Pg 2953

State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 13 day  
of Dec A.D., 2019, at 3:34  
o'clock P. M. Recorded in Book 209  
on Page 2953  
Laise Petech County Clerk  
10.00 LD Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-13-19  
\$ Exempt 50 By LD

**WARRANTY DEED**


Jone Potter, 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, conveys to Glenn Shane Brumbaugh, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Commencing at the Northeast corner of County Surveyor's Lot Fifteen B (15B) in the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12), West of the 6th P.M. Webster County, Nebraska; thence S89°52'04"W in the North line of said Lot 15B for 122.4 feet more or less to the power line running North and South; thence S00°15'19"W a distance of 116.56 feet; thence N89°52'04"E a distance of 122.4 feet to the East line of said Lot 15B; thence North in said East line to the Point of Beginning; AND

County Surveyor's Lot Fifteen A (15A) in the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT the south 442 feet thereof.

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.

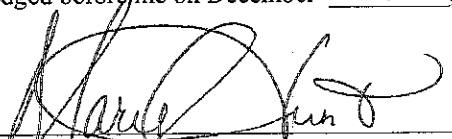
Executed December 12, 2019.

  
\_\_\_\_\_  
Jone Potter

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on December 12, 2019, by Jone Potter, a single person.

Comm. expires 

  
\_\_\_\_\_  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	2954	12/10/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001910400	272	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	26	4	00000	1	000	8740
Land	Improvements	Total		Date of Sale Property Classification Code								
194,825	120,950	315,775		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G	30.000		40,950					
2A1				2G1	2.540		3,465					
2A				2G	6.210		8,475					
3A1				3G1								
3A				3G	9.030		12,325					
4A1				4G1	27.490		37,525					
4A				4G	36.070		49,235					
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1	11.240		23,660	Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>123.360</b>		<b>177,110</b>					
3D				Roads								
4D1				Farm Sites	2.000		7,715					
4D	0.780		1,475	Home Sites	1.000		10,000					
				Recreation								
Dwellings			104,025	Other								
Outbuildings			16,925	<b>Non-AG TOTAL</b>	<b>3.000</b>		<b>17,715</b>					

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD; JOINT TENANT BETWEEN HUSBAND & WIFE	
<b>Comments from</b>	<b>Comments:</b>

(Continue on back)

# Real Estate Transfer Statement

272

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 12 Day 10 Yr. 2019		Mo. 12 Day 10 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Wallace B. Vance & Lois R. Vance				Grantee's Name (Buyer) Wallace B. Vance & Lois R. Vance			
Street or Other Mailing Address 813 Highway 281				Street or Other Mailing Address 813 Highway 281			
City		State		City		State	
Red Cloud		NE		Red Cloud		NE	
Zip Code		Zip Code		Zip Code		Zip Code	
68970		68970		68970		68970	
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
402-746-2522		402-746-2522		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			
N/A				N/A			

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$315,775

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

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes  No

18 Address of Property

RFD Webster County, NE

18a  No address assigned 18b  Vacant land

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

Wallace B. Vance & Lois R. Vance  
813 Highway 281  
Red Cloud, NE 68970

20 Legal Description

All of the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Two (2) North, Range Eleven (11), Webster County, Nebraska except for the following three tracts and the Highway dedeed out, the legals of which are as set out in: 1. Book 77 of Deeds at Page 1549, 2. Book 77 of Deeds at Page 1048, 3. Book 2020 of Deeds at Page 1300, and 4. Book 2018 of Deeds at Page 2295.

21 If agricultural, list total number of acres

126 +/-

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

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

Exempt 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.

Print or Type Name of Grantee or Authorized Representative: Rodney A Osborn Phone Number: 308-995-8621

Signature of Grantee or Authorized Representative: [Signature] Title: Attorney Date: 12-10-19

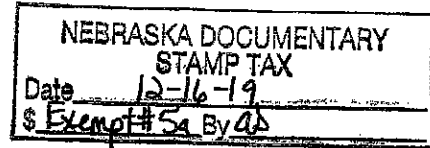
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 12 Day 16 Yr. 19	\$ Exempt # 5a	BK 2019 Pg 2954

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

BK 2019, Pg 2954

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 16 day  
of Dec A.D., 2019, at 8:37  
o'clock A.M. Recorded in Book 209  
on Page 2954-2955  
Louise Petrich County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     



Do not write above this line, for filing purposes only.  
Dier, Osborn & Cox, P.C., L.L.O. 419 East Avenue, P.O. Box 586, Holdrege, NE 68949

**JOINT TENANCY WARRANTY DEED**

**Wallace B. Vance and Lois R. Vance**, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, conveys to GRANTEE, **Wallace B. Vance and Lois R. Vance**, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, the following-described real estate (as defined in Neb. Rev. Stat. 76-201):

All of the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Two (2) North, Range Eleven (11), Webster County, Nebraska except for the following three tracts and the Highway deeded out, the legals of which are as set out in:

- 1. Book 77 of Deeds at Page 1549,
- 2. Book 77 of Deeds at Page 1048,
- 3. Book 2020 of Deeds at Page 1300, and
- 4. Book 2018 of Deeds at Page 2295.

The parcel being conveyed by this deed herein is also identified as County Parcel ID: 001910400

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions, visible or 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.



# Agricultural Land Sales Worksheet

Cnty No	Book	Page	Sale Date	School District Code										
91	2019	2990	12/19/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001915800		273		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	35	3	00000	000	9070	
Land		Improvements		Total		Date of Sale Property Classification Code								
10,000		82,405		92,405		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 2	E) 0	F) 3			

LCG		ACRES:	VALUE:	LCC		ACRES:	VALUE:
IRRIGATED	1A1			GRASSLAND	1G1		
	1A				1G		
	2A1				2G1		
	2A				2G		
	3A1				3G1		
	3A				3G		
	4A1				4G1		
	4A				4G		
DRYLAND	1D1			Shelterbelt/Timber			
	1D			Accretion			
	2D1			Waste			
	2D			Other			
	3D1			<b>AG LAND TOTAL</b>			
	3D			Roads			
	4D1			Farm Sites			
	4D			Home Sites			0.890
				Recreation			
	Dwellings		67,715	Other			
	Outbuildings		14,690	<b>Non-AG TOTAL</b>			0.890
							10,000

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD; BETWEEN BROTHER & SISTER	
<b>Comments from</b>	<b>Comments:</b>

(Continue on back)

# Real Estate Transfer Statement

213

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>19</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>12</u> Day <u>13</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Michelle Ethridge</b> Street or Other Mailing Address <b>124 Collins Ct</b> City <b>Burleson</b> State <b>TX</b> Zip Code <b>76028</b> Phone Number <b>(214) 707-5027</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Matthew &amp; Melissa Schrawyer</b> Street or Other Mailing Address <b>1114 Hwy 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-4770</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

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

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

18 Address of Property <b>1114 Hwy 136 Red Cloud, NE 68970</b>		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>same as Grantee</b>	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description  
**see attached**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

<b>sign here</b>	Print or Type Name of Grantee or Authorized Representative <b>Kory J. McCracken</b>	(402) 746-3613 Phone Number
	Signature of Grantee or Authorized Representative 	Attorney <b>12/19/19</b> Date
	Title	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>19</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>90.<sup>00</sup></u>	28 Recording Data <b>BK 2019, Pg 2990</b>



An undivided one-half interest in:

Beginning at the Southeast corner of County Surveyor's Lot Eight (8) in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska, thence North along the East line of said Lot Eight (8) 204 feet, thence West 190 feet to the West side of Lot Eight (8), thence South 204 feet, thence East 190 feet to the place of beginning.

BK2019, Pg 2990

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 19 day of Dec A.D., 20 19, at 9:23 o'clock A.M. Recorded in Book 2019 on Page 2990  
Louise Petch County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-19-19  
\$ 90.00 By     

**JOINT TENANCY WARRANTY DEED**

Michelle Ethridge, a married person, who along with her spouse, Robert Ethridge, are residents of the State of Texas, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Matthew Schrawyer and Melissa Schrawyer, husband and wife as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in:  
Beginning at the Southeast corner of County Surveyor's Lot Eight (8) in the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska, thence North along the East line of said Lot Eight (8) 204 feet, thence West 190 feet to the West side of Lot Eight (8), thence South 204 feet, thence East 190 feet to the place of beginning.

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 December 13, 2019.

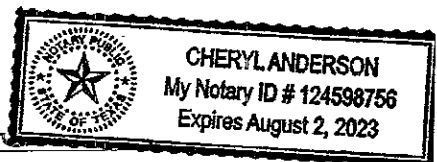
Michelle Ethridge  
Michelle Ethridge

STATE OF TEXAS, COUNTY OF Dallas ) ss.

The foregoing instrument was acknowledged before me on December 13<sup>th</sup>, 2019, by Michelle Ethridge, a married person.

Comm. expires 8-2-23

Cheryl Anderson  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	2991	12/19/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001915800		274		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	35	3	00000	000	9070	
Land		Improvements		Total		Date of Sale Property Classification Code								
10,000		82,405		92,405		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 2	E) 0	F) 3			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1						AG LAND TOTAL							
	3D						Roads							
	4D1						Farm Sites							
	4D						Home Sites	0.890					10,000	
							Recreation							
	Dwellings			67,715			Other							
	Outbuildings			14,690			Non-AG TOTAL	0.890					10,000	

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>JTWD; CREATED JOINT TENANCY BETWEEN HUSBAND &amp; WIFE</b>	
<b>Comments from</b>	<b>Comments:</b>
(Continue on back)	

# Real Estate Transfer Statement

274

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>19</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>12</u> Day <u>18</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Matthew &amp; Melissa Schrawyer</b> Street or Other Mailing Address <b>1114 Hwy 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-4770</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Matthew &amp; Melissa Schrawyer</b> Street or Other Mailing Address <b>1114 Hwy 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-4770</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
 1114 Hwy 136  
 Red Cloud, NE 68970

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**see attached**

21 If agricultural, list total number of acres \_\_\_\_\_.

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

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

**Kory J. McCracken** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative *[Signature]* Attorney Title Date 12/19/19

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>19</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK 2019, Pg 2991</u>

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

Beginning at the Southeast corner of County Surveyor's Lot Eight (8) in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska, thence North along the East line of said Lot Eight (8) 204 feet, thence West 190 feet to the West side of Lot Eight (8), thence South 204 feet, thence East 190 feet to the place of beginning.

BK2019, Pg 2991

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 19 day of Dec A.D., 20 19, at 9:26 o'clock A.M. Recorded in Book 2019 on Page 2991  
Loise Petch County Clerk  
ID. NO. ab Deputy  
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-19-19  
\$ Exempt # 54 By ab

**JOINT TENANCY WARRANTY DEED**

Matthew Schrawywer and Melissa Schrawywer, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Matthew Schrawywer and Melissa Schrawywer, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Beginning at the Southeast corner of County Surveyor's Lot Eight (8) in the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska, thence North along the East line of said Lot Eight (8) 204 feet, thence West 190 feet to the West side of Lot Eight (8), thence South 204 feet, thence East 190 feet to the place of beginning.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEEES 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 December 18, 2019.

Matthew Schrawywer  
Matthew Schrawywer

Melissa Schrawywer  
(Melissa Schrawywer)

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 18, 2019, by Matthew Schrawywer and Melissa Schrawywer, husband and wife.

Comm. expires



[Signature]  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	3026	12/20/2019	Base: 91-0074			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001718400	275	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	35	1	00000	1	000	7210
Land	Improvements	Total		Date of Sale Property Classification Code								
119,680	48,845	168,525		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G	5.190						7,085	
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G	10.090						13,775	
4A1				4G1								
4A				4G	42.650						58,220	
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>75.790</b>						<b>113,915</b>	
3D	15.400		30,185	Roads	2.980							
4D1				Farm Sites	1.000						5,765	
4D	2.460		4,650	Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings			48,845	<b>Non-AG TOTAL</b>	<b>3.980</b>						<b>5,765</b>	

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

(Continue on back)

# Real Estate Transfer Statement

275

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 20 Yr. 2019		4 Date of Deed Mo. 12 Day 20 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kim N. Herringer and Donette J. Herringer Street or Other Mailing Address 1945 N Overland Ave City Juniata State NE Zip Code 68955 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ashley L. Herringer Street or Other Mailing Address 1987 Road 1800 1945 N Overland Ave City Blue Hill Juniata State NE Zip Code 68930 Phone Number			
Email Address n/a				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$194,000

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

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

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

18 Address of Property  
1987 Road 1800  
Blue Hill, NE 68930

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Thirty-five (35), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 80+-

22 Total purchase price, including any liabilities assumed	22	\$	194,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	194,000.00

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.

Ashley L. Herringer  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Title  
 Grantee  
 Phone Number 12/ /2019  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 23 Yr. 19	27 Value of Stamp or Exempt Number \$ 436.50	28 Recording Data BK 2019, Pg 3026





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	3056	12/30/2019	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002113700		276		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	26	2	00000	1	000	0655		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,213,180		190,590		1,403,770		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	17.620				24,055		
	1A						1G	16.770				22,890		
	2A1						2G1							
	2A						2G	3.060				4,175		
	3A1						3G1	2.940				4,015		
	3A						3G	1.020				1,390		
	4A1						4G1	46.700				63,745		
	4A						4G	82.680				109,210		
DRYLAND	1D1	164.090		383,150		Shelterbelt/Timber								
	1D	177.910		415,425		Accretion								
	2D1	0.570		1,200		Waste		5.240				945		
	2D					Other								
	3D1	16.030		31,420		<b>AG LAND TOTAL</b>		<b>604.680</b>				<b>1,194,465</b>		
	3D	6.480		12,700		Roads		9.080						
	4D1	22.260		42,065		Farm Sites		2.000				8,715		
	4D	41.310		78,080		Home Sites		1.000				10,000		
						Recreation								
	Dwellings			128,080		Other								
	Outbuildings			62,510		<b>Non-AG TOTAL</b>		<b>12.080</b>				<b>18,715</b>		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; ALSO INCLUDES PARCEL 21127, 21132 & 21133	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

276

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

5 Grantor's Name, Address, and Telephone (Please Print)

6 Grantee's Name, Address, and Telephone (Please Print)

Street or Other Mailing Address

City, State, Zip Code

Phone Number, Is the grantee a 501(c)(3) organization?

Email Address

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

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

8 Type of Deed

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

11 Was ownership transferred in full? 12 Was real estate purchased for same use?

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

14 What is the current market value of the real property? 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company?

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

20 Legal Description

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?

24 Adjusted purchase price paid for real estate

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

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

sign here Adam D. Pavelka, Attorney

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

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

## Exhibit A

A tract of land located in the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> 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 of 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 of said Northeast Quarter (NE1/4) a distance of 719.87 feet; thence S90°00'00"W perpendicular to the east line of said Northeast Quarter (NE1/4) a distance of 407.58 feet; thence N00°00'00"E parallel with the east line of 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.

BK 2019, Pg 3056

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 30 day of Dec A.D., 2019, at 9:58 o'clock A.M. Recorded in Book 2019 on Page 3056 - 3058  
Louise Petach County Clerk  
22.00 AB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>12-30-19</u>
\$ Exempt #	<u>15</u> By <u>AB</u>

Return to Sullivan Shoemaker PC, LLO; Adam D. Pavelka; P.O. Box 309, Hastings, NE 68902

### PERSONAL REPRESENTATIVE'S DEED

Stanley F. Pavelka, Jr., Personal Representative of the Estate of Darlene A. Pavelka, Deceased, GRANTOR, under the authority of the County Court of Webster County, Nebraska, and pursuant to a devise under the last Will and Testament of Darlene A. Pavelka, conveys to GRANTEES, Stanley F. Pavelka and Sharon M. Pavelka, Husband and Wife as joint tenants with rights of survivorship, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

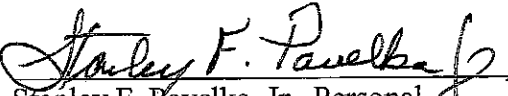
The Northwest Quarter (NW ¼) of Section Twenty-Six (26), Township Four (4) North, Range Eleven (11) and the Southwest Quarter (SW ¼) of Section Twenty-three (23), Township Four (4) North, Range Eleven (11), West of the Sixth P.M., Webster County, Nebraska.

An undivided one-half interest in the East Half (E ½) of Section Twenty-Five (25), Township Four (4) North, Range Eleven (11), West of the Sixth P.M., Webster County, Nebraska, except that real estate described on Exhibit A

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

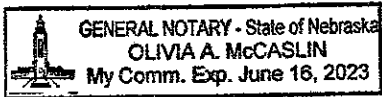
GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed December 26, 2019.

  
Stanley F. Pavelka, Jr., Personal Representative, Estate of Darlene A. Pavelka, Deceased

STATE OF NEBRASKA )  
 ) SS:  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me on 26<sup>th</sup> day of December, 2019, by Stanley A. Pavelka, Jr., Personal Representative of the Estate of Darlene A. Pavelka, Deceased.



Olivia A. McCaslin  
NOTARY PUBLIC

BK2019, Pg 3058

Exhibit A

A tract of land located in the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> 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 of 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 of said Northeast Quarter (NE1/4) a distance of 719.87 feet; thence S90°00'00"W perpendicular to the east line of said Northeast Quarter (NE1/4) a distance of 407.58 feet; thence N00°00'00"E parallel with the east line of said Northeast Quarter (NE1/4) a distance of 716.90 feet to the south line of said Highway Number 4; thence N89°34'56"E along said south line a distance of 407.59 feet to the Place of Beginning containing 6.72 acres of which 0.55 acres contained in the east 33.00 feet thereof is presently being used as a public road.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	3059	12/30/2019	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002113800		277		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	26	3	00000	1	000	0660
Land		Improvements		Total		Date of Sale Property Classification Code								
860,290		31,565		891,855		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	9.000		12,285				
	1A						1G	13.570		18,520				
	2A1						2G1							
	2A						2G	3.060		4,175				
	3A1						3G1	2.940		4,015				
	3A						3G	8.600		11,740				
	4A1						4G1	51.110		69,765				
	4A						4G	103.990		141,950				
DRYLAND	1D1	152.950		357,140		Shelterbelt/Timber								
	1D	43.180		100,830		Accretion								
	2D1	0.570		1,200		Waste		7.890		1,420				
	2D					Other								
	3D1	20.480		40,140		<b>AG LAND TOTAL</b>		<b>457.860</b>		<b>839,760</b>				
	3D					Roads		9.380						
	4D1	23.770		44,920		Farm Sites		2.000		10,530				
	4D	16.750		31,660		Home Sites		1.000		10,000				
						Recreation								
	Dwellings			23,390		Other								
	Outbuildings			8,175		<b>Non-AG TOTAL</b>		<b>12.380</b>		<b>20,530</b>				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERS REP DEED; BETWEEN PARENT & CHILD; ALSO INCLUDES PARCEL 21132 & 21133	
Comments from	Comments:

(Continue on back)



# Real Estate Transfer Statement

277

FORM  
521

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

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

1 County Name		2 County Number <b>Select County &amp; County Number</b>		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>12</u> Day <u>26</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Stanley F. Pavelka, Jr., PR of Estate of Darlene A. Pavelka</b> Street or Other Mailing Address <b>18350 S. Conestoga Ave.</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>(402) 984-4888</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Sylvia Fink</b> Street or Other Mailing Address <b>1120 Rd. V.</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>(402) 469-2248</b> Email Address			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No **a 1/2 interest was conveyed on one tract**

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

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

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

14 What is the current market value of the real property?  
**\$615,528.50**

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

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

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

18 Address of Property  
**Rural Webster County**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Stanley & Sharon Pavelka**  
**18350 S. Conestoga Ave.**  
**Bladen, NE 68928**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**SW1/4 26-4-11 & 1/2 interest in the E1/2 of 25-4-11 except tract described on Exh. A**

21 If agricultural, list total number of acres **313.83**

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

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

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

**sign here**

Print or Type Name of Grantee or Authorized Representative: **Adam D. Pavelka**

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

Attorney: *[Signature]*

Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date: **12/30/2019**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>30</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 15</b>	28 Recording Data <b>BK 2019, Pg 3059</b>	

## Exhibit A

A tract of land located in the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> 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 of 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 of said Northeast Quarter (NE1/4) a distance of 719.87 feet; thence S90°00'00"W perpendicular to the east line of said Northeast Quarter (NE1/4) a distance of 407.58 feet; thence N00°00'00"E parallel with the east line of 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.

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 30 day of Dec A.D., 2019, at 10:01 o'clock A.M. Recorded in Book 2019 on Page 3059-3061  
Donise Petach County Clerk  
22.00 AD Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-30-19  
\$ Exempt # 15 By AD

Return to Sullivan Shoemaker PC, LLO; Adam D. Pavelka; P.O. Box 309, Hastings, NE 68902

**PERSONAL REPRESENTATIVE'S DEED**

Stanley F. Pavelka, Jr., Personal Representative of the Estate of Darlene A. Pavelka, Deceased, GRANTOR, under the authority of the County Court of Webster County, Nebraska, and pursuant to a devise under the last Will and Testament of Darlene A. Pavelka, conveys to GRANTEE, Sylvia Fink, a single individual, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW ¼) of Section Twenty-Six (26), Township Four (4), North, Range Eleven (11), West of the Sixth P.M., Webster County, Nebraska.

An undivided one-half interest in the East Half (E ½) of Section Twenty-Five (25), Township Four (4) North, Range Eleven (11), West of the Sixth P.M., Webster County, Nebraska, except that real estate described on Exhibit A

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

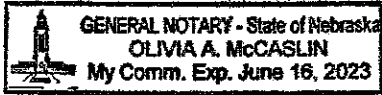
GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed December 26, 2019.

Stanley F. Pavelka, Jr.  
Stanley F. Pavelka, Jr., Personal  
Representative, Estate of Darlene A.  
Pavelka, Deceased

STATE OF NEBRASKA )  
 ) SS:  
COUNTY OF adams )

The foregoing instrument was acknowledged before me on 26<sup>th</sup> day of December, 2019, by Stanley A. Pavelka, Jr., Personal Representative of the Estate of Darlene A. Pavelka, Deceased.



Olivia A. McCaslin  
NOTARY PUBLIC

## Exhibit A

A tract of land located in the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> 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 of 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 of said Northeast Quarter (NE1/4) a distance of 719.87 feet; thence S90°00'00"W perpendicular to the east line of said Northeast Quarter (NE1/4) a distance of 407.58 feet; thence N00°00'00"E parallel with the east line of 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.



# Real Estate Transfer Statement

278

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

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

1 County Name		2 County Number <div style="border: 1px solid black; padding: 2px;">Select County &amp; County Number</div>		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>12</u> Day <u>18</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Curtis P. Sprague, Trustee</b> Street or Other Mailing Address <b>1715 Indian Pass</b> City <b>Salad o</b> State <b>TX</b> Zip Code <b>76571</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Benjamin Hobbs</b> Street or Other Mailing Address <b>406 E 7<sup>th</sup> AVE</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>			
Phone Number <b>(214) 405-4604</b>		Phone Number <b>(402) 746-0433</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$60,000**

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

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

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

18 Address of Property  
**341 E 7th  
 Red Cloud, NE 68970**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Attached**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$ 60,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 60,000.00

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

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

<b>sign here</b>	Benjamin Hobbs Print or Type Name of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative	(402) 746-0433 Phone Number 12/30/2019 Date
	Grantee	
	Title	

**Register of Deed's Use Only**

**For Dept. Use Only**

26 Date Deed Recorded Mo. <u>12</u> Day <u>30</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>135.00</u>	28 Recording Data <b>BK2019, Pg 3064</b>
--	--	---

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

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Lot Twelve (12), Block Four (4), Smith and Moore's Addition to Red Cloud, Webster Cloud, Nebraska;

A lot commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter ( $SW\frac{1}{4}SW\frac{1}{4}$ ) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., running West 449.7 feet; thence South 197 feet 1.31 inches; thence East 7.7 feet; thence North 98 feet 7.7 inches; thence East 442 feet; thence North 98 feet 7.7 inches to place of Beginning, in the City of Red Cloud, Webster County, Nebraska;

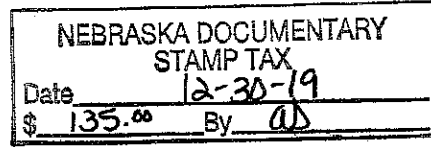
A tract described as: Beginning 98 feet 7.7 inches South of the Northeast corner of the Southwest Quarter of the Southwest Quarter ( $SW\frac{1}{4}SW\frac{1}{4}$ ) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., in the City of Red Cloud, Webster County, Nebraska; thence running West 449.7 feet; thence South 98 feet 7.7 inches; thence running East 449.7 feet; thence North 98 feet 7.7 inches to the Place of Beginning.



BK 2019, Pg 3064

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 30 day of Dec A.D., 2019, at 10:45 o'clock AM. Recorded in Book 2019 on Page 3064-3065  
Laune Petich County Clerk  
16.00 AD Deputy  
Ind    Comp    Assessor    Carded   



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

**TRUSTEE'S DEED**

Curtis P. Sprague, Trustee of the Regina T. Sprague Credit Trust; and Curtis P. Sprague, Trustee of the Harry M. Sprague Revocable Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Benjamin Hobbs, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Lot Twelve (12), Block Four (4), Smith and Moore's Addition to Red Cloud, Webster Cloud, Nebraska;

A lot commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11), West of the 6th P.M., running West 449.7 feet; thence South 197 feet 1.31 inches; thence East 7.7 feet; thence North 98 feet 7.7 inches; thence East 442 feet; thence North 98 feet 7.7 inches to place of Beginning, in the City of Red Cloud, Webster County, Nebraska;

A tract described as: Beginning 98 feet 7.7 inches South of the Northeast corner of the Southwest Quarter of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., in the City of Red Cloud, Webster County, Nebraska; thence running West 449.7 feet; thence South 98 feet 7.7 inches; thence running East 449.7 feet; thence North 98 feet 7.7 inches to the Place of Beginning.

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;

(3) warrant and will defend title to the real estate against any acts of the GRANTOR.

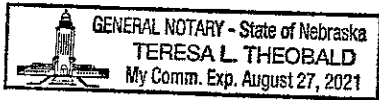
Executed 12/18/19, 2018.

Curtis P. Sprague trustee  
Curtis P. Sprague, Trustee of the Regina T. Sprague Credit Trust

Curtis P. Sprague trustee  
Curtis P. Sprague, Trustee of the Harry M. Sprague Revocable Trust

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on December 18, 2019, by Curtis P. Sprague, Trustee of the Regina T. Sprague Credit Trust; and Curtis P. Sprague, Trustee of the Harry M. Sprague Revocable Trust.



Teresa L. Theobald  
Notary Public

My Commission Expires: 8/27/2021



# Manufactured Housing Transfer Statement

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

1 County Name <b>Webster</b>	2 County Number	3 Date of Sale Mo. <b>12</b> Day <b>31</b> Yr. <b>19</b>	4
---------------------------------	-----------------	---	---

5 Seller's Name, Address, and Telephone (Please Print)	6 Buyer's Name, Address, and Telephone (Please Print)
--	---

Seller's Name <b>Ziarida Meyer</b>	Buyer's Name <b>Blue Haven Prop. Mgmt Grp</b>
Current Mailing Address (Number and Street or PO Box) <b>1437 View Vista Park</b>	Current Mailing Address (Number and Street or PO Box) <b>PO Box 368</b>

City <b>Port Angeles</b>	State <b>WA</b>	Zip Code <b>98362</b>	City <b>Blue Hill</b>	State <b>NE</b>	Zip Code <b>68930</b>
-----------------------------	--------------------	--------------------------	--------------------------	--------------------	--------------------------

Daytime Phone	Email Address	Daytime Phone <b>402-746-4333</b>	Email Address <b>susandamhey@gmail.com</b>
---------------	---------------	--------------------------------------	---

7 Type of Transfer  
 Sale  Auction  Gift  Exchange  Foreclosure  Satisfaction of Contract  Life Estate  Other (Explain.) \_\_\_\_\_

8 Was ownership transferred in full? (If No, explain the division.)  
 YES  NO \_\_\_\_\_

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

10 Was the sale between relatives? (If Yes, check the appropriate box.)  
 YES  NO  Spouse  Step-parent and Step-child  Aunt or Uncle to Niece or Nephew  Family Corp. or Partnership  
 Grandparents and Grandchild  Brothers and Sisters  Self  Other \_\_\_\_\_  
 Parents and Child

11 What is the current market value of the manufactured housing?  
**\$100<sup>00</sup>**

12 Was the mortgage assumed? (If Yes, state amount and interest rate.)  
 YES  NO \$ \_\_\_\_\_ at \_\_\_\_\_ %

13 Was the sale through an real estate agent or title company?  
 YES  NO If Yes, include the name of the agent: \_\_\_\_\_

14 Length (Without Hitch) <b>66</b>	15 Width <b>14</b>	16 Make <b>Bonavilla</b>	17 Model <b>1976</b>	18 Year <b>1976</b>
--	-----------------------	-----------------------------	-------------------------	------------------------

19 Location of the Manufactured Home Before Sale  
**106 N Cherry St, Blue Hill**

20 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Blue Haven Property Mgmt  
PO Box 368  
Blue Hill NE 68930**

19a Location of the Manufactured Home After Sale  
**Blue Haven Property Mgmt Grp**

21 Name and Address of the Land Owner  
**PO Box 368 Blue Hill NE 68930**

22 Legal Description of the Land  
**TOLL 3319 / All Block 2 + Lot 5 Block 3  
Havers Addition + w 420' x 165' outlot  
7 Blue Hill Annexation + All Eggert's  
Addition**

23 Total purchase price, including any liabilities assumed..... **23** **0**

24 Was non-real property included in the purchase?  YES  NO (If Yes, complete 24a, 24b, and 24c indicating the cost amount of each.)

24a Furnishings .....	24a	<b>0</b>
24b Moving Costs .....	24b	<b>0</b>
24c Set-up Costs .....	24c	<b>0</b>

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

**Blue Haven Property Mgmt Grp / Susan Damhey** **402-746-4333**  
 Print or Type Name of Buyer or Authorized Representative Daytime Phone

sign here

Signature of Buyer or Authorized Representative Title Date

This statement should be filed with the county treasurer in the county where the application for title is made.

Retain a copy for your records.

# NEBRASKA CERTIFICATE OF TITLE



N0000218322

Vehicle Identification Number 67A5740 Year 1976 Make / Model BONNAVILLA / XXXXXX

Previous Title NE N0000136735 Body Style MANUFACTURED HOME Color WHITE / BROWN

Purchase Date 11-Dec-2019 Issue Date 31-Dec-2019

Mail To BLUE HAVEN PROPERTY MGMT GROUP LLC PO BOX 368 BLUE HILL NE 68930-0368

Residential Address 106 N CHERRY ST BLUE HILL NE 68930-5554 Owner Name(s) BLUE HAVEN PROPERTY MGMT GROUP LLC



### SELLER MUST COMPLETE

### PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS) The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchaser(s). I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked.

ODOMETER READING  NO TENTHS  CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK  1. The mileage stated is in excess of its mechanical limits.  2. The odometer reading is not the actual mileage. WARNING - ODOMETER DISCREPANCY.

### ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY

STATE

ZIP

SIGNATURE OF SELLER

I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

F 2970566

County WEBSTER

Title Number N0000218322


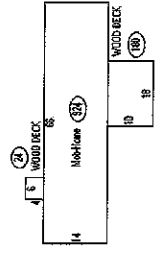
Witness My Hand And Official Seal The Date Shown

County Official

JANET K KNEHANS



VOID IF ALTERED OR DUPLICATE ISSUED

<p>Parcel ID (1403) Card File 002651000 PAD Class Code 03-01-01-06-00 Mobile Home State GEO 4133-00-0-20015-000-0000 Owner MEYER, ZIGRIDA K 1437 VIEW VISTA PARK PORT ANGELES, WA 98362 Situs 1100 W BUFFALO PLACE Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal LOLL 3319 / ALL BLOCK 2 &amp; LOT 5 BLOCK 3 HOOVERS ADDITION &amp; W 420' X 165' OUTLOT 7 BLUE HILL ANNEXATION &amp; ALL EGGERTS ADDITION</p>	<p>Primary Image </p>	<p>Sketch Image </p>
<p><b>Property Valuation</b> Improvements 855 Land/Lot 0 Total 855</p> <p><b>Review Information</b> 03/02/2016 Entered CJ 09/09/2015 Inspect CJ</p>	<p><b>Residential Information</b> Type Manufactured Housing Quality 2.00 - Fair Condition 1.00 - Worn Out Base/Total 924 / 924 Style 100 % - Singlewide Exterior Wall 100 % - Aluminum Sheet Heating/Cooling 100 % - Warm &amp; Cooled Air Roof Cover Metal, Corrugated Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 0 / 1.0 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2019)</b> Year/Effective Age 1976/0 Base Cost 28.75 Roofing Adj 2.41 Subfloor Adj 0.00 Heat/Cool Adj 5.73 Plumbing Adj 3.53 Basement Adj 0.00 Adjusted Cost 40,420 RCN (40,420 x 924) 37,350 Total Misc Impr 5,405 Garage Cost 0 Total RCN 42,755 Depr (Phys 0.000%, Func 0.000%) 41,900 Depr Misc Impr 0 RCNLD 855 Adj. RCNLD 855</p>
<p><b>Code Description</b> MHMS Skirting, Metal or Vinyl WOD Wood Deck WOD Wood Deck</p> <p><b>Date Added Notes</b> 11/04/2002 9320.15/MOBILE HOME W/SKIRTING</p>	<p><b>Cost Source Size Year In</b> MS Residential 160 0 MS Residential 24 0 MS Residential 180 0</p> <p><b>Units Unit Cost Depreciation Value</b> 160 8.32 0.000% 1,330 24 19.97 0.000% 480 180 19.97 0.000% 3,595 <b>Total Miscellaneous Improvements Value 5,405</b></p>	