

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	244	1/27/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001707100		21		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	11	4	00000	1	000	6600		
Land		Improvements		Total		Date of Sale Property Classification Code								
133,100				133,100		Status	Property Type	Zoning	Locatton	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	3.000		4,095				
	1A						1G	1.000		1,365				
	2A1						2G1							
	2A						2G	4.000		5,460				
	3A1						3G1							
	3A						3G							
	4A1						4G1	4.000		5,460				
	4A						4G	21.000		28,665				
DRYLAND	1D1	3.000		7,005		Shelterbelt/Timber								
	1D	8.000		18,680		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		77.000		133,100				
	3D					Roads		2.000						
	4D1	30.000		56,700		Farm Sites								
	4D	3.000		5,670		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.000						

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

(Continue on back)

Real Estate Transfer Statement

21

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>27</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>01</u> Day <u>27</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Annette C. Moser Lintz, Pers Rep - Eileen M. Moser Estate Street or Other Mailing Address 7015 West 29th Street City Kearney State NE Zip Code 68845 Phone Number (402) 310-4607 Email Address moserac@unk.edu				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SEE ATTACHED Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> 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		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	
<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"/> Executor	<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust

10 Type of Transfer		11 Was ownership transferred in full? (if No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

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

14 What is the current market value of the real property? \$204,178		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		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		Annette C. Moser Lintz 7015 West 29th Street Kearney, NE 68845	

20 Legal Description
The North Half of the Southeast Quarter of Section 11, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 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 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 Charles W. Hastings
Print Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Attorney
Title
Phone Number (402) 463-1383
Date 2/3/2020

26 Date Deed Recorded Mo. <u>2</u> Day <u>4</u> Yr. <u>2020</u>		27 Value of Stamp or Exempt Number \$ Exempt # 15		28 Recording Data BK 2020, Pg 244	
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ATTACHMENT TO FORM 521

6 Grantee's Name, Address and Telephone

Annette C. Moser Lintz (undivided ½ interest)
7015 W 29th Street
Kearney, NE 68845
402-310-4607
moserac@unk.edu

Aaron J. Moser (undivided ½ interest)
715 West 1st Street, Apt. 203
Hastings, NE 68901
402-310-7879
aaron.moser@chiefind.com

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	261	1/28/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002006500		22		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	36	4	00000	1	000	9970		
Land		Improvements		Total		Date of Sale Property Classification Code								
601,335				601,335		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	19.300		85,790			1G	4.200		5,735				
	2A1						2G1							
	2A	1.200		5,185			2G	4.000		5,460				
	3A1						3G1							
	3A	59.300		255,285			3G	6.000		8,190				
	4A1						4G1							
	4A	52.000		222,040			4G	10.000		13,650				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		156.000		601,335				
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>28</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>1</u> Day <u>28</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Reginal Simonsen PR Estate Rodney A. Simonsen Deceased Street or Other Mailing Address P.O. Box 348 City Sutton State NE Zip Code 68979 Phone Number (402) 773-5225 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeremy T. Simonsen Street or Other Mailing Address 1220 Rose Street, Apt. A City Lincoln State NE Zip Code 68502 Phone 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 type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home	
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt		
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational				

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input checked="" type="checkbox"/> Other Deed Dist PR
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<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"/> 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"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) Deed Dist PR				

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?
\$859,050.00

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 Route
Webster County, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Jeremy T. Simonsen
1220 Rose Street, Apt. A
Lincoln, NE 68502

18a No address assigned 18b Vacant land

20 Legal Description
The Southeast Quarter (SE1/4) of Section Thirty-six (36), Township Three (3), North, Range Eleven (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	\$	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 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
Jeremy T. Simonsen

Signature of Grantee or Authorized Representative
[Signature]

Title
Atty For Estate

Phone Number
2020

Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>2</u> Day <u>6</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #15</u>	28 Recording Data <u>BK2020, Pg 261</u>	For Dept. Use Only
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Nebraska Department of Revenue
Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

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

BK 2020, Pg 261

State of Nebraska }
County of Webster } ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 6 day
of Feb A.D., 20 20, at 10:48
o'clock AM. Recorded in Book 2020
on Page 261-262
Louise Patsch County Clerk
16.00 DD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-6-2020
\$ Exempt # 15 By DD

Botdorf Law Offices
P.O. Box 348
Sutton, NE 68979

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Reginal Simonsen, Personal Representative of the Estate of Rodney A. Simonsen, Deceased,
as appointed by the County Court of Webster County, Nebraska, GRANTOR, conveys and
releases to **Jeremy T. Simonsen, GRANTEE**, the following described real estate (as defined in
Neb. Rev. Stat., 76-201):

**The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-six (36), Township Three (3), North, Range
Eleven (11), West of the 6th P.M., Webster County, Nebraska.**

subject to easements and restrictions of record.

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

Executed this 28 day of January, 2020.

ESTATE OF RODNEY A. SIMONSEN, DECEASED

Reginal Simonsen
By: Reginal Simonsen
Personal Representative

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	264	12/30/2019	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001002900		23		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487	1	9	7	4	00000	1	000	0170
Land		Improvements		Total		Date of Sale Property Classification Code								
448,060		40,830		488,890		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		19.660		26,835				
2A1						2G1		19.060		3,430				
2A						2G		71.950		39,275				
3A1						3G1								
3A						3G		13.360		19,280				
4A1						4G1		4.130		3,020				
4A						4G		78.160		60,610				
DRYLAND 1D1						Shelterbelt/Timber								
1D		14.910		34,815		Accretion		2.220						
2D1		6.640		13,975		Waste		1.150		205				
2D		109.890		215,385		Other								
3D1						AG LAND TOTAL		349.310		432,295				
3D						Roads		4.520						
4D1						Farm Sites		1.000		5,765				
4D		8.180		15,465		Home Sites		1.000		10,000				
						Recreation								
Dwellings				40,630		Other								
Outbuildings				200		Non-AG TOTAL		6.520		15,765				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; BETWEEN BROTHER & SISTER; ALSO INCLUDES PARCEL 10038, 10039, 10081, 10082 & 1406	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

23

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>01</u> Day <u>27</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Linda Imhoff Street or Other Mailing Address 4240 Iron Horse Trail City Colorado Springs State CO Zip Code 80917 Phone Number (719) 930-5103 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David Duane Imhoff Street or Other Mailing Address 6618 Bitterroot Drive City Colorado Springs State CO Zip Code 80923 Phone Number (719) 591-9511 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 type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

Yes No

10 Type of Transfer

<input type="checkbox"/> 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 undivided 1/3 interest

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

Yes No _____

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property
Rural Property
Webster County, NE

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 220,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 220,000.00

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

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

[Signature] **Attorney**
Signature of Grantee or Authorized Representative Title

2/6/2020
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>7</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>495.⁰⁰</u>	28 Recording Data BK 2020, Pg 264

The South Half of the Northeast Quarter (S½NE¼) and Lot Three (3), EXCEPT that part of Lot Three (3) taken by the United States of America in Declaration of Taking recorded in Book N, page 224, lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot Three (3), which point bears south 89°58'E a distance of 2665.0 feet from the Northwest corner of Section Thirteen (13); and proceeding thence South 89°58'E a distance of 1063.0 feet to point B; thence South 46°E a distance of 238.0 feet to point C; thence S00°18'W a distance of 848.0 feet to point D; thence North 55°26'W a distance of 639.0 feet to point E; thence N62°14'W a distance of 500.0 feet to point F; thence N90°00'W a distance of 261.9 feet to point G; thence N00°06'E a distance of 418.5 feet to the point of beginning; also EXCEPT 4.79 acres conveyed to the County of Webster by Warranty Deed dated December 14, 1942, and recorded in Book 26, Page 61; ALL in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the Sixth Principal Meridian, Webster County, Nebraska, AND

Government Lots Four (4) and Five (5), in Section Eight (8); Lot One (1) in Section Seventeen (17); Lot One (1) in Section Eighteen (18); Government Lots Five (5), Six (6) and Seven (7), in the Southeast Quarter (SE¼) of Section Seven (7), lying South of the present bed of the Republican River; That part of Government Lot Three (3) and that part of the Southwest Quarter of the Northwest Quarter (SW¼NW¼) of Section Eight(8) lying South of the present bed of the Republican River; EXCEPT any part thereof taken by the United States of America in Declaration of Taking recorded in Book N, page 141; EXCEPT 16.02 acres more or less conveyed to the United States of America by Warranty Deed recorded, April 7, 1949, in Book 29, Page 58, and EXCEPT 3.35 acres more or less conveyed to the United States of America by Warranty Deed recorded September 3, 1953, in Book 29, Page 371, ALL in Township One (1) North, Range Nine (9) West of the Sixth Principal Meridian, Webster County, Nebraska; and are now in possession thereof.

BK 2020, Pg 264

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Feb A.D., 2020, at 9:24 o'clock AM. Recorded in Book 2020 on Page 264-265
Louise Petrich County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>2-7-2020</u>
\$	<u>495.00</u> By <u>AD</u>

WARRANTY DEED

Linda Imhoff, a single person, GRANTOR, in consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$220,000.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to David Duane Imhoff, GRANTEE, an undivided one-third (1/3) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and Lot Three (3), EXCEPT that part of Lot Three (3) taken by the United States of America in Declaration of Taking recorded in Book N, page 224, lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot Three (3), which point bears south 89°58'E a distance of 2665.0 feet from the Northwest corner of Section Thirteen (13); and proceeding thence South 89°58'E a distance of 1063.0 feet to point B; thence South 46°E a distance of 238.0 feet to point C; thence S00°18'W a distance of 848.0 feet to point D; thence North 55°26'W a distance of 639.0 feet to point E; thence N62°14'W a distance of 500.0 feet to point F; thence N90°00'W a distance of 261.9 feet to point G; thence N00°06'E a distance of 418.5 feet to the point of beginning; also EXCEPT 4.79 acres conveyed to the County of Webster by Warranty Deed dated December 14, 1942, and recorded in Book 26, Page 61; ALL in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the Sixth Principal Meridian, Webster County, Nebraska, AND

Government Lots Four (4) and Five (5), in Section Eight (8); Lot One (1) in Section Seventeen (17); Lot One (1) in Section Eighteen (18); Government Lots Five (5), Six (6) and Seven (7), in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), lying South of the present bed of the Republican River; That part of Government Lot Three (3) and that part of the Southwest Quarter of the Northwest

Quarter (SW¹/₄NW¹/₄) of Section Eight(8) lying South of the present bed of the Republican River; EXCEPT any part thereof taken by the United States of America in Declaration of Taking recorded in Book N, page 141; EXCEPT 16.02 acres more or less conveyed to the United States of America by Warranty Deed recorded, April 7, 1949, in Book 29, Page 58, and EXCEPT 3.35 acres more or less conveyed to the United States of America by Warranty Deed recorded September 3, 1953, in Book 29, Page 371, ALL in Township One (1) North, Range Nine (9) West of the Sixth Principal Meridian, Webster County, Nebraska; and are now in possession 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 January 27, 2020.

Linda M. Imhoff
Linda Imhoff

STATE OF COLORADO, COUNTY OF EL PASO) ss.

The foregoing instrument was acknowledged before me on January 27, 2020, by Linda Imhoff, a single person.

Comm. expires 04/20/2022

Jasmine Thompson
Notary Public

JASMINE THOMPSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184017334
MY COMMISSION EXPIRES APRIL 20, 2022

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	266	2/6/2020	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001002900		24		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	7	4	00000	1	000	0170		
Land		Improvements		Total		Date of Sale Property Classification Code								
448,060		40,830		488,890		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	19.660				26,835		
	2A1						2G1	19.060				3,430		
	2A						2G	71.950				39,275		
	3A1						3G1							
	3A						3G	13.360				19,280		
	4A1						4G1	4.130				3,020		
	4A						4G	78.160				60,610		
DRYLAND	1D1					Shelterbelt/Timber								
	1D	14.910		34,815			Accretion	2.220						
	2D1	6.640		13,975			Waste	1.150				205		
	2D	109.890		215,385			Other							
	3D1					AG LAND TOTAL		349.310				432,295		
	3D						Roads	4.520						
	4D1						Farm Sites	1.000				5,765		
	4D	8.180		15,465			Home Sites	1.000				10,000		
							Recreation							
	Dwellings			40,630			Other							
	Outbuildings			200		Non-AG TOTAL		6.520				15,765		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; BETWEEN HUSBAND & WIFE; ALSO INCLUDES PARCEL 10038, 10039, 10081, 10082 & 1406	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

24

• 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. 02 Day 06 Yr. 2020		Mo. 02 Day 06 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) David Duane Imhoff & Donna Imhoff				Grantee's Name (Buyer) David Duane & Donna Imhoff			
Street or Other Mailing Address 6618 Bitterroot Dr				Street or Other Mailing Address 6618 Bitterroot Dr			
City		State		City		State	
Colorado Springs		CO		Colorado Springs		CO	
Zip Code		80923		Zip Code		80923	
Phone Number (719) 591-9511		Phone Number (719) 591-9511		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input 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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

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

Rural Property
Webster County, NE

18a No address assigned 18b Vacant land

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

same as Grantee

20 Legal Description

see attached

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 Grantee or Authorized Representative: Kory J. McCracken

Signature of Grantee or Authorized Representative:

Title: Attorney

Phone Number: (402) 746-3613

Date: 2/6/2020

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>2</u> Day <u>7</u> Yr. <u>2020</u>	\$ <u>Exempt # 5a</u>	<u>BK 2020, Pg 266</u>	

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and Lot Three (3), EXCEPT that part of Lot Three (3) taken by the United States of America in Declaration of Taking recorded in Book N, page 224, lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot Three (3), which point bears south 89°58'E a distance of 2665.0 feet from the Northwest corner of Section Thirteen (13); and proceeding thence South 89°58'E a distance of 1063.0 feet to point B; thence South 46°E a distance of 238.0 feet to point C; thence S00°18'W a distance of 848.0 feet to point D; thence North 55°26'W a distance of 639.0 feet to point E; thence N62°14'W a distance of 500.0 feet to point F; thence N90°00'W a distance of 261.9 feet to point G; thence N00°06'E a distance of 418.5 feet to the point of beginning; also EXCEPT 4.79 acres conveyed to the County of Webster by Warranty Deed dated December 14, 1942, and recorded in Book 26, Page 61; ALL in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the Sixth Principal Meridian, Webster County, Nebraska, AND

Government Lots Four (4) and Five (5), in Section Eight (8); Lot One (1) in Section Seventeen (17); Lot One (1) in Section Eighteen (18); Government Lots Five (5), Six (6) and Seven (7), in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), lying South of the present bed of the Republican River; That part of Government Lot Three (3) and that part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Eight(8) lying South of the present bed of the Republican River; EXCEPT any part thereof taken by the United States of America in Declaration of Taking recorded in Book N, page 141; EXCEPT 16.02 acres more or less conveyed to the United States of America by Warranty Deed recorded, April 7, 1949, in Book 29, Page 58, and EXCEPT 3.35 acres more or less conveyed to the United States of America by Warranty Deed recorded September 3, 1953, in Book 29, Page 371, ALL in Township One (1) North, Range Nine (9) West of the Sixth Principal Meridian, Webster County, Nebraska; and are now in possession thereof.

BK 2020, Pg 266

State of Nebraska }
County of Webster } ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 7 day
of Feb A.D., 2020, at 9:27
o'clock AM. Recorded in Book 2020
on Page 266-267
Raune Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-7-2020
\$ Exempt #5A By AS

JOINT TENANCY WARRANTY DEED

David Duane Imhoff and Donna Imhoff, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and CREATION OF JOINT TENANCY, receipt of which is hereby acknowledged, conveys to David Duane Imhoff and Donna Imhoff, husband and wife as joint tenants, GRANTEES, an undivided two-thirds (2/3) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and Lot Three (3), EXCEPT that part of Lot Three (3) taken by the United States of America in Declaration of Taking recorded in Book N, page 224, lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot Three (3), which point bears south 89°58'E a distance of 2665.0 feet from the Northwest corner of Section Thirteen (13); and proceeding thence South 89°58'E a distance of 1063.0 feet to point B; thence South 46°E a distance of 238.0 feet to point C; thence S00°18'W a distance of 848.0 feet to point D; thence North 55°26'W a distance of 639.0 feet to point E; thence N62°14'W a distance of 500.0 feet to point F; thence N90°00'W a distance of 261.9 feet to point G; thence N00°06'E a distance of 418.5 feet to the point of beginning; also EXCEPT 4.79 acres conveyed to the County of Webster by Warranty Deed dated December 14, 1942, and recorded in Book 26, Page 61; ALL in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the Sixth Principal Meridian, Webster County, Nebraska, AND

Government Lots Four (4) and Five (5), in Section Eight (8); Lot One (1) in Section Seventeen (17); Lot One (1) in Section Eighteen (18); Government Lots Five (5), Six (6) and Seven (7), in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), lying South of the present bed of the Republican River; That part of

Government Lot Three (3) and that part of the Southwest Quarter of the Northwest Quarter (SW¼NW¼) of Section Eight(8) lying South of the present bed of the Republican River; EXCEPT any part thereof taken by the United States of America in Declaration of Taking recorded in Book N, page 141; EXCEPT 16.02 acres more or less conveyed to the United States of America by Warranty Deed recorded, April 7, 1949, in Book 29, Page 58, and EXCEPT 3.35 acres more or less conveyed to the United States of America by Warranty Deed recorded September 3, 1953, in Book 29, Page 371, ALL in Township One (1) North, Range Nine (9) West of the Sixth Principal Meridian, Webster County, Nebraska; and are now in possession thereof.

GRANTORS covenant (jointly and severally, if more than one) with the GRANTEES that GRANTORS:

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

Executed ~~January~~ ^{February} 6, 2020.

David Duane Imhoff Donna Imhoff
 David Duane Imhoff Donna Imhoff

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~January~~ ^{February} 6, 2020, by David Duane Imhoff and Donna Imhoff, husband and wife.

Comm. expires 

Kory McCracken
 Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	290	2/7/2020	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000614700		25		4 04		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40020			001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
70				70		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
SHERIFF'S DEED														
Comments from				Comments:										

(Continue on back)

Real Estate Transfer Statement

25

• 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 Select County & County Number	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>7</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>8</u> Day <u>19</u> Yr. <u>19</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Webster County Sheriff</u> Street or Other Mailing Address <u>641 N Cedar</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>402-746-2722</u> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Ernest Day</u> Street or Other Mailing Address <u>530 University St</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 type="checkbox"/> Improved <input checked="" 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 checked="" 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 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 checked="" type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

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

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

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

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

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

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

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

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

18 Address of Property
Republican Street

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

18a No address assigned 18b Vacant land

20 Legal Description
South 10ft Lot 2, all of Lot 3, Block 1, Talbot's Addition to the Village of Guide Rock, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	
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	\$	0.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____
 Signature of Grantee or Authorized Representative _____ Title _____ Date 7 Feb 21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>7</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK 2020, Pg 290</u>

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

BK 2020, Pg 290

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 7 day
of Feb A.D., 20 20, at 9:59
o'clock 9 M. Recorded in Book 2020
on Page 290-291
Louise Petrich County Clerk
16.20 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>2-7-2020</u>
\$ Exempt #	<u>2</u> By <u>AD</u>

SHERIFF'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, in an action in the District Court of the Tenth Judicial District of the State of Nebraska, within Webster County, Nebraska, entitled: THE COUNTY OF WEBSTER, NEBRASKA, a Body Politic and Corporate, Plaintiff, vs. JOHN JENNINGS and HEIRS THEREOF, et al., Defendants; District Court Case No. CI 19-6, that Webster County, Nebraska (judgment creditor) did on or about May 16, 2019, obtain a decree finding there to be due the sum of \$79.46, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

WHEREAS, it was further ordered that in default of the payment of the sum so found due that the Webster County Sheriff, should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same, and

WHEREAS, default having been made therein, the Webster County Sheriff, pursuant to and by virtue of said decree and the order of sale to him duly directed, did on the 17th of July, 2019, in the Commissioners Meeting Room in the Webster County Courthouse in Red Cloud, Nebraska, having first given due and legal notice of the time, date, and place of sale by publication once in each week for four (4) consecutive weeks in a newspaper published, printed and of general circulation in Webster County, Nebraska, did then and there sell said premises at public auction to ERNEST DAY, hereinafter referred to as "GRANTEE" whether one or more, property described as THE SOUTH TEN (10) FEE OF LOT TWO (2), AND ALL OF LOT THREE (3), BLOCK ONE (1), TALBOT'S ADDITION TO THE VILLAGE OF GUIDE ROCK, WEBSTER COUNTY, NEBRASKA, for the sum of \$651.00, which said sale was afterwards on the 12th of August, 2019, examined and confirmed by the District Court upon the return of sale by this officer, with the Court directing this Sheriff to convey the premises to the said GRANTEE.

NOW THEREFORE, I, TROY R. SCHMITZ, Sheriff of Webster County, Nebraska, GRANTOR herein, and by virtue of the powers vested in me by law and the decree of said Court, do hereby give, devise, and grant to the said GRANTEE, his/her heirs, and/or assigns the following described real estate, to-wit:

THE SOUTH TEN (10) FEE OF LOT TWO (2), AND ALL OF LOT THREE (3),
BLOCK ONE (1), TALBOT'S ADDITION TO THE VILLAGE OF GUIDE ROCK,

WEBSTER COUNTY, NEBRASKA

IN WITNESS WHEREOF, I have, as Webster County, Nebraska, Sheriff, hereunto set my hand this 19 day of August, 2019.

Troy R Schmitz
TROY R SCHMITZ
Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On the 19th day of August, 2019, before me the undersigned, Clerk of Webster County District Court, personally appeared Troy R. Schmitz, Sheriff of Webster County, Nebraska, personally known to me as Sheriff of said County, being the same person who signed the foregoing instrument as Grantor, and acknowledged the same to be his voluntary act and deed, as Webster County Sheriff for the particular uses and purposes therein set forth.

WITNESS, my hand and official seal the date and year written last above.

Louise Petsch
Clerk of Webster County District Court

(seal)



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	294	2/7/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000126300	26	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		010	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
515	25,600	26,115		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. : _____	Multiple Improvements. : _____
Construction Date:	Construction Date : 1910	Construction Date : _____
Floor:	Floor Sq. Ft. : 892	Floor Sq. Ft. : _____
Building Cost New:	Cost : 112,645	Cost : _____
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: _____ Other1: _____ Other2: _____
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: _____ Condition: _____
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

(Continue on back)

Real Estate Transfer Statement

• 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. 02 Day 07 Yr. 2020	4 Date of Deed Mo. 02 Day 28 Yr. 2020
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert Buckles and Charlotte Buckles Street or Other Mailing Address 14005 Summit Dr. City Sterling State CO Zip Code 80751 Phone Number Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael Clark Street or Other Mailing Address 846 M Webster St City Red Cloud State NE Zip Code 68970 Phone 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 n/a	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$15,000

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

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

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

18 Address of Property
846 N Webster 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 Thirteen (13) and Fourteen (14), Block Ten (10), Smith and Moore's Addition to Red Cloud, as surveyed, platted and recorded in Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	15,000.00
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	\$	15,000.00

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 Bridget Daenling Signature of Grantee or Authorized Representative
Bridget Daenling Signature of Grantee or Authorized Representative
Real Estate Broker Title
 402-746-2142 Phone Number
 02-07-2020 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 02 Day 07 Yr. 2020	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK 2020, Pg 294

BK2020, Pg 294

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Feb A.D., 2020, at 3:09 o'clock P.M. Recorded in Book 2020 on Page 294
Louise Petrich County Clerk
D. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-7-2020
\$ 33.75 By DL

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

WARRANTY DEED

Robert Buckles and Charlotte Buckles, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Michael Clark, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) and Fourteen (14), Block Ten (10), Smith and Moore's Addition to Red Cloud, as surveyed, platted and recorded in Webster County, Nebraska

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

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

Executed 1/28/20, 2020.

Robert Buckles
Robert Buckles

Charlotte M Buckles
Charlotte Buckles

STATE OF Colorado)
) ss.
COUNTY OF Logan)

The foregoing instrument was acknowledged before me on January 28th, 2020 by Robert Buckles and Charlotte Buckles, husband and wife.

Kimberly Appelhans
Notary Public

KIMBERLY APPELHANS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954016363
MY COMMISSION EXPIRES NOV 14 2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	296	2/10/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001802001	27	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	2	3	00000	1	000	7425
Land	Improvements	Total		Date of Sale Property Classification Code								
770,950	49,770	820,720		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		12.680		17,310			
	2A1				2G1		22.000		30,030			
	2A				2G							
	3A1				3G1							
	3A				3G		58.620		80,015			
	4A1				4G1							
	4A				4G		102.540		139,965			
DRYLAND	1D1			Shelterbelt/Timber								
	1D	1.540		Accretion								
	2D1	87.530		Waste								
	2D	33.000		Other								
	3D1			AG LAND TOTAL			440.640		755,185			
	3D	48.270		Roads			8.960					
	4D1			Farm Sites			1.000		5,765			
	4D	74.460		Home Sites			1.000		10,000			
				Recreation								
	Dwellings			Other			1.720					
	Outbuildings			Non-AG TOTAL			12.680		15,765			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REPRESENTATIVE'S DEED; BETWEEN PARENT & CHILD; ALSO INCLUDES PARCEL 19083 & 1911	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

27

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>10</u> Yr. <u>20</u>		4 Date of Deed Mo. <u>02</u> Day <u>4</u> Yr. <u>20</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joseph J. McDole PR of Jerry Jerome McDole Estate Street or Other Mailing Address 841 North Walnut Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4824 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph J. McDole Street or Other Mailing Address 841 North Walnut Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4824 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 NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,094,293

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

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 453+-

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

Joseph J. McDole (402) 746-4824
Print or Type Name of Grantee or Authorized Representative Phone Number

Joseph J. McDole Grantee
Signature of Grantee or Authorized Representative Title

2-4-2020
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>10</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ Exempt #15	28 Recording Data BK2020, Pg 296	

The Northeast Quarter (NE1/4) of Section Eighteen (18), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska. AND

The Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster county, Nebraska, EXCEPT Railroad Right of Way, AND

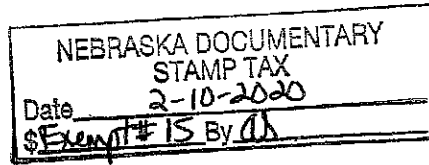
Lot One (1), EXCEPT the "Little Red Schoolhouse" tract more particularly described as follows: Commencing at the Southwest corner of Lot One (1), Patmor's Subdivision of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, (this starting point being located on the Section line between Section Two (2) and Three (3) in said Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska), thence East Thirty-three feet (33'), more or less to the East right-of-way line of the County road running North and South between the said Section Two (2) and Three (3), thence North 16 feet (16') to the place of beginning; thence North along the East right-of-way line of said County road a distance of Two Hundred Twelve feet (212'), thence East Two Hundred Five feet (205') thence South Two Hundred Twelve feet (212') thence West Two Hundred Five feet (205') to the place of beginning, containing approximately one (1) acre, more or less; Lot Two (2), Lots Four (4) through Nine (9), inclusive, EXCEPT the South 16' of said Lots 1, 2 and 4-9 conveyed to the County of Webster in Book N, Page 48 of the Miscellaneous Records of Webster County; Lots Thirty (30) through Thirty-four (34), inclusive, including all that portion of the County road vacated by County Commissioners Deed recorded in Book 2005, Page 1616; the East Twenty feet (E20') of Lot Thirty-seven (37), Lots Thirty-eight (38) through Forty (40), inclusive and Lot Forty-two (42), all in Patmor's Subdivision of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

The North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) and the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty-seven (27), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

BK 2020, Pg 296

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of Feb A.D., 2020, at 12:26 o'clock P.M. Recorded in Book 2020 on Page 296-297
Ronise Petrich County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded



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

PERSONAL REPRESENTATIVE'S DEED

Joseph J. McDole, Personal Representative of the Estate of Jerry Jerome McDole, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Joseph J. McDole, conveys to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Eighteen (18), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska. AND

The Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster county, Nebraska, EXCEPT Railroad Right of Way, AND

Lot One (1), EXCEPT the "Little Red Schoolhouse" tract more particularly described as follows: Commencing at the Southwest corner of Lot One (1), Patmor's Subdivision of the Southwest Quarter (SW¼) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, (this starting point being located on the Section line between Section Two (2) and Three (3) in said Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska), thence East Thirty-three feet (33'), more or less to the East right-of-way line of the County road running North and South between the said Section Two (2) and Three (3), thence North 16 feet (16') to the place of beginning; thence North along the East right-of-way line of said County road a distance of Two Hundred Twelve feet (212'), thence East Two Hundred Five feet (205') thence South Two Hundred Twelve feet (212') thence West Two Hundred Five feet (205') to the place of beginning, containing approximately one (1) acre, more or less; Lot Two (2), Lots Four (4) through Nine (9), inclusive, EXCEPT the South 16' of said Lots 1, 2 and 4-9 conveyed to the County of Webster in Book N, Page 48 of the Miscellaneous Records of Webster County; Lots Thirty (30) through Thirty-four (34), inclusive, including all that

portion of the County road vacated by County Commissioners Deed recorded in Book 2005, Page 1616; the East Twenty feet (E20') of Lot Thirty-seven (37), Lots Thirty-eight (38) through Forty (40), inclusive and Lot Forty-two (42), all in Patmor's Subdivision of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

The North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) and the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty-seven (27), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

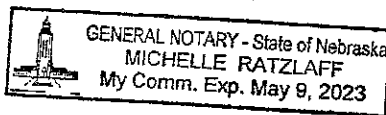
Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey and release the same.

Executed FEBRUARY 4 , 2020.

Joseph J. McDole PR
Joseph J. McDole, Personal Representative of the Estate of Jerry Jerome McDole, Deceased

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS:

The foregoing instrument was acknowledged before me on FEBRUARY 4 , 2020 by Joseph J. McDole, Personal Representative of the Estate of Jerry Jerome McDole, Deceased.



Michelle Ratzlaff
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	309	1/28/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000164800	28	4	04	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,250	82,930	84,180		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1920	Construction Date :
Floor:	Floor Sq. Ft. : 1,475	Floor Sq. Ft. :
Building Cost New:	Cost : 196,920	Cost :
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; FORECLOSURE	
Comments from	Comments:
(Continue on back)	

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

DEPARTMENT OF REVENUE

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

1 County Name: WEBSTER - 91; 2 County Number: WEBSTER - 91; 3 Date of Sale/Transfer: Mo. 01 Day 28 Yr. 2020; 4 Date of Deed: Mo. 02 Day 11 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print): Kerry Feld - Trustee, 12400 Olive Blvd. Ste. 555, St. Louis, MO 63141; 6 Grantee's Name, Address, and Telephone (Please Print): Wells Fargo Bank, NA, 3476 Stateview Boulevard, Fort Mill, SC 29715

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; (C) Mobile Home

8 Type of Deed: Bill of Sale, Conservator, Corrective, Death Certificate - Transfer on Death, 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? (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? \$49,920; 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: 326 N Franklin St, Red Cloud, NE 68970; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Same as No. 6; 18a No address assigned 18b Vacant land

20 Legal Description: LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), BLOCK TWO (2), PLATT'S FIRST ADDITION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA

21 If agricultural, list total number of acres

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed. \$49,920.00. 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). \$49,920.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number: 24

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. Debra L. Jones - Authorized Representative. Print or Type Name of Grantee or Authorized Representative. Signature of Grantee or Authorized Representative. Title. Date: 02/12/2020. Phone Number: (314) 991-0255.

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 2 Day 12 Yr. 2020; 27 Value of Stamp or Exempt Number: \$ Exempt # 24; 28 Recording Data: BK2020, Pg 309

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/12/20
\$ Ex024 By AS

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 12 day of February A.D., 2020, at 12:47 o'clock PM. Recorded in Book 2020 on Pages 309-310

Rorise Petsch County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

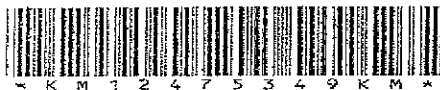
TRUSTEE'S DEED

Kerry Feld , Attorney at Law, 12400 Olive Blvd., Ste 555, St. Louis, Missouri, 63141, hereinafter referred to as Grantor, as [successor] Trustee under the Trust Deed hereinafter described, for valuable consideration, hereby grants and conveys to **Wells Fargo Bank, N.A.**, Grantee, without any covenant or warranty, expressed or implied, all of the following described real estate:

**LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20),
BLOCK TWO (2), PLATT'S FIRST ADDITION TO THE CITY OF RED CLOUD,
WEBSTER COUNTY, NEBRASKA.**

This conveyance is made pursuant to the powers conferred by a Trust Deed with power of sale recorded on November 8, 2016, in the Register of Deeds of Webster County, Nebraska as Book 2016 Page 2583-2593 wherein **Carmen Rae Hawkinson, A single person** is Trustor, and **Mortgage Electronic Registration Systems, Inc.**, solely as nominee for **Mortgage Lenders of America, LLC** is originally named Beneficiary, wherein the Trustor granted and conveyed to the Trustee, on the trust therein expressed, the property above described to secure, among other obligations, payment of the indebtedness and after the fulfillment of the conditions specified in the Trust Deed authorizing this conveyance as follows:

- (1) Breach and default were made under the terms of the Trust Deed in the particular set forth in the notice of default hereinafter referred to, which default continued until the time of the sale.
- (2) There was filed for record on **September 23, 2019**, in the Register of Deeds of Webster County, Nebraska as **Book 2019 Page 2292** a notice of default in the Register of Deeds of Webster County, Nebraska, and of election to sell the property to satisfy the obligations secured thereby and thereafter notice of the filing of the notice of default was sent in the statutory manner to all persons entitled to a notice thereof.
- (3) That thereafter the Grantor executed its notice of Trustee's sale, stating that it, as Trustee, would sell at public auction to the highest bidder the property hereinbefore described, fixing



the time and place of the sale as **January 28, 2020** at 10:00 a.m. at the main entrance of the Webster County Courthouse, 621 N. Cedar, Red Cloud, NE 68970 and caused copies of such notice to be published once a week for five consecutive weeks in **Red Cloud Chief**, a legal daily newspaper printed, published and of general circulation in the County of **Webster**, Nebraska, the first date of publication was December 18, 2019, and the last day of publication was January 15, 2020; notice of such Trustee sale was sent to the Trustors and all persons entitled to notice thereof in accordance with applicable law.

- (4) All applicable statutory provisions of the State of Nebraska and the United States of America and all provisions of such Trust Deed have been complied with as to acts to be performed and notices to be given.
- (5) The Trustee at the time and place of sale fixed as aforesaid, then and there sold, at public auction, to Grantee, who was the highest bidder therefore, the property hereinbefore described for the sum of **\$49,920.00**.

If the United States of America holds an interest in the subject real estate by virtue of a federal tax lien, this deed is subject to a 120 day right of redemption by the United States of America under 28 USC §2410.

Dated on February 11, 2020.

Kerry Feld
Kerry Feld, N&BA# 24614, Attorney at Law, Trustee

ACKNOWLEDGMENT

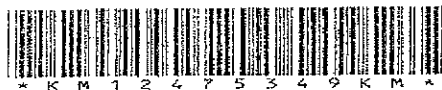
STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me on Feb 11, 2020, by Kerry Feld, Trustee.

Beverly V Lumley
Notary Public

BEVERLY V LUMLEY
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: September 24, 2021
Commission Number: 13402550

FILE NUMBER: HAWCANOR



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	316	2/6/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001550600		29		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	2	0	00000	1	000	4460		
Land		Improvements		Total		Date of Sale Property Classification Code								
728,815				728,815		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	16.220				22,140		
	2A1						2G1							
	2A						2G	25.920				35,380		
	3A1						3G1	2.270				3,100		
	3A						3G	18.110				24,720		
	4A1						4G1	12.100				16,520		
	4A						4G	104.880				143,160		
DRYLAND	1D1					Shelterbelt/Timber								
	1D	105.090		245,385		Accretion								
	2D1					Waste		3.000				540		
	2D					Other								
	3D1	49.030		96,100		AG LAND TOTAL		411.150				728,815		
	3D	12.980		25,440		Roads		11.010						
	4D1	47.290		89,380		Farm Sites								
	4D	14.260		26,950		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		11.010						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PR DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD; ALSO WITH PARCEL 15544	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

29

• 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. 2 Day 6 Yr. 2020		Mo. 2 Day 6 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Annette C. Moser Lintz, Pers Rep - Eileen M. Moser Estate				Grantee's Name (Buyer) SEE ATTACHED			
Street or Other Mailing Address 7015 West 29th Street				Street or Other Mailing Address			
City Kearney		State NE		Zip Code 68845		City State Zip Code	
Phone Number (402) 310-4607		Email Address moserac@unk.edu		Phone Number		is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<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	

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

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

11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Grantor's undivided 1/6 interest	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

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

14 What is the current market value of the real property? SEE ATTACHED		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		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		Annette C. Moser Lintz 7015 West 29th Street Kearney, NE 68845	

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres See Attached

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 **Charles W. Hastings** Attorney
 Prior or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative Title
 (402) 463-1383 Phone Number
 2/17/2020 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 2 Day 18 Yr. 2020	\$ Exempt # 15	BK2020, Pg 316	

ATTACHMENT TO FORM 521

6 Grantee's Name, Address and Telephone

Annette C. Moser Lintz (undivided ½ interest)
7015 W 29th Street
Kearney, NE 68845
402-310-4607
moserac@unk.edu

Aaron J. Moser (undivided ½ interest)
715 West 1st Street, Apt. 203
Hastings, NE 68901
402-310-7879
aaron.moser@chiefind.com

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

Parcel 1: \$128,743.15
Parcel 2: \$37,652.97

20 Legal Description

Parcel 1: Undivided one-sixth (1/6) interest in the East Half (E ½) of Section Two (2), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

Parcel 2: Undivided one-sixth (1/6) interest in the North 98.92 acres in the Northeast Quarter (NE ¼) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/18/20
\$ Ex015 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of February A.D., 2020, at 09:10 o'clock AM. Recorded in Book 2020 on Page 316

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

AFTER RECORDING RETURN TO: Charles W. Hastings, Dunmire, Fisher & Hastings, P.O. Box 1044, Hastings, NE 68902

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

Annette C. Moser Lintz, Personal Representative of the Estate of Eileen M. Moser, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, GRANTOR, conveys and releases to Annette C. Moser Lintz and Aaron J. Moser, GRANTEES, as tenants in common to each an undivided one-half of all of the Estate's undivided interest in the following described real estate (as defined in NEB. REV. STAT. §76-201):

Undivided one-sixth (1/6) interest in the East Half (E ½) of Section Two (2), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

Undivided one-sixth (1/6) interest in the North 98.92 acres in the Northeast Quarter (NE ¼) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

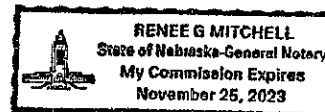
Executed: February 6, 2020.

Annette C Moser Lintz
Annette C. Moser Lintz
Personal Representative
7015 West 29th Street
Kearney, NE 68845
Estate of Eileen M. Moser, Deceased

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on ~~February 6, 2020~~ by ~~Eileen M. Moser~~ Lintz, Personal Representative of the Estate of Eileen M. Moser, Deceased.

Renee G. Mitchell
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	317	11/22/2019	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001014501	30	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	18	2	00000	1	000	6060
Land	Improvements	Total		Date of Sale Property Classification Code								
22,240		22,240		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G	10.240	12,270						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	13.080	9,415						
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	3.070	555						
2D				Other								
3D1				AG LAND TOTAL	26.390	22,240						
3D				Roads	0.870							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	0.870							

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

(Continue on back)

Real Estate Transfer Statement

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 (HARLAN-42-Webster), 3 Date of Sale/Transfer (Mo. 11 Day 22 Yr. 2019), 4 Date of Deed (Mo. 11 Day 22 Yr. 2019)

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

Grantor's Name (Seller) Fred J. Hyde and Barbara L. Hyde, Grantee's Name (Buyer) Aaron D. Hyde & Blake J. Hyde, tees of the Fred and Barbara Hyde

Street or Other Mailing Address 1201 Pershing Rd., Irrevocable Trust dtd. 11.22.2019; 1201 Pershing Rd.

City Hastings, State NE, Zip Code 68901

Phone Number 402-462-4308, Is the grantee a 501(c)(3) organization? Yes [X] No [], If Yes, is the grantee a 509(a) foundation? Yes [] No [X]

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 [X], Unimproved [], IOLL [], Single Family [], Multi-Family [], Commercial [], Industrial [], Agricultural [X], Recreational [], (B) Property Type: Mineral Interests-Nonproducing [], Mineral Interests-Producing [], State Assessed [], Exempt [], (C) Mobile Home []

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes [] No [X], 10 Type of Transfer: Distribution [], Auction [], Court Decree [], Easement [], Exchange [], Foreclosure [], Gift [], Grantor Trust [], Irrevocable Trust [X], Life Estate [], Partition [], Revocable Trust [], Sale [], Satisfaction of Contract [], Transfer on Death [], Trustee to Beneficiary [], Other (Explain) []

11 Was ownership transferred in full? (If No, explain the division.) Yes [] No [X] Reserved life estate for Fred and Barbara Hyde, 12 Was real estate purchased for same use? (If No, state the intended use.) Yes [X] 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 [X], No [], Aunt or Uncle to Niece or Nephew [], Brothers and Sisters [], Ex-spouse [], Family Corp., Partnership, or LLC [], Grandparents and Grandchild [], Parents and Child [X], Self [], Spouse [], Step-parent and Step-child [], Other []

14 What is the current market value of the real property? \$22,240, 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes [] No [X] \$ _____ %

16 Does this conveyance divide a current parcel of land? Yes [] No [X], 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 [X]

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Fred J. and Barbara L. Hyde, 1201 Pershing Rd., Hastings, NE 68901, 18a [X] No address assigned, 18b [] Vacant land

20 Legal Description: PLEASE SEE ATTACHED.

21 If agricultural, list total number of acres _____

Table with 3 columns: Item, Amount, Total. 22 Total purchase price, including any liabilities assumed \$ 0, 23 Was non-real property included in the purchase? Yes [] No [X] (If Yes, enter dollar amount and attach itemized list.) \$ 0, 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 19

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. JERROD M. GREGG, 402-496-3432, ATTORNEY, 2.9.2020

sign here

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 2 Day 18 Yr. 2020, 27 Value of Stamp or Exempt Number \$ Exempt # 19, 28 Recording Data BK 2020, Pg 317, For Dept. Use Only

All that part of Lot Five (5) in the Northwest Quarter (NW¼) of Section Eighteen (18), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, lying West of the tract in said Lot 5 conveyed to the United States of America by Deed recorded in Book 29, page 54, EXCEPT tracts conveyed to Webster County for road by Deeds recorded in Book 24, page 302 and Book 26, page 98.

*****SUBJECT TO A LIFE ESTATE RESERVED FOR FRED J. HYDE AND BARBARA L. HYDE*****

BK2020, Pg 317

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 18 day of Feb A.D., 2020, at 11:12 o'clock AM. Recorded in Book 2020 on Page 317
Louise Patch County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-18-2020
\$Exempt # 19 By ab

WARRANTY DEED

FRED J. HYDE (aka Fred Joseph Hyde) and BARBARA L. HYDE (aka Barbara Lea Hyde), husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from AARON D. HYDE and BLAKE J. HYDE, Trustees of the FRED AND BARBARA. HYDE IRREVOCABLE TRUST dated November 22, 2019, GRANTEES, convey to Grantees, the following described real estate:

All that part of Lot Five (5) in the Northwest Quarter (NW¼) of Section Eighteen (18), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, lying West of the tract in said Lot 5 conveyed to the United States of America by Deed recorded in Book 29, page 54, EXCEPT tracts conveyed to Webster County for road by Deeds recorded in Book 24, page 302 and Book 26, page 98.

****SUBJECT TO A LIFE ESTATE RESERVED FOR FRED J. HYDE AND BARBARA L. HYDE****

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

EXECUTED this 22 day of November, 2019.

[Signature]
FRED J. HYDE, Grantor

[Signature]
BARBARA L. HYDE, Grantor

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on this 22 day of November, 2019, by FRED J. HYDE and BARBARA L. HYDE, Grantors.

GENERAL NOTARY - State of Nebraska
JERROD M. GREGG
My Comm. Exp. November 18, 2023

[Signature]
Notary Public

Return to:
Jerrod M. Gregg
BLAZEK & GREGG, P.C., L.L.O.
1405 N. 205th St., Ste. 120
Elkhorn, Nebraska 68022
(402) 496-3432

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	327	2/18/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000123200	31	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		005	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
625	10,520	11,145		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. : _____	Multiple Improvements. : _____
Construction Date:	Construction Date : 1890	Construction Date : _____
Floor:	Floor Sq. Ft. : 719	Floor Sq. Ft. : _____
Building Cost New:	Cost : 77,285	Cost : _____
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(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	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: _____ Condition: _____
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

1232



Real Estate Transfer Statement

31

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 WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>18</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>02</u> Day <u>18</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Direlyd J. Roman Street or Other Mailing Address PO Box 76 City Campbell State NE Zip Code 68932 Phone Number (402) 460-8487 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jorge A. Perez Solleiro Street or Other Mailing Address 1317 N Webster Ave City Hastings State NE Zip Code 68901 Phone Number (402) 469-1009 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"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
--	---	---	---	---	--	--------------------------------------

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

10 Type of Transfer

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

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

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

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

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

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

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
**728 N Elm St
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
Lots Seventeen (17) and Eighteen (18), Block Five (5), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	1,000.00
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)	\$	1,000.00

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

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

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

David B. Garwood Attorney 2-18-2020
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>18</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data BK2020, Pg 327

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

BK2020, Pg 327

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 18 day of Feb A.D., 20 20, at 3:13 o'clock PM. Recorded in Book 2020 on Page 327
Raune Petrich County Clerk
10.00 AB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-18-20
\$ 2.25 By AB

WARRANTY DEED

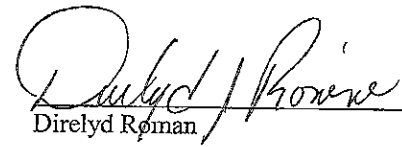
Direlyd Roman, a single person, GRANTOR, in consideration of ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00) receipt of which is hereby acknowledged, conveys to Jorge Alberto Perez Solleiro, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17) and Eighteen (18), Block Five (5), Smith and Moore's Addition to the City 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.

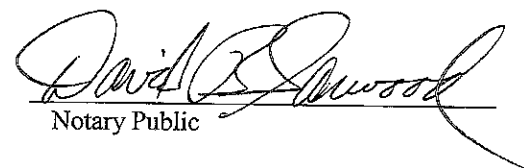
Executed February 16, 2020.

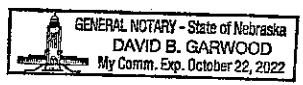

Direlyd Roman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 16, 2020, by Direlyd Roman.

Comm. expires October 22, 2022


Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	333	2/19/2020	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000612800	32	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010	1	090	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,580		2,580		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 2	B) 05	C) 1	D) 1	E) 7	F) 4			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :				
Construction Date:				Construction Date :				Construction Date :				
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :				
Building Cost New:				Cost :				Cost :				
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
JTWD												
Comments from					Comments:							
(Continue on back)												

Real Estate Transfer Statement

32

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. 02 Day 19 Yr. 2020		4 Date of Deed Mo. 02 Day 19 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SHARON DUFFY Street or Other Mailing Address PO BOX 283 City GUIDE ROCK State NE Zip Code 68942 Phone Number (402) 257-4255 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) DERRICK AND JOLENE DUFFY Street or Other Mailing Address 650 JOHN ST City GUIDE ROCK State NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input 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 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	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

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

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
105 NEBRASKA
GUIDE ROCK, NEBRASKA

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

18a No address assigned 18b Vacant land

20 Legal Description
All of Block Fourteen (14), Vance's Addition to the Village of Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	3,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	3,500.00

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

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

sign here *Sharon Duffy*
Print or Type Name of Grantor or Authorized Representative

Jolene Duffy
Signature of Grantee or Authorized Representative Title

402-257-7025
Phone Number

2/19/2020
Date

Register of Deeds Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 02 Day 19 Yr. 20	27 Value of Stamp or Exempt Number \$ 9.00	28 Recording Data BK 2020, Pg 333

Grantee Retain a copy of this document for your records.

State of Nebraska }
County of Webster } ss.

BOOK 2020, Pg 333

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19th day
of February A.D., 2020, at 10:25
o'clock A. M. Recorded in Book 2020
on Page 333
Louise Fetsch County Clerk
\$10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>2-19-20</u>
\$	<u>9.00</u> By <u>Liz</u>

JOINT TENANCY WARRANTY DEED

Sharon Duffy, a single person, GRANTOR, in consideration of THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,500.00) receipt of which is hereby acknowledged, convey to Derrick Duffy and Jolene Duffy, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of Block Fourteen (14), Vance's Addition to the Village of Guide Rock, Webster County, Nebraska.

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

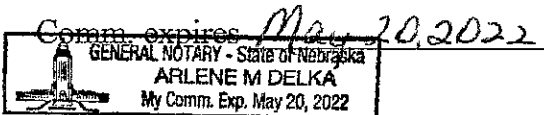
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed February 18, 2020.

Sharon Duffy
Sharon Duffy

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 18th, 2020, by Sharon Duffy, a single person.



Arlene M Delka
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	353	1/1/2020	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002501900	33	4	08	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	19	1	00000	1	000	3550
Land	Improvements	Total		Date of Sale Property Classification Code								
125,535		125,535		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	4.990			6,810				
2A1				2G1								
2A				2G	5.960			8,135				
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	25.430			34,710				
DRYLAND 1D1				Shelterbelt/Timber								
1D	3.490	8,150		Accretion	3.500							
2D1				Waste	16.050			2,890				
2D				Other								
3D1	1.780	3,490		AG LAND TOTAL	93.640			125,535				
3D	0.540	1,060		Roads	1.420							
4D1	19.970	37,745		Farm Sites								
4D	11.930	22,545		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	1.420							

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

(Continue on back)

Real Estate Transfer Statement

33

• 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. 1 Day 1 Yr. 2020		4 Date of Deed Mo. 1 Day 1 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) BH Farms, L.L.C. Street or Other Mailing Address 1239 N. Burlington Avenue, Suite 204 City Hastings State NE Zip Code 68901 Phone Number (402) 460-8770 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Double LL Farms, L.L.C. Street or Other Mailing Address 1239 N. Burlington Avenue, Suite 200 City Hastings State NE Zip Code 68901 Phone Number (402) 462-5353 Email Address moncrieflaw@gmail.com			

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

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

8 Type of Deed

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

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

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

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

<input 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?
 \$125,535.00

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

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Double LL Farms, L.L.C.
 1239 N. Burlington Avenue, Suite 200
 Hastings, NE 68901

20 Legal Description
 SEE ATTACHED

21 If agricultural, list total number of acres 95.060 +/-

22 Total purchase price, including any liabilities assumed	22	\$	3
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	\$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \$76-902(21)

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.

Double LL Farms, L.L.C., a Nebraska Limited Liability Company (402) 462-5353

sign here

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

Grantee
 1/1/20

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 19 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt #21	28 Recording Data BK 2020, Pg 353

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

LEGAL DESCRIPTION:

Lots 9 and 12 in the Northeast Quarter (NE ¼) of Section 19, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, EXCEPT any portion of the property lying within the right of way conveyed to the Nebraska and Colorado Railroad Company by Deed recorded in Book K, Page 166, conveyed to the Chicago, Burlington & Quincy Railroad by Deed recorded in Book 8, Page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company, consisting of 95.060 acres, more or less.

State of Nebraska }
County of Webster } ss.

BK 2020, Pg 353

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of Feb A.D., 20 20, at 11:41
o'clock A M. Recorded in Book 2020
on Page 353-354
Louise Petch County Clerk
W.O. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>2-19-2020</u>
\$ Exempt <u>21</u>	By <u>W.O.</u>

Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

WARRANTY DEED

BH FARMS, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, DOUBLE LL FARMS, L.L.C., a Nebraska Limited Liability Company, Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

Lots 9 and 12 in the Northeast Quarter (NE ¼) of Section 19, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, EXCEPT any portion of the property lying within the right of way conveyed to the Nebraska and Colorado Railroad Company by Deed recorded in Book K, Page 166, conveyed to the Chicago, Burlington & Quincy Railroad by Deed recorded in Book 8, Page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company.

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

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

Executed January 3, 2020

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	355	1/1/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002010400		34		4 08		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	16	0	00000	1	000	9575		
Land		Improvements		Total		Date of Sale Property Classification Code								
630,990				630,990		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					Shelterbelt/Timber								
	1D	59.750		139,515		Accretion								
	2D1					Waste								
	2D	6.120		11,995		Other								
	3D1					AG LAND TOTAL		316.470				630,990		
	3D	83.570		163,795		Roads		3.990						
	4D1	32.050		60,575		Farm Sites								
	4D	134.980		255,110		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.990						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER FROM LLC TO LLC; INCLUDES PARCEL 20109	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

34

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. 1 Day 1 Yr. 20), 4 Date of Deed (Mo. 1 Day 3 Yr. 20)

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

Grantor's Name (Seller) Double LL Farms, L.L.C., Grantee's Name (Buyer) BH Farms, L.L.C.

Street or Other Mailing Address 1239 N. Burlington Avenue, Suite 200

City Hastings, State NE, Zip Code 68901

Phone Number (402) 462-5353, (402) 460-8770, Is the grantee a 501(c)(3) organization? Yes No

Email Address moncrieflaw@gmail.com, NA

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, Corrective, Death Certificate - Transfer on Death, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Sheriff, Trust/Trustee, Warranty, Other

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No; 10 Type of Transfer: Distribution, Auction, Court Decree, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain)

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

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

14 What is the current market value of the real property? \$ 630,990.00; 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; 19 Name and Address of Person to Whom the Tax Statement Should be Sent BH Farms, L.L.C., 1239 N. Burlington Avenue, Suite 204, Hastings, NE 68901

18a No address assigned, 18b Vacant land; 20 Legal Description SW 1/4 of of Section 16, Township 3 North, Range 11 West of the 6th P.M., Webster County, Nebraska; and SE 1/4 of Section 17, Township 3 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 320.462 +/-

22 Total purchase price, including any liabilities assumed \$ 900,000; 23 Was non-real property included in the purchase? Yes No; 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 76-912(2D)

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. BH Farms, L.L.C., a Nebraska Limited Liability Company

Printor Type Name of Grantee or Authorized Representative BH Farms, L.L.C., a Nebraska Limited Liability Company; Signature of Grantee or Authorized Representative; Title; Grantee; Phone Number (402) 460-8770; Date 1-3-20

Register of Deed's Use Only

26 Date Deed Recorded Mo. 2 Day 19 Yr. 2020; 27 Value of Stamp or Exempt Number \$ Exempt #21; 28 Recording Data BK 2020, Pg 355

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

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of Feb A.D., 2020, at 11:47 o'clock A.M. Recorded in Book 2020 on Page 355-356
Louise Patsch County Clerk
K.D. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-19-2020
\$ Exempt By KD

Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

WARRANTY DEED

DOUBLE LL FARMS, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, BH FARMS, L.L.C., a Nebraska Limited Liability Company, Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW ¼) of Section 16, Township 3 North, Range 11 West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE ¼) of Section 17, Township 3 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

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

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

Executed January 3, 2020

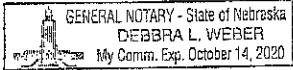
DOUBLE LL FARMS, L.L.C.,
A Nebraska Limited Liability
Company

BY: Brad Moncrief
Brad Moncrief, Trustee;
Brad Moncrief Revocable Trust;
Member

David N. Brandt
David N. Brandt, Trustee;
David N. Brandt Revocable Trust;
Member

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

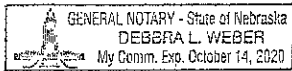
The foregoing instrument was acknowledged before me on
January 3, 2020 by Brad Moncrief, Trustee; Brad Moncrief Revocable Trust
as Member of Double LL Farms, L.L.C., a Nebraska Limited Liability Company,
Grantor.



Debra L. Weber
Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on
January 3, 2020 by David N. Brandt, Trustee; David N. Brandt Revocable
Trust as Member of Double LL Farms, L.L.C., a Nebraska Limited Liability Company,
Grantor.



Debra L. Weber
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	374	1/28/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002310600	35	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	26	4	00000	1	000	2105
Land	Improvements	Total		Date of Sale Property Classification Code								
37,605	6,175	43,780		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 7			

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1		
1A			1G		
2A1			2G1		
2A			2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A			4G	16.000	21,840
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL	16.000	21,840
3D			Roads		
4D1			Farm Sites	1.000	5,765
4D			Home Sites	1.000	10,000
			Recreation		
Dwellings		5,315	Other		
Outbuildings		860	Non-AG TOTAL	2.000	15,765

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JPWD; BETWEEN BROTHERS & SISTERS	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name, 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)

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

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

11 Was ownership transferred in full? (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?, 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, 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 approx. 18

Table with 2 columns: Item Number, Amount. Rows 22-24.

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

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

Signature of Grantor or Authorized Representative, Title, Phone Number, Date

sign here

Register of Deed's Use Only

For Dept. Use Only

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

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

Attachment to Form 521

Address: 576 Rd H
Red Cloud, NE 68970

Legal Description: All of that part of the SE ¼, Sec. 26-2-12, Webster Co, Nebraska,
lying S. of Bostwick Irrigation Canal and E. of Bostwick Irrigation
lateral (18 acres, more or less)

Grantor:
James L. Brown (owner)
576 Rd H
Red Cloud, NE 68970
402-746-5168

Grantees:
Henry L. Brown (brother of owner)
806 E. 2nd St.
Hastings, NE 68901
402-463-1498

Clara Louise Crookston (sister of owner)
PO Box 1187
Pinedale, AZ 85934
801-592-0570

Gayle L. Thompson (sister of owner)
615 Krueger Ave.
Oconto, WI 54153
920-321-4782

Ruth L. Stephens (sister of owner)
2618 Pecan St.
Green Bay, WI 54311
920-562-3462

BK 2020, Pg 374

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 20 day of Feb A.D., 2020, at 11:32 o'clock A M. Recorded in Book 2020 on Page 374
Laune Petach County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-20-2020
\$ 99.00 By AB

Please return to: Richard Witt, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

JOINT TENANCY WARRANTY DEED

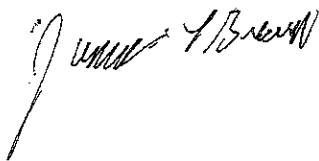
GRANTOR James Brown, a single person, in consideration of Love and Affection, hereby conveys to GRANTEES Henry L. Brown, Clara Louise Crookston, Gayle L. Thompson and Ruth L. Stephens, GRANTOR'S brother and sisters, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

All that part of the Southeast Quarter (SE1/4) of Section Twenty-Six (26), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, LYING South of the Bostwick Irrigation canal and East of the Bostwick Irrigation lateral, as now located thereon, and containing approximately 18 acres, more or less.

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

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

Executed: January 28th, 2020.



James Brown, Grantor

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on January 28th, 2020, by James Brown, a single person.



Nancy R. Kraftzik
Notary Public

Real Estate Transfer Statement

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

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

1 County Name		2 County Number <u>Select County & County Number</u>		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>20</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>02</u> Day <u>20</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis Hansen and Sally Hansen Street or Other Mailing Address 873 Road K City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4202 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) 402 Loft, LLC Street or Other Mailing Address 873 Road K City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4202 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA			

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

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

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

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

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

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

14 What is the current market value of the real property?
\$17,080

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

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Dennis Hansen, 873 Road K, Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description
Lots Eleven (11) and Twelve (12), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 40,000.00
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	\$ 40,000.00

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

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

Dennis Hansen, Member, 402 Loft, LLC (402) 746-4202
 Print or Type Name of Grantee or Authorized Representative Phone Number

Dennis Hansen Grantee
 Signature of Grantee or Authorized Representative Title Date 2/20/2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>20</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK 2020, Pg 315</u>

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Feb A.D., 2020 at 3:46 o'clock P.M. Recorded in Book 2820 on Page 375
Donise Potach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-20-2020
\$ Exempt # 56 By 15

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

WARRANTY DEED

Dennis Hansen and Sally Hansen, a married couple, Grantors, in consideration of \$1.00 and other valuable consideration received from Grantee, 402 Loft, LLC, a Nebraska Limited Liability Company, convey to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eleven (11) and Twelve (12), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska

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

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

Executed: February 20, 2020.

Dennis Hansen
Dennis Hansen
Sally Hansen
Sally Hansen

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 20, 2020 by Dennis Hansen and Sally Hansen, a married couple.

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

Don E Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2020	391	2/21/2020		Base: 91-0074		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
001313900		37	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4135	4	9	29	2	00000	1	000	3405
Land	Improvements		Total		Date of Sale Property Classification Code								
274,525	25,515		300,040		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 2	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1	20.000		27,300					
1A					1G								
2A1					2G1	47.860		70,940					
2A					2G								
3A1					3G1								
3A					3G	26.450		36,585					
4A1					4G1								
4A					4G	21.200		29,055					
DRYLAND 1D1					Shelterbelt/Timber								
1D					Accretion								
2D1	29.620		62,345		Waste								
2D	8.240		16,150		Other								
3D1					AG LAND TOTAL	205.680		343,200					
3D	28.090		55,055		Roads	1.320							
4D1	10.070		19,030		Farm Sites								
4D	14.150		26,740		Home Sites					3,320			
					Recreation								
Dwellings			1,385		Other								
Outbuildings			24,130		Non-AG TOTAL	1.320		3,320					

Assessor's Adjustment to Sale Price (+ or -):					Total Recapture Value:				
Assessor Comments and Reason for Adjustment:									
WD; ALSO INCLUDES PARCEL'S 1314001, 1313401 AND 9032									
Comments from					Comments:				

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>21</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>2</u> Day <u>20</u> Yr. <u>2020</u>
--------------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary Wilhelms and Luella Wilhelms Street or Other Mailing Address 2164 Road 2100 City Blue Hill State NE Zip Code 68930		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Oak Hill Capital, LLC Street or Other Mailing Address PO Box 423 City Grand Island State NE Zip Code 68802	
Phone Number n/a	Phone Number 308-384-0957	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a	Email Address n/a	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?
~~\$420,000~~ **430,000**

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 **Ruhter Auction & Realty** No

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres **210.83+**

22 Total purchase price, including any liabilities assumed	22	\$	430,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	40,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	420,000.00 430,000

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.

Gordon Glade, Member/Manager of Oak Hill Capital, LLC
Print or Type Name of Grantee or Authorized Representative

Gordon Glade
Signature of Grantee or Authorized Representative

Grantee
Title

Phone Number **2/ /2020**
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>2</u> Day <u>24</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ 967.50	28 Recording Data BK 2020, Pg 391
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BK 2020, Pg 391

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of Feb A.D., 2020, at 8:30
o'clock AM. Recorded in Book 2020
on Page 391-392
Rouise Petach County Clerk
16.00 AD Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-24-20
\$ 967.50 By AD

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

WARRANTY DEED

Gary Wilhelms, a single person, and Luella Wilhelms, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Oak Hill Capital, LLC, a Nebraska limited liability company, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Tract 1: A tract of land located in the Northeast Quarter (NE¹/₄) of Section 29, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 29; thence S00°06'16"E, on the West line of said Northeast Quarter, a distance of 68.90 feet to the South right-of-way line of Nebraska State Highway No. 4 as recorded in Deed Book 29, Page 503, and also being the Point of Beginning; thence N89°53'50"E, on said South right-of-way line, a distance of 909.26 feet; thence S00°19'51"E, a distance of 1954.34 feet to the North right-of-way line, of the BNSF Railroad and also the beginning of a curve concave to the south with a radius of 5779.58 feet; thence on said curve, the chord of which bears S83°12'51"W and 559.92 feet, an arc distance of 560.14 feet; thence S80°26'16"W, on said North right-of-way line, a distance of 365.84 feet to the West line of the Northeast Quarter of said Section 29; thence N00°06'16"W, on said West line, a distance of 2079.62 feet to the Point of Beginning.

Tract 2: The Northwest Quarter (NW¹/₄) of Section 28, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Northwest Corner of said Section 28, thence S00°00'00"W, on an assumed bearing on the West line of said Section 28, 49.30 feet to a point on the Southerly R.O.W. line of Highway #4, this point being the point of beginning; thence N89°24'42"E, along the South R.O.W line of Highway #4, 346.03 feet, thence S02°52'46"W, 885.25 feet; thence N81°18'38"W, 305.04 feet, to the West line of said Section 28; thence N00°00'00"E, 834.49 feet to the Point of Beginning, AND EXCEPT tract conveyed to The State of Nebraska, Department of Road in Book 2004, Page 2248.

Tract 3: Lots 1 through 10, both inclusive, Block 1, in the Village of Rosemont, Webster County, Nebraska; AND Lots 1 through 10, both inclusive, in Block 10, in the Village of Rosemont, Webster County, Nebraska

Tract 4: A tract of land described as Commencing at the Northeast corner of the South Half of the Northwest Quarter (S¹/₂NW¹/₄) of Section 29, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, thence South 20 rods 7 feet; thence West 41 rods 9 feet; thence North 20 rods 7 feet; thence East to the point of beginning, also known as County Surveyor's Lot

3

3 in the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 29, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska; AND

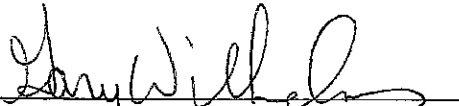
A tract situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 4 North, Range 9 West of the 6thP.M., Webster County, Nebraska described as: Beginning at a point 21 rods 9 $\frac{1}{2}$ feet South of the Northeast corner of the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$), running North 19 feet, thence West 41 rods 9 feet, thence South 19 feet, thence East 41 rods 9 feet to the place of beginning; ALSO a parcel of land lying the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of said Section 29 described as: Beginning at a point 21 rods and 9 $\frac{1}{2}$ feet South of the Northeast corner of the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of said Section 29, thence south on the half section line 23 rods, thence West 41 rods and 9 feet; thence North 23 rods, thence East 41 rods and 9 feet to the point of beginning, all of the described land being in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska; AND


County Surveyor's Lot # 5 and County Surveyor's Lot #6 in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

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

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

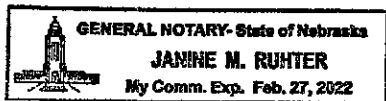
Executed February 20, 2020.


Gary Wilhelms

 POA
Luella Wilhelms by Gary Wilhelms, her
Attorney-in-Fact

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 20, 2020 Gary Wilhelms, a single person, individually, and as Attorney-in-Fact for Luella Wilhelms, a single person.




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	418	2/25/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000314700		38		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010			006	7490	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,535		44,420		45,955		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) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1900	Construction Date :
Floor:		Floor Sq. Ft. : 1,428	Floor Sq. Ft. :
Building Cost New:		Cost : 136,910	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story		(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

(Continue on back)

Real Estate Transfer Statement

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To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the 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. 2 Day 25 Yr. 2020 4 Date of Deed Mo. 2 Day 19 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy L. & Tricia M. Allen & Randy L. & Teresa A. Allen Grantee's Name (Buyer) Shirley R. Allen

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

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

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

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

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 The West 20' of the South 92' of Lot 7, all of Lot 8, & the East 10' of Lot 9 Block 6 Rohrer's Addition to Blue Hill

21 If agricultural, list total number of acres

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed \$ 0.00 23 Was non-real property included in the purchase? \$ 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 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. Shirley R. Allen (402) 469-2388

sign here

Print or Type Name of Grantee or Authorized Representative Shirley R. Allen Title Grantee Signature of Grantee or Authorized Representative Date 2-24-2020

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of Feb A.D., 2020, at 9:25 o'clock AM. Recorded in Book 2020 on Page 418
Louise Detach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-25-2020
\$ Exempt #52 By AD

QUIT CLAIM DEED

TIMOTHY L. ALLEN and TRICIAM. ALLEN, husband and wife, and RANDY L. ALLEN and TERESA A. ALLEN, husband and wife and residents of Wyoming, Grantors, in consideration of love and affection, quitclaim to Grantee SHIRLEY R. ALLEN, a Widow, the following described real estate (as defined in Neb. Rev. State. 76-201):

THE WEST TWENTY FEET (20') OF THE SOUTH NINETY TWO FEET (92') OF LOT SEVEN (7) AND ALL OF LOT EIGHT (8) AND THE EAST TEN FEET (10') OF LOT NINE (9) BLOCK SIX (6) ROHRER'S ADDITION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

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

Executed February 19, 2020

Timothy L. Allen
Timothy L. Allen

Tricia M. Allen
Tricia M. Allen

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me this 20 day of February, 2020 by Timothy L. Allen and Tricia M. Allen.

General Notary - State of Nebraska
LORI D. MEENTS
My Comm. Exp. Dec. 2, 2023.

Lori D Meents
Notary Public

Randy L. Allen
Randy L. Allen

Teresa A. Allen
Teresa A. Allen

STATE OF WYOMING)
) ss.
COUNTY OF WASHAKIE)

The foregoing instrument was acknowledged before me this 19th day of February, 2020 by Randy L. Allen and Teresa A. Allen.

CANDACE S. DONAHUE NOTARY PUBLIC
COUNTY OF WASHAKIE STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 15, 2023

Candace S. Donahue
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	419	2/25/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001812700	39	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	14	2	00000		000	7840
Land	Improvements	Total		Date of Sale Property Classification Code								
19,370	39,180	58,550		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 5			
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	1.000			5,765		
	4D					Home Sites	2.960			13,605		
						Recreation						
	Dwellings			37,990		Other						
	Outbuildings			1,190	Non-AG TOTAL			3.960		19,370		

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

(Continue on back)

Real Estate Transfer Statement

39

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>25</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>1</u> Day <u>24</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brooks Rasser Street or Other Mailing Address 1246 Highway 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4719 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nelson Manley and Kaylene Manley Street or Other Mailing Address 1099 River Road City Red Cloud State NE Zip Code 68970 Phone Number 402-257-7006 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed 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.)

<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?
\$51,000

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
**1099 River Road
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 **3.96+-**

22 Total purchase price, including any liabilities assumed	22	\$	51,000.00
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	\$	51,000.00

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.

Nelson Manley
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Grantee
Title

Phone Number
1/28/2020
Date

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>25</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ 114.75	28 Recording Data BK2020, Pg 419	

EXHIBIT A

A tract of land in the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Fourteen (14), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section; thence N00°00'00"E on an assumed bearing on the West line of said Section 392.71 feet; thence N80°24'30"E 218.08 feet; thence along a chord of a curve with a radius of 925.00 feet N85°01'16"E 165.60 feet, with an arc length of 165.82 feet; thence S00°00'00"W 450.86 feet to a point on the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence N88°52'47"W on said line 380.07 feet to the point of beginning.

BK2020, Pg 419

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 25 day
of Feb A.D., 2020, at 3:41
o'clock PM. Recorded in Book 2020
on Page 419
Devin Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-25-2020
\$ 114.75 By AD

JOINT TENANCY WARRANTY DEED

Brooks Rasser, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Nelson Manley and Kaylene Manley, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Fourteen (14), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section; Thence N00°00'00"E on an assumed bearing on the West line of said Section 392.71 feet; Thence N80°24'30"E 218.08 feet; Thence along a chord of a curve with a radius of 925.00 feet N85°01'16"E 165.60 feet, with an arc length of 165.82 feet; thence S00°00'00"W 450.86 feet to a point on the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence N88°52'47"W on said line 380.07 feet to the point of beginning.

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.

Brooks Rasser
Brooks Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 24, 2020, by Brooks Rasser, a single person.

Comm. expires 8/27/2021

Teresa L. Theobald
Notary Public

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

Agricultural Land Sales Worksheet

Cnty No:	Book	Page	Sale Date	School District Code								
91	2020	438	2/26/2020	Base: 65-0005		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001311500	40	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	25	1	00000	1	000	3270
Land	Improvements	Total		Date of Sale Property Classification Code								
556,275		556,275		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	7.630	10,415						
1A				1G	0.090	125						
2A1				2G1								
2A				2G	11.510	15,710						
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	25.180	34,370						
DRYLAND 1D1	177.860	415,305		Shelterbelt/Timber								
1D	7.670	17,910		Accretion								
2D1				Waste	3.240	585						
2D	8.830	17,305		Other								
3D1				AG LAND TOTAL	265.580	556,275						
3D				Roads	7.830							
4D1				Farm Sites								
4D	23.570	44,550		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	7.830							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A LLC; INCLUDES PARCEL 13118	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 02 Day 26 Yr. 2020
4 Date of Deed Mo. 02 Day 26 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print)
6 Grantee's Name, Address, and Telephone (Please Print)
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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.

Signature of Grantor or Authorized Representative
Matthew D. Baack
Title Attorney
Date 02-26-2020
Phone Number 402-834-3300

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

26 Date Deed Recorded Mo. 2 Day 26 Yr. 2020
27 Value of Stamp or Exempt Number \$ Exempt # 5b
28 Recording Data BK 2020 Pg 438

20. Legal Description

South Half Southwest Quarter Northeast Quarter ($S \frac{1}{2} SW \frac{1}{4} NE \frac{1}{4}$) and the Southeast Quarter ($SE \frac{1}{4}$) of Section Twenty-Five (25), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

East Half Northeast Quarter ($E \frac{1}{2} NE \frac{1}{4}$) and the North Half Southwest Quarter Northeast Quarter ($N \frac{1}{2} SW \frac{1}{4} NE \frac{1}{4}$) of Section Twenty-Five (25), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/26/20
\$ Ex05b By AS

Bk 2020, Pg 438

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 26 day
of February A.D., 2020, at 11:55
o'clock AM. Recorded in Book 2020
on Pages 438-439

Louise Petsch County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Kenneth J. Hubl, a single person, *Grantor*, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Hubl Acres, LLC, a Nebraska Limited Liability Company, *Grantee*, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

South Half Southwest Quarter Northeast Quarter (S ½ SW ¼ NE ¼) and the Southeast Quarter (SE ¼) of Section Twenty-Five (25), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

East Half Northeast Quarter (E ½ NE ¼) and the North Half Southwest Quarter Northeast Quarter (N ½ SW ¼ NE ¼) of Section Twenty-Five (25), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

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

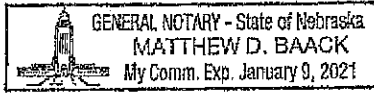
EXECUTED: February 26, 2020.

Ken Hubl

Kenneth J. Hubl, Grantor

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on this 20th day of February, 2020,
by **Kenneth J. Hubl**, a single person, *Grantor*.



M. D. Baack

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	440	2/26/2020	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000801500		41		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373				00	0	50005		003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
370		100		470		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)						A) 1	B) 01	C) 1	D) 1	E) 8	F) 1			
						Residential			Commercial					
Multiple Improvements:						Multiple Improvements. :			Multiple Improvements. :					
Construction Date:						Construction Date :			Construction Date :					
Floor:						Floor Sq. Ft. :			Floor Sq. Ft. :					
Building Cost New:						Cost :			Cost :					
Single Family Style:						Residential Condition:			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality:			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JOINT TENANCY QUITCLAIM DEED; INCLUDES PARCEL 8016														
Comments from							Comments:							
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name	2 County Number <u>Select County & County Number</u>	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>26</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>2</u> Day <u>25</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Patti Monica Kennedy</u> Street or Other Mailing Address <u>929 Mill St S 1</u> City <u>Danvers</u> State <u>NE</u> Zip Code <u>68931</u> Phone Number <u>402 484 2051</u> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Kenneth A. Bergman</u> Street or Other Mailing Address <u>322 4th St</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number <u>709 952 3499</u> Email Address	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed 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?
510

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
500 4th

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

18a No address assigned 18b Vacant land

20 Legal Description
lots 8, 9, 10 Block 3, Original Town, Cowles, NE
west 5th lot 11 Block 3, Original Town, Cowles, NE

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ <u>510⁰⁰</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	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ <u>510⁰⁰</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.

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____
 Signature of Grantee or Authorized Representative [Signature] Title _____ Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>26</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number <u>\$ 2.25</u>	28 Recording Data <u>BK2020, Pg 440</u>

BK 2020, Pg 440

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 26 day of Feb A.D., 2020, at 1:41 o'clock P. M. Recorded in Book 2020 on Page 440
Shirley D. Tich County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-26-2020
\$ 2.25 By AD

Joint Tenancy Quitclaim Deed

Paul W Kennedy and Monica D Kennedy, husband and wife as joint tenants, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Kenneth Bergman, a single person GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76_201):

Lots Eight (8) Nine (9) Ten (10) Block Three (3), Original Township Cowles Ne.: Webster County, Nebraska:

West 5' Lot Eleven (11) Block Three (3) Original Township Cowles Ne

Executed February 02/25/2020

Paul W Kennedy and Monica D Kennedy

Paul W Kennedy and Monica D Kennedy,

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 02/25/2020, by Paul W Kennedy and Monica D Kennedy , husband and wife.

Elizabeth A Johnson

GENERAL NOTARY - State of Nebraska
ELIZABETH A. JOHNSON
My Comm. Exp. December 4, 2022

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	441	2/26/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000806500		42		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373			00	0	50010		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
595				595		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)				A) 2	B) 01	C) 1	D) 1	E) 8	F) 1					

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JOINT TENANCY QUITCLAIM DEED; INCLUDES PARCEL 801801	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. 02 Day 26 Yr. 2020		4 Date of Deed Mo. 02 Day 25 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paul & Monica Kennedy Street or Other Mailing Address 503 Mill St City Dunning Ne State 68831 Zip Code Phone Number 402 984 2051 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth Bergman Street or Other Mailing Address 322 4th City Cawtes Ne State NE Zip Code 68930 Phone Number 269-9533499 Email Address			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

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

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

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

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

14 What is the current market value of the real property?
705

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
300 BIK Cawtes Main

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Kenneth Bergman
322 4th
Cawtes Ne 68930

20 Legal Description
Lots Thirteen (13) and Fourteen (14) Block 1 Fort Mcbrides addition and lot sixteen (16) and (17) seven townships 18 original township Block 3,

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed	\$ 705.00
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.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 705.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Kenneth Bergman
Signature of Grantee or Authorized Representative
Title
Phone Number
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 26 Yr. 2020	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK 2020, Pg 441	

State of Nebraska } ss.
County of Webster }

BK2020, Pg 441

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of Feb A.D., 2020, at 1:44 o'clock P.M., Recorded in Book 2020 on Page 441
Louis Peterh County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-26-2020
\$ 2.25 By AS

JOINT TENACY QUITCLAIM DEED

Paul W Kennedy and Monica D Kennedy, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Kenneth Bergman a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76_201):

Lots Thirteen (13) and Fourteen (14) BLOCK 1 FOE & MCBRIDES ADDITION ORIGINAL Township Cowles

Lots Sixteen (16) Seventeen (17) Eighteen (18) Block 3 Original Township Cowles, all in Webster County, Nebraska.

Executed February 02/25/ 2020.

Paul W Kennedy Monica D Kennedy
Paul W Kennedy and Monica D Kennedy

STATE OF NEBRASKA, COUNTY OF WEBSTER)ss.

The foregoing instrument was acknowledged before me on February 25th 2020.

, by Paul W Kennedy and Monica D Kennedy, husband and wife.

Elizabeth A Johnson

GENERAL NOTARY - State of Nebraska
ELIZABETH A. JOHNSON
My Comm. Exp. December 4, 2022

Real Estate Transfer Statement

43

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>28</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>02</u> Day <u>28</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth Bergman Street or Other Mailing Address 322 4th Street City Blue Hill State NE Zip Code 68930 Phone Number (269) 953-3499 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eddie Joe Vavricka Street or Other Mailing Address PO Box 57 City Hildreth State NE Zip Code 68947 Phone Number (402) 746-3897 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"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input 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?
\$470

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
500 4th Street, Cowles, Nebraska 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
Lots Eight (8), Nine (9), Ten (10) and the West Five Feet, (5')^{Lot 11}, Block Three (3), Original Town of Cowles, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 2,000.00
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.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 2,000.00

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.

Eddie Joe Vavricka (402) 746-3897
Print or Type Name of Grantee or Authorized Representative Phone Number

Eddie Joe Vavricka Grantee
Signature of Grantee or Authorized Representative Title
Date **02/28/2020**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>02</u> Day <u>28</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ 4.50	28 Recording Data BLK 2020, Pg 448

CLERK OFFICE

BK 2020, Pg 448

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 2-28-2020
 \$ 4.50 By LD

State of Nebraska } ss.
 County of Webster }

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 28 day
 of Feb A.D., 2020, at 1:56
 o'clock P M. Recorded in Book 2020
 on Page 448
Louise Petsch County Clerk
10.00 LD Deputy
 Ind Comp Assessor Carded

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

QUITCLAIM DEED

Kenneth Bergman, a single person, Grantor, in consideration of \$1.00 and other valuable consideration, conveys to Eddie Joe Vavricka, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8), Nine (9), Ten (10), and the West Five Feet (5') of Lot Eleven (11), Block Three (3), Original Town of Cowles, Webster County, Nebraska

Executed February 28, 2020.

Kenneth Bergman
 Kenneth Bergman

STATE OF NEBRASKA, COUNTY OF WEBSTER, ss.

The foregoing instrument was acknowledged before me on February 28, 2020 by Kenneth Bergman.

Don E Theobald
 Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	448	2/28/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000801500		43		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373			00	0	50005		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
370		100		470		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)				A) 1	B) 01	C) 1	D) 1	E) 8	F) 1					

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; INCLUDES PARCEL 8016	
Comments from	Comments:
(Continue on back)	