# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	d da St. E		Sale	Date	School District Code												
91	20	20	480		2/	29	/2020	Base:	01-	012	3	Affi	liated:			Unif	ied:			
Location	<b>ID</b>	Sale	Number	Us	seabil	ity.	& Code#	and the second		ng Pagana San Pagana San Pagana	$\frac{1}{2} \frac{1}{2} \frac{1}$		Parcel 1	Num	ber					
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	D	ate of S	ale Assessed	Val	ue		4.000克克	4131			9, 1, 4, 1	0.0	0	30	015		003	0000		
Land		Imr	rovements			То	tal	200		Date	e of S	ale	Property	y Cla	issifica	tion (	Code			
A god (Ministry were to have	.,835	2.55 NS 5 5 1 5 1	29	90 2,125			Status	I	roper	rty Typ	ty Type Zoning L			ocation	Cit	Parcel Size				
Assessor Lo	cation:	BLAD	EN (BLA)	)				A) <b>1</b>	В	)	01		C) 1	D)	1	E)	7	F) 2		
		graf (San San San San San San San San San San				E original in	Residentia		6.5 April (150, 32)					Co	mmerc	ial		Herrier Communication (1997) Representation of the communication (1997)		
	Mul	tiple Im	provements:	Multi			ments. :			Mu	ltiple.	Impro	vements.:							
		1 10 to 50 t	uction Date:		ruction		4.0	00		Con	nstructi	ion D	ate:							
			7 4 7 7 8 <u>11 7</u> 7 7		Sq. Ft.			58		Flo	Construction Date : Floor Sq. Ft. :									
A PART OF THE STATE OF THE STAT	and the state of the state of	V 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	g Cost New:	Cost :			89,8	25		Floor Sq. Ft. : Cost :										
Single Family				Resi	dentia	l Co	ndition: 2	0	u Maria Za Maria Kar	Commercial Occupancy Code:										
(100) □ Mo				Residential Condition: 20 (10) U Worn Out						Primary: Other1: Other2:  Commercial Construction Class:										
(101) <b>▼</b> On				(20) 🗷 Badly Worn						Co	mmer	cial	Construc	tion (	Class:	lysin Ay Value	of Agenta Agent			
(102) 🗆 Tw		-		(30)   Average						(1)			proof Str							
(103) 🗆 Spl	it Level			(40)		God	od			(2	) 🗆	Rei	nforced C	oncre	ete Fran	ne				
(104) 🗆 11/	/2 Story			(50)		Ver	y Good			(3	) 🗆	Ma	ѕолту Веа	ring V	Walls					
(111) 🗆 Bi-l	Level			(60)		Exc	ellent			(4)	) 🗆	Wo	od or Stee	el Fra	med Ex	t. Wal	ls			
(106) □ Oth	ier									(5	) 🗆	Me	tal Frame	and V	Walls					
Townhouse or	r Duplex	Style:		Residential Quality: 30							/		e Frame					··		
(301) 🗆 One	e Story			(10)						Cost Rank: Condition:										
(302) 🗆 Tw	o Story			(20)		Fair				(10	(10)									
(307) 🗆 I 1/	/2 Story			(30)	***	Ave	rage			<u> </u>	(20)				-					
(308) 🗆 Spli	it Level			(40)		Goo	•d			<u> </u>	(30) Above Average (30)					<u> </u>	Averag	ge		
(309) 🗆 21/				(50)			y Good			(40) □ High				ewing in a		<u> </u>	Good			
(304) 🗆 One	e Story D	uplex		(60)   Excellent								24. N	6344		101		Very C			
(305) 🗆 Two	o Story I	Ouplex			ryd ndddiae ryddiaeth dd				Charles Charles	24¥	An Sept	<b>物</b> 位的 数1000	Walifiel (12 giet) Program Francis		(60	)) 🗆	Excelle	ent		
Assessor's	s Adjus	stment	to Sale P	rice (	(+ 01	-):							·							
Assessor Co	mment	s and R	eason for A	djust	ment	:											<del></del>			
WD																				
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							<u>-</u>									<u></u>				
Comments f	Fram						,.		Comi	nenf	s:									
Comments	II VIII							<del>`</del>	-viii	1VIII						<del> :</del>				
																	(Conti	nue on back)		

#### NEBRASKA Real Estate Transfer Statement Good Life, Great Service To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 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 2020 WEBSTER - 91 Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Edgar J. and Carol K. Jones Allen D. and Mary E. Kunnke Street or Other Mailing Address 435 N. Railroad St., P.O. Box 51 Street or Other Mailing Address 303 Crescent, P.O. Box 96 City Bladen Zip Code 68928 City Bladen State NE Phone Number (402) 469-3401 Is the grantee a 501(c)(3) organization? Phone Number (402) 756-1024 If Yes, is the grantee a 509(a) foundation? Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type State Assessed Single Family Industrial Mineral Interests-Nonproducing Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt

Recreational

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC

Distribution

Easement

☐ Executor

Distribution

Easement

Exchañge

Land Contract/Memo

Lease

Gift

Mineral

Grantor Trust

Grandparents and Grandchild

Parents and Child

Partition

[ | Irrevocable Trust

√ Yes

☑ No

of the agent or title company contact.) Yes.

Life Estate

Partition

Personal Rep.

✓ Sale

No

Step-parent and Step-child

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

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

Was transfer through a real estate agent or a title company? (If Yes, include the name

Quit Claim

Sheriff

Trust/Trustee

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

Other

✓ Warranty

Revocable Trust

Satisfaction of Contract

[] IOLL

8 Type of Deed

Yes

✓ Yes

\$2,500

Yes 18 Address of Property

26 Date Dead Recorded

3

\_ Day Nebraska Department of Revenue

Bill of Sale

Cemetery

9 Was the property purchased as part of an IRS like-kind exchange

✓ No

☐ No

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

16 Does this conveyance divide a current parcel of land?

part of an IRS like-kind ex (I.R.C. § 1031 Exchange)

Commercial

Death Certificate - Transfer on Death

Brothers and Sisters

Ex-spouse

3030

10 Type of Transfer

Caurt Decree

Auction

Conservator

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

Corrective

335 W. Frances St., Bladen, NE 68928 Grantee 18a No address assigned 18b Vacant land 20 Legal Description Lots 10 and 11, Block 3, Spence's Addition to Bladen, Webster County, NE. 21 If agricultural, list total number of acres 2.500,00 22 23 Was non-real property included in the purchase?  $\square$  Yes  $\square$  No (If Yes, enter dollar amount and attach itemized list.) 23 2,500(00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ......... 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. Allen D. Kuhnke (402) 469-3401 Phone Number Grantee

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

Recording Data BK2020, Kg

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

FORM

521

Zip Code 68928

(C)

Transfer on Death

Other (Explain)

Date

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

For Dept. Use Only

Trustee to Beneficiary

Mobile Home

Index _ Computer _ Assessor _ Carded _		NEBRASKA DOCUMENTARY STAMP TAX Date: 03/02/20 \$ 6.75 By AS	State of Nebraska ss.  County of Webster ss.  Entered on the numerical index and filed for record in the Clerk's office of said county this 02 day of March A.D., 2020, at 10:13 o'clock AM. Recorded in Book 2020 on Page 480  County Clerk Fee: \$10.00 By: AS Deputy
!			Electronically Recorded
	Return To: Allen D. and Mary E. Ku		28
		Warranty Deed	
	The Grantors, EDGAR J. JONI	ES AND CAROL K. JONES,	HUSBAND AND WIFE, in
	consideration of One Dollar and	·	•
:	acknowledged, conveys to ALLEN		•
	WIFE, as joint tenants not as tenar estate (as described in Neb. Stat. 76-2		re, the following described real
	•	11), Block Three (3), Spence's Addi	tion to Bladen, Webster
	GRANTORS covenant with GRANT	EES that GRANTORS:	
	<ul> <li>(1) are lawfully seized of such real reservations, covenants and re assessments;</li> <li>(2) have legal power and lawful autit</li> </ul>	strictions of record and subject to	•
	(3) warrant and will defend title to t		ns of all persons

} ss

2020, before me personally appeared Edgar J. Jones and

Notary Public Michael W. Kassebaum My Commission Expires:

Executed FRINARY 29 .2020.

STATE OF NEBRASKA

COUNTY OF AdaMs

On this <u>79</u> day of <u>Fe</u>

On this <u>79</u> day of <u>FUNILLY</u> Carol K. Jones, Husband and Wife.

GENERAL NOTARY - State of Nebraska MICHAEL W. KASSEBAUM My Comm. Exp. May 9, 2021

# Agricultural Land Sales Worksheet

Cnty No.	Во	i spychocia	Page	984 (384) (Spin)	ale Date	ASSET SE			W 1	<u> </u>	ol Dis	ii itt'	Coue	T			1 1
91	20:	20	501	3/	2/2020	Base:	91-00	002	Af	filiat	ed:			Unit	ied:		
Location	$\mathbf{m}$	ity & Code #					P	arcel N	Tumb	er	(47.3 (c) ではいれ			7 V 10			
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Date of Sale Assessed Value							1	12	3	32	2	000	000	1.	000	1	510
Land		Imp	rovements	1 10 12 57 12 13 13 13	Total	Date of Sale Property Classification Code											
215	,670	2 4 2 7 8 4 1 2	3 - 32 - 32 - 27 - 63		215,670	Status	Pro	perty T	ype	7	oning	Lo	cation	Cit	y Size	Par	cel Size
	3059	Irrigat	ion Type:			A) 2 B) 05					5	D)	3	E)	0	F)	9
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	wellings mildings					No	n-AG	Otl TOT A				2.0	00				- **
Oull	, and migs		ns. 5. (2.5. Exists 1947)	<u> </u>		110	n 71U	. 012.									

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
PERSONAL REPRESENTATIVE'S DEED		
Comments from	Comments:	
	(Co	ntinue on back)

## NEBRASKA-

# **Real Estate Transfer Statement**

**FORM** 521

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

•To be filed with the Register of Deeds. • Read instructions on reverse side. Good Life. Great Service.

DEPARTMENT OF REVENUE					ment and ident				
	The deed w	rill not be rec	orded unless	this statemen			5 are accura	ately completed	ــــــــــــــــــــــــــــــــــــــ
1 County Name		<ol><li>County Nut</li></ol>			3 Date of Sale/1		2020	4 Date of Deed	Day
	WEBST			XI		Day			
5 Grantor's Name, Addre	ess, and Telepi	none (Please F	Print)				s, and Telepho	one (Please Print)	
Grantor's Name (Seller) Nicholas T. Pease		Est of Jay	ŋea Jean Pe	ease, Dec	Grantee's Name Daniel Leo	nard IV a		. Gorsuch	
Street or Other Mailing Ac 903 K Street	ddress				Street or Other 1703 Bater	nan Stre	et	State	Zip Code
City Franklin		State NE		Zip Code 68939	City Hastings	<u> </u>	Fr. d	State NE	6890 <u>1</u>
Phone Number					Phone Number (813) 943-6	6374	If Yes, is the	e a 501 (c)(3) orgai grantee a 509(a) fo	
Email Address					Email Address		J.,		
7 Property Classification	on Number. Ch	eck one box in	categories A ar	nd B. Check C if	f property is also	a mobile h	ome.		
(A) Status					) Property Type				(C)
Improved	Single Far	nily	Industrial		Mineral Interes	sts-Nonprodu	ucing	State Assess	ed Mobile Home
Unimproved	Multi-Fam	•	Agricultural Recreational	[	Mineral Interes	sts-Producino	9	Exempt	
		<u> </u>	<del>_</del>		nd Contract/Memo	Partiti	on	Sheriff	Other
	Conservator Corrective			ement Lea		✓ Perso		Trust/Trustee	_
	Death Certificat	e – Transfer on	Death Exec	cutor Mir	ne <b>ra</b> l	Quit C	Claim	Warranty	
Was the property puro part of an IRS like-kind	chased as	10 Type of Trai	nsfer Distrib	ution Foreci	osure Irrevo	cable Trust [	Revocable	Trust	Transfer on Death
part of an IRS like-kind (I.R.C. § 1031 Exchan	d exchange?	Auction	Easem	nent Gift	Life E	state	✓ Sale		Trustee to Beneficiary
Yes V	0	Court De		nge Granto	or Trust 🔲 Partiti			of Contract	Other (Explain)
11 Was ownership transfe		lo, explain the o	division.)		12	! Was real es ✓ Yes	state purchase	ed for same use? (	If No, state the intended use.)
✓ Yes No						_	<u> </u>		
13 Was the transfer between			_						Other
∐ Yes ☑No	=	Uncle to Niece	or Nephew _	<u> </u>	Partnership, or LL0		oouse		ulei
	_	s and Sisters	Ļ	<b>=</b>	and Grandchild	$=$ $\cdot$	rouse rep-parent and	Ston-child	
	Ex-spoi		L	Parents and Ch		_		tate the amount ar	nd interest rate )
14 What is the current man	rket value of the	e real property?			15 Was the mo	_	\$	iale the amount at	%
\$265,000 16 Does this conveyance of	divide e europt	parcel of land?						nt or a title compar	ny? (If Yes, include the name
Yes Vo		parcor or lario.			of the agent	or title comp	any contact.)	Yes Agri Aff	iliates, Inc. No
18 Address of Property					19 Name and A	ddress of Pe	rson to Whom	the Tax Statemen	t Should be Sent
Ag Land					Grantees				
18a 🔽 No address assig	gned <b>18b</b>	✓ Vacant land	Ė	,					
20 Legal Description						4) ) ! !!	Б Т		O
The Northwest Q			ion Thirty-tw	70 (32), Tow	nship One (	1) North,	Range IV	veive (12) 16	U+-+West of the
6th P.M., Webste	r County, N	Nebraska							
21 If agricultural, list total r	number of acres	<u>160+</u>	<u>-</u>						
							-	22 \$	265,000.00
22 Total purchase price				_				\$	
23 Was non-real prope							ch itemized li	35	265,000,00
24 Adjusted purchase	price paid for	real estate (lir	ne 22 minus lin	ie 23)				24	205,000,00
25 If this transfer is exe	empt from the	documentary	stamp tax, list	the exemption	number		<del></del>		
Unde	r penalties of	law, I declare the	nat I have exami: gn this statement	ned this statemer	nt and that it is, to	o the best of	my knowledg	e and belief, true,	/
L TOTAL	ح المحتمدة		NARD T						113-943-6374
Print or Typ	pe Name of Gra		ed Representativ						Phone Number
sign 🚬		trow	VARONE	5		- Gı	rantee		3/2/2020
here Signature o	of Grantee or At	ithorized Repre	sentative		Title	<u> </u>			Date
			Register of F	Deed's Use On	niv				For Dept. Use Only
26 Date Deed Recorded	<u>-</u>	27 Value of Sta	mp or Exempt N		28 Recording Da	ata 🥎			<del>                                     </del>
Mo. 3 Day 3		\$ 590			BK202		501		
ivio Day	_ 11	۱۱ر	· -		, -,-,-,	, #4		A 10-1-7 11 11 1	D 05-4 86 76 014 77 1507(0)

BK2020, Fg 501

State of Nebraska 3ss. County of Webster J Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Mart A.D., 2020 at 8:30 o'clock AM. Recorded in Book 2020 on Rage 501 on Rage County Clerk Suse 10.00 ΛĎ Deputy \_\_Comp\_ \_Carded\_ Hasting, NE 68901

NEBRASKA DOCUMENTARY STAMP TAX

Return to: Southern Title, LLC 2837 W Hwy 6 #205

### PERSONAL REPRESENTATIVE'S DEED

Nicholas T. Pease, Personal Representative of the Estate of Janea Jean Pease, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEES, Daniel Leonard IV and Levi T. Gorsuch, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Northwest Quarter (NW1/4) of Section Thirty-two (32), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

Subject to easements, reservations, covenants and restrictions of record;

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

Executed

Nicholas T. Pease, Personal Representative of the Estate of Janae Jean Pease, Deceased James m

STATE OF NEBRASKA

)ss.

COUNTY OF Franklin

The foregoing instrument was acknowledged before me on February 27 2020, by Nicholas T. Pease, Personal Representative of the Estate of Janea Jean Pease, Deceased.

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

Deresa L Thurbald

# Agricultural Land Sales Worksheet

Cnty No. Bo	ook Page Sale Date				School District Code													
91 20	20	517	3/4	1/2020	Base: 9	1-00	74	Afi	îliate	ed:		Unified:						
Location ID	Sale Number Useal			seability & Code#						Parcel Number								
001708200	ko <u>ntra i Jana Partin</u>	46	4	05	05 GeoCde Twn Rng S					Qrt	Subdiv	Area	Bik	Parcel				
D	ate of Sa	ale Assessed	Value	100 JANG (7.7) S.	4133	4	10	1	3	3	00000	1	000	6660				
Land	Lmp	rovements		Total Date of S					ale Property Classification Code									
153,310	Tricks (Codes et auto	Minkey with all most account North A		153,310	Status	Pro	perty Ty	рė	Zı	oning	Location	Cit	y Size	Parcel Size				
	Irrigati	on Type:	·		A) <b>2</b>	B)	05		C)	5	D) <b>3</b>	E)	0	F) 9				
LCG	<b>A</b>	CRES:		LUE:	N. The C	LCG			ATTACH Walk (4)	ACR	ES:		VAL	JE:				
IRRIGATED 1A1					GR	ASSLA	ND 1	G1										
1A								lG										
2A1							26	G1			8.000			10,920				
2A								2G			5.000			6,825				
. 3AI							30	Gl										
3A								3G										
4A1							40	G1										
4A								1G										
DRYLAND 1D1					S	helterb	lt/Timb	er										
1D		31.000		72,385			Accreti	on										
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						k	ecreation						<del> </del>					
Dwellings					Nov	ı-AG T	Oth				2.000							
Outbuildings					INOI	L-AG.	OIA	ויי			2.000			•				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; TRANSFERRED TO A REVOCABLE TRUST		
Comments from	Comments:	
		(Continue on back)
		(Continue on oack)

# **Real Estate Transfer Statement**

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

FORM 521

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. 3 Day 4 Yr. 2020 Mo. 3 Day 3 Yr. 2020								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller)	Grantag's Name (Buyer)								
Gary Kort a/k/a Gerald L. Kort	Gerald (Gary) L. Kort, Trustee of the Gary Kort Revoc. Trust  Street or Other Mailing Address								
Street or Other Mailing Address 3900 S. 98th Street	3900 S. 98th Street	Zip Code							
City State Zip Code Lincoln NE 68520	Lincoln NE	68520							
Phone Number (402) 421-3333	(402) 421-3333 If Yes, is the grantee a 509(a) founds								
Email Address gkort@heritagebuildersinc.com	Email Address gkort@heritagebuildersinc.com								
7 Property Classification Number. Check one box in categories A and B. Check C if		(0)							
V. y Ostario	Property Type	(C) Mobile Home							
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt								
✓ Unimproved     Multi-Family     ✓ Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Producing Exempt	<u></u>							
8 Type of Deed Conservator Distribution Lan		Other							
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min									
9 Was the property purchased as 10 Type of Transfer Distribution Forecic	sure Imevocable Trust I Revocable Trust Trans	sfer on Death							
part of an IRS like-kind exchange? Auction Easement Gift		tee to Beneficiary							
Yes No Court Decree Exchange Granto	r Trust Partition Satisfaction of Contract Other  12 Was real estate purchased for same use? (If No.	• • • • • • • • • • • • • • • • • • • •							
11 Was ownership transferred in full? (If No, explain the division.)  Yes No No	Yes No No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)	O to to to Tour							
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pr		Grantor's Rev. Trust							
Brothers and Sisters Grandparents a									
Ex-spouse Parents and Ch		arad rata \							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	erest rate.;							
\$153,310  16 Does this conveyance divide a current parcet of land?	17 Was transfer through a real estate agent or a title company? (I								
Yes V No	of the agent or title company contact.)	<b>\</b> No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	ould be Sent							
	Gary Kort								
_	3900 S. 98th Street								
18a ✓ No address assigned 18b  Vacant land	Lincoln, NE 68520								
20 Legal Description									
The North one-half of the Southwest Quarter (N1/2 S		ship Four (4)							
North, Range Ten (10), West of the 6th P.M., Webst	er County, Nebraska								
21 If agricultural, list total number of acres 80									
	\$								
22 Total purchase price, including any liabilities assumed	22	0,00							
23 Was non-real property included in the purchase? Yes Vo (If Yes, en	ter dollar amount and attach iternized list.)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		oloo							
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number <u>(4)</u>								
Under penalties of law, I declare that I have examined this statemen	at and that it is, to the best of my knowledge and belief, true, com	plete, and							
correct, and that I am duly authorized to sign this statement.  Gerald (Gary) L. Kort		(402) 421-3333							
Print or Type Name of Greatee or Authorized Representative		Phone Number							
sign ( Jenney The T	Trustee	3-3-20							
here Signature of Grantee or Authorized Representative	Title	Date							
Register of Deed's Use On	ly	For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 3 Day 4 Yr. 2020 \$ Exempt #4	BK2020 Fg 517								
Nebraska Department of Revenue		. Stat. §§ 76-214, 77-1327(2)							

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/04/20 \$ Ex004 By AS

Bk 2020, Pg 517

State of Nebraska }ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 04 day of March A.D., 2020, at 08:35 o'clock AM. Recorded in Book 2020 on Page 517

etsek County Clerk Fee: \$10.00 By: AS Deputy

Electronically Recorded

After Recording, Return To: John H. Bergmeyer O'Neill, Heinrich, Damkroger, Bergmeyer & Shultz, P.C. L.L.O. P.O. Box 82028 Lincoln, NE 68501-2028

#### WARRANTY DEED

Gary L. Kort a/k/a Gerald L. Kort, GRANTOR, for no consideration, hereby conveys to Gerald (Gary) L. Kort, as trustee, and his successors in trust under the Gary Kort Revocable Trust established by an instrument known as the Gary Kort Revocable Trust Agreement, dated February 22, 2002, as thereafter amended or restated from time to time, GRANTEE, the following-described real estate (as defined in NEB. REV. STAT. '76-201):

The North one-half of the Southwest Quarter (N1/2 SW1/4) of Section Thirteen (13), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska

### GRANTOR covenants with GRANTEE that GRANTOR:

- Is lawfully seised of such real estate and that it is free from encumbrances other than any (1) liens for unpaid real estate taxes and mortgages, deeds of trust, easements, covenants, reservations and restrictions of record;
- Has legal power and lawful authority to convey the same; and (2)
- Warrants and will defend the title to the real estate against the lawful claims of all persons. (3)

Executed: March 3, 2020

STATE OF NEBRASKA

SS.

COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me on March 3, 2020, by Gary L. Kort a/k/a Gerald L. Kort known to me personally or who has produced satisfactory evidence of identification to me.

GENERAL NOTARY - State of Nebraska JESSICA GREENWALD My Comm. Exp. July 19, 2021

I:\513\65\002\071 Warranty Deed.docx

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date				N. Vale	Hadi Charle		dependent Lightness	Scl	100l Di	ict Code	e					
91	20	A 100 M 1003	521	<u> </u>	3,	/4/20	20	Base:	55-	0011		Affil	iated:			Unif	ied:			
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		Build	ing Cost New:	Cost			133,4	75		Cost	:			_						
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(101) 🗆 On	e Story			(20) □ Badly Worn					Con	Commercial Construction Class:  (1)   Fireproof Structural Steel Frame										
(102) <b>B</b> Tw				(30)   Average					(1)		Fire	proof St	Tuc	tural Stee	l Frame	;				
(103) 🗆 Spl	lit Level			(40)		Good				(2)		Reir	nforced (	Сог	icrete Fra	me				
(104) 🗆 1 1	/2 Story			(50)		Very (	Good			(3)					ng Walls					
(111) 🗆 Bi-	Level			(60)  Excellent						(4)					Framed E	xt. Wal	ls		_	
(106) 🗆 Otl	ner									(5)			al Frame	e an	ıd Walls					
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(301) 🗆 On	e Story			(10) □ Low							Cost Rank: Condition:									
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(305) 🗆 Tw	o Story I	Duplex		外联员		PO W	S. Burney John				(1)	55 (P)	gi garik ku		erii d	0U) LI	Excell	CIII		
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## **Real Estate Transfer Statement**

FORM
521

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name 03\_ Day . Mo. 03 Day 04 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sherry Benge Grantor's Name (Seller Trevor A. Marihugh Street or Other Mailing Address 113 Grand Avenue Street or Other Mailing Address 113 Grand Avenue Zip Code 66941 Zip Code 66941 City Esbon City Esbon KS √ No Yes Is the grantee a 501(c)(3) organization? Phone Number Phone Number (402) 580-0759 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home Mineral Interests-Nonproducing State Assessed Industrial Single Family ✓ Improved Mineral Interests-Producing Exempt Agricultural Unimproved Multi-Family Recreational Commercial 1011 Other Sheriff Land Contract/Memo Distribution Conservator 8 Type of Deed Personal Rep. Trust/Trustee Lease Corrective Bill of Sale Easement Quit Claim √ Warranty Mineral Death Certificate - Transfer on Death 7 Executor Cemetery Transfer on Death Foreclosure Irrevocable Trust Revocable Trust Distribution Was the property purchased as 10 Type of Transfer part of an IRS like-kind exchange Life Estate Sale Trustee to Beneficiary **✓** Gift Auction (I.R.C. § 1031 Exchange) Other (Explain) Satisfaction of Contract Court Decree Exchange Grantor Trust Partition ✓ No Yes 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC ✓ Yes Aunt or Uncle to Niece or Nephew Spouse Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child ✓ Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$5,400 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes √ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property same as Grantee 345 Republican St Guide Rock, NE 68942 18b Vacant land 18a No address assigned 20 Legal Description Lots One (1) and Two (2), Block Five (5), Original Town of Guide Rock, Webster County, Nebraska. 21 If agricultural, list total number of acres\_ 8.000,00 22 0,00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 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 Grantee or Authorized Representative here 26 Date Deed Recorded

sign

Frantee or Authorized Representative Print or Type Name of

Title

28 Recording Data

Register of Deed's Use Only

For Dept. Use Only

Day O Nebraska Department of Revenue

\$

27 Value of Stamp or Exempt Number

00

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

BK2020, Pg 521

State of Nebraska Ss.
County of Webster Ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 4th day of March A.D., 20 30, at 12:0% o'clock P.M. Recorded in Book 3000

on Page 521

Louise Petsch County Clerk

1000 0tH Deputy

and Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date\_02.041-5030
\$ 18.00 By 0.44

#### WARRANTY DEED

Trevor A. Marihugh, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Sherry Benge, a married person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Five (5), Original Town 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 March  $\frac{U}{I}$ , 2020.

Drevor A. Marihugh

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

The foregoing instrument was acknowledged before me on March  $\frac{4}{4}$ , 2020, by Trevor A. Marihugh, a single person.

Comm. expires

Notary Public

# Agricultural Land Sales Worksheet

Unified:	Unif			liated:	Affili	02	1-00	ase: 9	I	/2020	3/5	526	20	202	91			
		umber	el N	Parcel	il de la company		Location ID Sale Number Useability & Code #											
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1 000 446	1	00000	0	0	2	10	2	373	4	Date of Sale Assessed Value								
tion Code	ation (	Classifica	erty	Proper	Sale F	ate of	D:			otal	T	rovements	Imp		Land			
City Size Parcel S	Cit	Location	ng	Zoning	ре	erty Ty	Prop	Status	7. 2.	728,815				,815	728,			
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Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PERS. REP; BETW	EEN PARENT & CHILD AND GRANDPARENT &
GRANDCHILD; ALSO INCLUDES PARCEL 1554	
Comments from	Comments:
Min. I de de de constituire de la constituire de	
	(Continue on back)
	DATES 400 00

## **Real Estate Transfer Statement**

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

**FORM** 521

The deed will not be recorded unless this statemen	I is signed and items 1-25 are accurately completed.						
1 County Name   2 County Number	3 Date of Sale/Transfer  Mo. 3 Day 5 Yr. 2020  Mo. 3 Day 5 Yr. 2020						
WEBSTER - 91	6 Grantee's Name, Address, and Telephone (Please Print)						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)						
Kevin W. Toepfer, Pers Rep - Dolores M. Keenan Estate	See attached Street or Other Mailing Address						
Street or Other Mailing Address 1670 Highway 4	7- Code						
City State Zip Code Blue Hill NE 68930	Only						
Phone Number (402) 756-2008	If Yes, is the grantee a 509(a) foundation? Yes V/No						
Email Address ktoepfer@gtmc.net	Email Address						
7 Property Classification Number, Check one box in categories A and B. Check C i	f property is also a mobile home.						
(A) Calles	) Property Type (C)  Mineral Interests Nonconducing State Assessed Mobile Home						
☑ Improved       ☐ Single Family       ☐ Industrial         ☑ Unimproved       ☐ Multi-Family       ☑ Agricultural         ☐ Commercial       ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt						
	nd Contract/Memo Partition Sheriff Other						
Bill of Sale Corrective Easement Lea	ase Personal Rep. Trust/Trustee  neral Quit Claim Warranty						
Centerery Death Centilodic Manager Death Death							
part of an IRS like-kind exchange? Auction Easement Gift (I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)  Yes No All of the Estate's undivided 1/3 interest	12 Was real estate purchased for same use? (If No, state the intended use.)  7 Yes No						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)						
	Partnership, or LLC Self Uther						
☐ Brothers and Sisters ✓ Grandparents ☐ Ex-spouse ✓ Parents and Ci							
Ex-spouse Parents and Gi	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
SEE ATTACHED	☐ Yes						
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						
	Kevin W. Toepfer						
18a 📝 No address assigned 18b 🔲 Vacant land	1670 Highway 4   Blue Hill, NE 68930						
20 Legal Description							
The East Half (E 1/2) of Section Two (2), Township Two (2) North, Range Ten (10) Wes							
The North 98.92 Acres in the Northeast Quarter (NE ¼) of Section Eleven (11), Towns	hip Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.						
21 If agricultural, list total number of acres See Attached.							
22 Total purchase price, including any liabilities assumed	22 5 0 00						
23 Was non-real property included in the purchase?	nter dollar amount and attach itemized list.)						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 10						
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Charles W. Hastings	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 463-1383						
Print of Type Name of Granice or Authorized Representative	Phone Number						
sign Mande W. Hasting	Attorney 3-5-2020						
here Signature of Grantee or Authorized Representative	Title Date						
Register of Deed's Use Or							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data BK2020, R 526						
Mo. 3 Day by yr. 2020 \$ Exempt # 15	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)						

#### **ATTACHMENT TO FORM 521**

### 6 Grantee's Name, Address and Telephone

Gerald F. Toepfer (undivided 1/4 of the Estate's undivided 1/3 interest) 1659 Road Z
Blue Hill, NE 68930
Ph. (402) 756-3750

gstoepfer@gtmc.net

Carolyn D. Willicott (undivided 1/4 of the Estate's undivided 1/3 interest) 108 South Hickory Street
Blue Hill, NE 68930
Ph. (402) 756-2630

Kevin W. Toepfer (undivided 1/4 of the Estate's undivided 1/3 interest) 1670 Highway 4
Blue Hill, NE 68930
Ph. (402) 756-2008
ktoepfer@gtmc.net

Annette C. Moser Lintz (undivided 1/8 of the Estate's undivided 1/3 interest) 7015 W 29<sup>th</sup> Street Kearney, NE 68845 402-310-4607 moserac@unk.edu

Aaron J. Moser (undivided 1/8 of the Estate's undivided 1/3 interest) 715 West 1<sup>st</sup> 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: \$268,521.43 Parcel 2: \$78,533.33

21 If agricultural, list total number of acres

Parcel 1: 324.16 Parcel 2: 98 index Computer Assessor Date: 03/06/20 Carded \$ Ex015

NEBRASKA DOCUMENTARY STAMP TAX

By AS

DK ZUZU, TY 320

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 06 day of March A.D., 2020, at 11:34 o'clock AM. Recorded in Book 2020 on Page 526

Letsch 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

### DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Kevin W. Toepfer, Personal Representative of the Estate of Dolores M. Keenan, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, GRANTOR, conveys and releases to GRANTEES, Gerald F. Toepfer, Carolyn D. Willicott and Kevin W. Toepfer, to each an undivided one-fourth of the Estate's undivided one-third interest, and Annette C. Lintz and Aaron J. Moser, to each an undivided one-eighth of the Estate's undivided one-third interest, in the following described real estate (as defined in NEB. REV. STAT. §76-201):

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

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.

Kevin W. Toepfor Personal Representative 1670 Highway 4

Blue Hill, NE 68930

Estate of Dolores M. Keenan, Deceased

STATE OF NEBRASKA ) ss:

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on W. Toepfer, Personal Representative of the Estate of Dolores M. Keenan, Deceased.

> GENERAL NOTARY-State of Hobraska CHARLES W. HASTINGS My Comm. Exp. Dec. 2, 2921

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok .	Page	Sa	le Date	of Charles Contraction			(4) (4) (4) (4) (4) (4) (4) (4) (4) (4)	S	cho	ol Dis	trict (	Code				<u> </u>
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Location	ID	Sale	Number	Useabilit	y & Code #	Parcel Number												
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		ate of S	ale Assessed V	alue -		Compared to the parent of the second				7	,	0	000	00	1	000	6	310
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		Irrigat	tion Type:		<del></del>	A) 2		3)	05	i judaje	C)	5	D)	3	E)	0	F)	9
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			7.000		30,240					2G								
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	ouildings					No	n-A	G I	OTA			:::::	4.0	00				
		1 - 2 2 3 - 3 - 1	and the second of the second										<b>T7 1</b>					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHI	LD
Comments from Com	ments:
	(Continue on back)

## **Real Estate Transfer Statement**

**FORM** 

Good Life, Great Service. DEPARTMENT OF REVENUE

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

521

	The deed will not be reco				<del></del>	
1 County Name	2 County Numi	ber	3 Date of Sale/Transfe		4 Date of Deed	5 v. 2020
En	WEBSTER - 91		Mo. 3 Day _	114	Mid,	Yr
5 Grantor's Name, Addres Grantor's Name (Seller)	ss, and Telephone (Please Pri	nt)	Grantee's Name (Buye		one (Please Print)	
Kevin W. Toepfer,	Pers Rep - Dolores M	I. Keenan Estate	Kevin W. Toep	ter		
Street or Other Mailing Add 1670 Highway 4			Street or Other Mailing 1670 Highway	g Address 4		
City Blue Hill	State NE	Zip Code 68930	Blue Hill		State NE	Zip Code 68930
Phone Number (402) 756-2008			Phone Number (402) 756-2008	Is the grante If Yes, is the	e a 501(c)(3) organiza grantee a 509(a) foun	tion? Yes √No dation? Yes √No
Email Address ktoepfer@gtmc.ne	t		Email Address ktoepfer@gtmc	.net		
7 Property Classification	Number. Check one box in c	ategories A and B, Check C	if property is also a mo	bile home.		
(A) Status		<u>(</u> E	) Property Type			(C)
☐ Improved ☐ ☐ Unimproved ☐ ☐ IOLL ☐	Single Family  Multi-Family  Commercial	Industrial   Agricultural   Recreational	Mineral Interests-No. Mineral Interests-Pro	-	State Assessed Exempt	☐ Mobile Home
	onservator		nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale Co	orrective eath Certificate – Transfer on De		=	Personal Rep.	Trust/Trustee   Warranty	
9 Was the property purcha part of an IRS like-kind (I.R.C. § 1031 Exchange	exchange?	Easement Gift	losure	Sale	Trus	nsfer on Death stee to Beneficiary
Yes ✓ No	Court Decre ed in full? (If No, explain the divi		or Trust Partition	Satisfaction		er (Explain) o, state the intended use.
✓ Yes ☐ No_		sion,		<b>→</b>	ad for same dae: (ii re	, state the interided dae.
13 Was the transfer between   Ves No	relatives, or if to a trustee, are Aunt or Uncle to Niece or		atives? (If Yes, check the Partnership, or LLC	appropriate box.)	☐ Other	
[4] 162   [140	Brothers and Sisters		and Grandchild	Spouse	_	
14 What is the current marke	Ex-spouse	V Parents and C	15 Was the mortgage	Step-parent and		forcet rate \
\$917,686	terials of the roar property.		Yes 🗸			%
16 Does this conveyance div	ide a current parcel of land?				t or a title company? (	If Yes, include the name
18 Address of Property			19 Name and Address	of Person to Whom		
_			Kevin W. Toepfer 1670 Highway 4			
18a ✓ No address assigne	d 18b Vacant land		Blue Hill, NE 6893	30		
20 Legal Description						
	Quarter (NE ¼) of 9 ebster County, Nel	. ,	, Township Fo	ur (4) North,	, Range Ten	(10) West of
11 If agricultural, list total nun	nber of acres 161.1	·				
22 Total purchase price, i	ncluding any liabilities assu	med			22 \$	0,00
23 Was non-real property	included in the purchase?	☐ Yes ☑ No (If Yes, er	ter dollar amount and	attach itemized lis	st.) 23 \$	
24 Adjusted purchase pri	ce paid for real estate (line 2	22 minus line 23)			24 <sup>\$</sup>	000
25 If this transfer is exemp	pt from the documentary sta	amp tax, list the exemption	number 15			·
Under po correct, and the	enalties of law, I declare that I at I am duly authorized to sign t V. Hastings	l have examined this statemer	t and that it is, to the be	st of my knowledge	and belief, true, com	plete, and (402) 463-1383
Print or Type N	lame of Grantee or Authorized I	Representative		W-1-9		Phone Number
sign Jan	EN Hadin		itie	Attorney		3-5-2020
here ' Signature of G	rantee or Authorized Represent	<u>/</u>				Date
6 Date Deed Recorded	Re 27 Value of Stamp	egister of Deed's Use On	y 28 Recording Data			For Dept. Use Only
Mo. 3 Day 4 Y	27 value of Stamp	t# 15	BK 2020	). Pa 52'	1	
ebraska Department of Revenue	Supersedes 96-269-2008 Rev. 9-201	7	<u>Unava</u>	-, <u>y</u> 55	Authorized by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)

ndex Computer	NEBRASKA DOC STAMP
Assessor Carded	Date: 0
Jaided	\$ Fx015

CUMENTARY TAX 3/06/20

By AS

Bk 2020, Pg 527

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 06 day of March A.D., 2020, at 11:34 o'clock AM. Recorded in Book 2020 on Page 527

Doruse Tetsch 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

### DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Kevin W. Toepfer, Personal Representative of the Estate of Dolores M. Keenan, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, GRANTOR, conveys and releases to Kevin W. Toepfer, GRANTEE, all of the Estate's interest in the following described real estate (as defined in NEB. REV. STAT. §76-201):

The Northeast Quarter (NE ¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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 3-5		
		Now Toester
		Kevin W. Toepfer
		Personal Representative
		1670 Highway 4
		Blue Hill, NE 68930
		Estate of Dolores M. Keenan, Deceased
STATE OF NEBRASKA	)	
	) ss:	
COUNTY OF ADAMS	)	
The foregoing instrum Kevin W. Toepfer, Personal	nent was acknowledged Representative of the l	before me on <u>3-5</u> , 2020 by Estate of Dolores M. Keenan, Deceased.
·····	±	
П сн	HOTARY-State of Nebroska URLES W. HASTINGS Omm. Exp. Dec. 2, 2021	Notary Public Hasting
	W	· · · · · · · · · · · · · · · · · · ·

# Agricultural Land Sales Worksheet

91	2020	528	3	/5/2020	Base:	1-00	74	Aff	iliated:		Unified:				
Location ID		Sale Number	Useab	ility & Code #		g said Grans		ing C	Parcel I	Number:				7.	
001715800	2.65 (1.25%)	50	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Par	rcel	
	Date	of Sale Assessed	Válue					2	7 3	00000	1	000	70	50	
Land		Improvements		Total	100 集 30 基基式 3	् , <b>D</b>	ate of	Sale	Property	Classific	cation Code				
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		rigation Type:			A) <b>1</b>	B)	05		c) <b>5</b>	D) <b>3</b>	E)	0	F)	9	
+ 66	ari Ngja	ACRES:		VALUE:	i kan i	LCG		, VM	ACF	FS:	sa milyenes Salasmi Co	VAL	IIE:		
LCG IRRIGATED	IA1	ACKES:		VALUE:	GR	ASSLA	ND 1	GI	ACI	u55.	<u></u>		<u></u>	* **	
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	4A							4G	1	7.000			23,2	}0	
DRYLAND	.D1	30.000		70,050	S	Shelterb	elt/Timl	oer							
	1D	89.000		207,815			Accreti	on							
	D1						Wa	ste	<u></u>						
	2D						Otl			127					
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• ***	3D	<del></del> -					Roa			4.000	\$50	A Comment			
	IDI	10.000		18,900			arm Sit	_		1.000			5,7	6!	
	4D	n ang atau at an ang at an					ome Si	-							
						F	Lecreati	-							
Dwelli Outbuildi				100	<b>7</b> . T	ı-AG T	Oth			5.000			5,7	61	

•	William Charles Company	Professional Control of the Control					
Assessor's	Adjustment to Sal	e Price (+ or	·):	-	Recapture Value:		
Assessor Con	nments and Reason fo	r Adjustment:					
DEED OF	DISTRIBUTION	BY PERS RE	P; BETWEEN	PARENT	& CHI	TD .	
						- "	
·		***			-		
Comments fro	om						
							<u>.</u>
							·
							(Continue on back)
							0.700.400.00

### Real Estate Transfer Statement

**FORM** 521

Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

•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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2020 Mo.\_3 мо. **Э** Day \_ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Carolyn D. Willicott Grantor's Name (Selle Kevin W. Toepfer, Pers Rep - Dolores M. Keenan Estate Street or Other Mailing Address 108 South Hickory Street Street or Other Mailing Address 1670 Highway 4 Zip Code 68930 City Blue Hill Zip Code State NE City Blue Hill State NE 68930 Is the grantee a 501(c)(3) organization? Phone Number (402) 756-2630 Phone Number (402) 756-2008 If Yes, is the grantee a 509(a) foundation? Email Address Email Address ktoepfer@gtmc.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status ✓ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family ✓ Agricultural Mineral Interests-Producing Exempt Multi-Family ☐ Unimproved Recreational ☐ IOLL Commercial Land Contract/Memo Partition Sheriff Other ✓ Distribution 8 Type of Deed Conservator Trust/Trustee Personal Rep. Easement Lease Bill of Sale Corrective Quit Claim Warranty Executor Mineral Death Certificate - Transfer on Death 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) ✓ Distribution Transfer on Death Foreclosure Irrevocable Trust Revocable Trust 10 Type of Transfer Trustee to Beneficiary Gift Sale Auction Easement Life Estate Satisfaction of Contract Other (Explain) Partition Yes √ No Court Decree Exchange Grantor Trust 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No ✓ Yes √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Other. Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) **V** No \$482,986 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes V No ☐ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Carolyn D. Willicott 108 South Hickory Street Blue Hill, NE 68930 18b | Vacant land 18a ✓ No address assigned 20 Legal Description The Southwest Quarter (SW 1/4) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres 0,00 22 Total purchase price, including any liabilities assumed ..... 0010 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. (402) 463-1383 Charles W. Hastings Phone Number Type Name of Grantee of Authorized Representative Attorney Signature of Grantee or Authorized Representat Title For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded AL SONO

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

ssor	STAMP TAX	DN 2020, FY 320
ed	Date: 03/06/20 \$ Ex015 By AS	State of Nebraska Solution Solution State of Nebraska County of Webster Solution Sol
AFTER RECORDING RETURN TO:	Charles W. Hastings, Dunmire, Fisher & Hast	ings, P.O. Box 1044, Hastings, NE 68902
DEED OF DIST	TRIBUTION BY PERSONAL REI	PRESENTATIVE
pursuant to appointment by the and releases to Carolyn D. V described real estate (as define	sonal Representative of the Estate of County Court of Webster County, Villicott, GRANTEE, all of the End in NEB. REV. STAT. §76-201):	Nebraska, GRANTOR, conveys state's interest in the following
North, Range Ten (10) GRANTOR has determi	West of the 6 <sup>th</sup> P.M., Webster Council ned that the GRANTEE is the perstrand RANTOR covenants with GRANTOR	nty, Nebraska.  on entitled to distribution of the
North, Range Ten (10)  GRANTOR has determireal estate from said estate. G	West of the 6 <sup>th</sup> P.M., Webster Council ned that the GRANTEE is the persentation of the first persentation of the first persentation of the first personal Replacement (1670 Highwa Blue Hill, NE	nty, Nebraska.  on entitled to distribution of the TEE that GRANTOR has legal  officer resentative y 4

GENERAL NOTARY-State of Nebraska CHARLES W. HASTINGS My Comm. Exp. Dec. 2, 2021

Notary Public

# Agricultural Land Sales Worksheet

91	20	20	529	3/	5/2020	Base:	91-0	07	4	Aff	iliated:			Unit	ied:		
Location I	<b>)</b>	Sale	Number	Useabili	y & Code#	Land of the second		14.0 800.	n të Turë Eleksion	(* .4% (* .4%)	Parcel	Nu	mber	gadijas Svene n			
00211260	0	<u> </u>	51	4 05		GeoCde Twn		i V	Rng	Se	ect Qrt		Subdiv	Area Blk		P	arcel
	D	ate of S	ale Assessed	Value 🦠		4131	31 4 11			2	23 1		0000	1 000 0		0	565
Land		Imp	rovements		Total	1480 200		Dat	te of S	Sale	Proper	ty C	lassific	ation (	Code		
306,	590	The Charles	73,270	- 156 (Augus - 2002) (Augus - 156 (Augus - 1	379,860	Status Property Type			pe	Zoning Location		Locatio	n City Size		Раго	Parcel Size	
		Irrigati	ion Type:			A) <b>1</b>	B)	8 85 SARAS	05		c) <b>5</b>		D) 3	E)	0	F)	9
LCG	ration of		CRES:	V/	THE:	ar Taga Nagaliya Taga kata B	LCC			4.55 50.57	AC	RES			VAL	UE:	9 1
IRRIGATED	1A1	1	<u> </u>	ALCO TORONSON NA	<b>200</b>	GR	ASSI		D 10	F1							
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	2A1								20	31							
	2A								2	G	5.000		6,825				
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	3.A								3	G							
	4AI			• • •					40	1			.000	23,			
	4A		. '						4	<u>G</u>		36.	.000			49,	140
DRYLAND	1D1						Shelter	belt/	/Timb	er							
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	3D		12.000		23,520	AG L	AIND	1(	Road	+			.000	willy differen		<i>30,</i>	J _ J
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Outbui		3500000 Vij 5 000			17,150	Nor	ı-AG	TO	OTAI			6.	000			15,	765

Outbuildings	17,150	Non-AG TOTAL	6.000	15,765							
Assessor's Adjustment to Sale Price (+	or -):	Total Recapt	ure Value:								
Assessor Comments and Reason for Adjustmen	nt:										
DEED OF DISTRIBUTION BY PR; BETWEEN GRANDPARENT & GRANDCHILD											
Comments from		Comments:									
				(Cantinua an baak)							
Ladecontrols Th.			one and a supplementary of the	(Continue on back)							
				PAT 96-106-99							

## NEBRASKA

## **Real Estate Transfer Statement**

51

FORM **521** 

Good Life. Great Service.

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

 If additional space is needed, add an attachment and identity 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. 3 Date of Sale/Transfer 2 County Number 1 County Name 2020 2020 Day S Day \_5 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Grantor's Name (Seller) Kevin W. Toepfer, Pers Rep - Dolores M. Keenan Estate Street or Other Mailing Address Street or Other Mailing Address 1670 Highway 4 Zip Code State City Blue Hill City 68930 Is the grantee a 501(c)(3) organization? Phone Number Phone Number (402) 756-2008 If Yes, is the grantee a 509(a) foundation? Yes Email Address <sup>Email Address</sup> ktoepfer@gtmc.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home State Assessed Industrial Mineral Interests-Nonproducing ✓ Improved Single Family Exempt Mineral Interests-Producing Agricultural Unimproved Multi-Family Recreational Пюп Commercial Sheriff Partition Other ✓ Distribution Land Contract/Memo 8 Type of Deed Conservator Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Quit Claim Death Certificate - Transfer on Death Executor Mineral Warranty Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange 10 Type of Transfer ✓ Distribution Foreclosure Trustee to Beneficiary Life Estate I.R.C. § 1031 Exchange) Satisfaction of Contract Other (Explain) Court Decree Exchange Grantor Trust Partition Yes V0 [√] 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ☐ No. √ Yes √ Yes □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC V Yes √ Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **☑** No \$456,038 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes\_ Yes Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1153 Road X Annette C. Lintz Blue Hill, NE 68930 7015 West 29th Street Kearney, NE 68845 18a No address assigned 18b Vacant land 20 Legal Description The Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres\_ 0.0022 Total purchase price, including any liabilities assumed ...... 22 23 Was non-real property included in the purchase? Yes Wo (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-1383 Charles W. Hastings Phone Number Attorney 3-5-2020 Title Signature of Grantee or Authorized Repri For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded . Dav

Nebraska Department of Revenue

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

### ATTACHMENT TO FORM 521

### 6 Grantee's Name, Address and Telephone

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

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

ndex Computer : Assessor : Carded	 NEBRASKA D STAI	OCUMENTA MP TAX
	 Date	: 03/06/20
Jaraca	\$ Ex015	By AS
		,

CUMENTARY IP TAX

) ss:

COUNTY OF ADAMS

STATE OF NEBRASKA

Executed

The foregoing instrument was acknowledged before me on 3-5Kevin W. Toepfer, Personal Representative of the Estate of Dolores M. Keenan, Deceased.

> GENERAL NOTARY-State of Nebroska CHARLES W. HASTINGS My Comm. Exp. Dec. 2, 2021

Bk 2020, Pa 529

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 06 day of March A.D., 2020, at 11:34 o'clock AM. Recorded in Book 2020 on Page 529

Oruse Tetsch 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

#### DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

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

The Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Four (4) North, Range Eleven (11) 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.

. 2020.

Kevin W. Toepfer Personal Representative 1670 Highway 4 Blue Hill, NE 68930 Estate of Dolores M. Keenan, Deceased

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	Date :				s	cho	ol Dis	trict Cod	e .				
91	20	20	530	3/5	/2020	Base:	Base: 91-0074 Affiliated:						Unified:				
Location II	Sale	Number	Useability	Useability & Code #					Parcel Number								
001704100 52			4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area Blk		l P	arcel		
Date of Sale Assessed Value					4133	4	10	7	7	0	00000	1	000	6:	315		
Land		Imp	orovements	T	otal		, D	ate of	Sale	Pr	perty	Classifi	ation (	Code		V.	
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		Irrigat	іоп Туре:			A) <b>2</b>	B)	05	21 2	C)	5	D) 3	E)	0	F)	10	
LCG	ia environe saria Conjunction de la con- cia de la contraction		ACRES:	VAI	UE:		LCG		4		ACR	ES:	1 4 h l 1 1 7 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	VAL	UE:	V.	
IRRIGATED	1A1	1	8.560		38,050	GF	ASSLA		<b>31</b>			0.300			•	410	
···	1A		20.360		90,500		IG					1.630	2,225				
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	2A					2G											
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	3A		19.720		84,895	3G						0.920			1,	255	
	4A1		25.870	1	110,465			40	31			0.320	435			435	
	4A		6.040		25,790			4	G								
DRYLAND	1D1		3.560		8,315		Shelterb	elt/Timb	er								
	1D		2.250		5,255	- 121		Accretic	on								
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	3D1		4.200	i	8,230	AG L	AND 7		<del>-</del>			3.610 3.610	ziwatawić		12,	085	
	3D		6.070		11,895		-	Road			-	3.0TA	18 m 22	Section 1	9/5		
	4D1	- <del></del>	2.880 0.610	<u></u>	5,445 1,155			arm Sit	$\dashv$								
	4D		0.010		1,100			ome Site Lecreatio									
	77:						, r	Oth	+				-				
Outbui	llings ldings					Nor	1-AG 7					3.610				· <del>.</del>	
		1	91 (86° (8°69)) +2 (6°6)								<u>.</u>		L				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:							
Assessor Comments and Reason for Adjustment:								
DEED OF DISTRIBUTION BY PERS REP; BETWEEN PAREN	T & CHILD							
Comments from Com	ıments:							
John Harris From Service Control of the Control of								
	and the state of t							
	(Continue on back							

### **Real Estate Transfer Statement**



**FORM** 

Good Life, Great Service.

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

521

	The deed will not be re	corded unless this state	nent is signed and	items 1-25 are accu	rately completed	*
1 County Name	2 County No   WEBSTER - 91	ımber	3 Date of Sale/Tra	unsfer ny <u>5</u> Yr. 2020	4 Date of Deed  Mo. 3 D	ay <u>5</u> yr. 2020
5 Grantor's Name, Add	dress, and Telephone (Please	Print)	<del></del>	e, Address, and Telepi	none (Please Print)	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Grantor's Name (Seller)			Grantee's Name ( Gerald F. To	Buyer) Depfer		
Street or Other Mailing 1670 Highway 4	Address		Street or Other M 1659 Road 2	ailing Address Z		
city Blue Hill	State NE	Zip Code 6893			State NE	Zip Code 68930
Phone Number (402) 756-2008			Phone Number (402) 756-37	750 Is the grant	ee a 501(c)(3) organi grantee a 509(a) fo	
Email Address ktoepfer@gtmc.i			Email Address gstoepfer@g	<del></del>		
7 Property Classificat	ion Number. Check one box i	n categories A and B. Check	C if property is also a	mobile home.		<del></del>
(A) Status			(B) Property Type			(C)
☐ Improved☐ Unimproved☐ IOLL☐	Single Family Multi-Family Commercial	☐ Industrial ☑ Agricultural ☐ Recreational	Mineral Interests Mineral Interests		State Assessed	d Mobile Home
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificate – Transfer on	Distribution     Easement     Executor	Land Contract/Memo Lease Mineral	Partition Personal Rep. Quit Claim	Sheriff [ Trust/Trustee Warranty	Other
9 Was the property pur part of an IRS like-ki, (I.R.C. § 1031 Excha	nge) L_Auction loCourt De	Easement Gi	ft	Satisfactio	T n of Contract C	ransfer on Death rustee to Beneficiary Other (Explain)
11 Was ownership transf	erred in full? (If No, explain the o	division.)	;	Vas real estate purchas Vas No	ed for same use? (If	No, state the intended use.
13 Was the transfer betw ✓ Yes  No	een relatives, or if to a trustee, a  Aunt or Uncle to Niece  Brothers and Sisters  Ex-spouse	or Nephew    Family Con	o., Partnership, or LLC nts and Grandchild	the appropriate box.)  Self Spouse Step-parent and	Oth	ner
14 What is the current ma \$874,407	arket value of the real property?		] —	age assumed? (if Yes, s	tate the amount and	interest rate.) %
·	divide a current parcel of land?		17 Was transfer the	rough a real estate age title company contact.)	nt or a title company	? (If Yes, include the name
18 Address of Property		<del> </del>	19 Name and Addr	ess of Person to Whom	the Tax Statement S	
1325 Road Z Blue Hill, NE 68930	1		Gerald F. Toer			
18a No address assign		4	Blue Hill, NE 6	8930		
20 Legal Description	lied ten [ ] vacantian		Dido Tilli, TVL O			
The Northwes	t Quarter (NW 14) Webster County, N number of acres157.2	lebraska -	(7), Township	Four (4) Nort	h, Range Te	en (10) West of
22 Total purchase price	e, including any liabilities as	sumed			22 \$	0,00
23 Was non-real prope	erty included in the purchase	e? 🗌 Yes 🔽 No (If Yes,	enter dollar amount a	and aftach itemized li		
24 Adjusted purchase	price paid for real estate (lin	e 22 minus line 23)			24	000
25 If this transfer is exe	empt from the documentary	stamp tax, list the exempti	on number 15			
Unde correct, and	r penalties of law, I declare the I that I am duly authorized to sign W. Hastings	at I have examined this stater	nent and that it is, to the	e best of my knowledge	e and belief, true, co	(402) 463-1383
Print or Typ	e Name of Grantee or Authorize	ed Representative		_		Phone Number
here Signature of	of Grantee or Authorized Repres	entative	Title	Attorney		3-5-2020 Date
11010	<u> </u>					
26 Date Deed Recorded  Mo	27 Value of Star	Register of Deed's Use on p or Exempt Number	Drily  28 Recording Data  BK 20-4	p Pa 53	0	For Dept. Use Only
ebraska Department of Revenu		2017		<del>' )                                   </del>	Authorized by Neb. Ri	ev. Stat. §§ 76-214, 77-1327(2)

	NEBRASKA DOCUMENTARY STAMP TAX	Bk 2020, Pg 530
· .	Date: 03/06/20 \$ Ex015 By AS	State of Nebraska County of Webster ss.  Entered on the numerical index and filed for record in Clerk's office of said county this 06 do of March A.D., 2020, at 11:34 o'clock AM. Recorded in Book 2020 on Page 530  Course State County Clerke: \$10.00 By: AS Deputy Electronically Recorded
AFTER RECORDING RETURN TO: Cha	when W. Heatings Dummire Figher & Heat	ings P.O. Box 1044 Hastings NF 68902
	BUTION BY PERSONAL REF	
pursuant to appointment by the Co and releases to Gerald F. Toepfer, real estate (as defined in NEB. RE The Northwest Quarter (N Range Ten (10) West of the	GRANTEE, all of the Estate's in	nterest in the following described  ownship Four (4) North,
GRANTOR has determined real estate from said estate. GRA power and lawful authority to con		
Executed 3-5	, 2020.	_ ,
	Mayon .	Trech
	Kevin W. Too Personal Rep 1670 Highwa Blue Hill, NE Estate of Dole	resentative y 4

The foregoing instrument was acknowledged before me on 3-5, 20 Kevin W. Toepfer, Personal Representative of the Estate of Dolores M. Keenan, Deceased.

Notary Public

Ć

GENERAL NOTAXY-State of Nebraska CHARLES W. HASTINGS

My Comm. Exp. Dec. 2, 2021

COUNTY OF ADAMS

# Residential & Commercial Sales Worksheet

Cnty No. Book Page					S	ale	Date 🖟	Sign - Sign			S	School	l Dis	trict Coc	le. 🌼	$ \frac{(p^n) - (p^n)^n + (p^n)^n}{(p^n)^n + (p^n)^n} \frac{(p^n) - (p^n)^n}{(p^n)^n + (p^n)^n} \frac{(p^n)^n}{(p^n)^n} \frac{(p^n)^n}{(p^n)^$			
91	20	20	531		3/	9/	2020	91-	0074 Affiliated:						Unified:				
Location	$\mathbf{D}^{l}$	Sale	Number	Ť	seabil	ity (	& Code#	3027		e name de Al de Marie	Parcel Number								
000339	000339900 53				4		05	GeoCde	Tw	n Rng	S	ect	Qrt	Subdiv	Area	Blk	Parcel		
	$\mathbf{D}$	ate of S	ale Assessed	Va	lue			4133	top or one	2004	C	0	0	20035		005	0000		
Land Improvements					en deces	To	tal	1 (2 (2 m) (2 m) 1 (2 2 m) (2 m)	Mario Sa	Date of	Sal	e Proj	perty	Classifi	cation	Code			
Si William Destit west 185	8,825 139,14							och file och state for de	roperty Type Zoning Location City Size Parce										
Assessor Location: BLUE HILL (							<del>-</del>	A) <b>1</b>	В	39641 LEST 163 LET 191	3.1001	C)	1	D) <b>1</b>	E)	6	F) 1		
				1500		34.5	Residential			K KA			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Comme	rcial				
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		and the state of the state of	er i Logaria i Salasta di Salasta		struction			30		Constru									
			Floor:		r Sq. Ft.			91		Floor S	 q. Ft.	•							
		Buildin	g Cost New:	Cost		•	90,6	95		Floor Sq. Ft. : Cost :									
Single Family	7 Style:					l Co	ndition: 2	O .		Comm	ercia	il Occu	ipano	y Code:					
(100) $\square$ Mc				(10)	) 🏻	Wo	m Out			Commercial Occupancy Code:  Primary: Other1: Other2:									
(101) 🗷 On	e Story			(20) 🗷 Badly Worn						Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30)   Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level		-	(40) Good						(2) ☐ Reinforced Concrete Frame									
(104) 🗆 11	/2 Story	· ·····	_	(50) 🗆 Very Good						(3) Masomy Bearing Walls									
(111) 🗆 Bi-	Level		ı	(60)	) 🗆	Exc	ellent			(4) Wood or Steel Framed Ext. Walls									
(106) □ Oth	ner										(5)   Metal Frame and Walls								
Townhouse o	r Duplex	Style:		Residential Quality: 20						(6) Dele Frame									
(301) 🗆 One	e Story			(10)  Low					Cost Rank: Condition:										
(302) 🗆 Tw				(20) 🗷 Fair													Worn Out		
(307) 🗆 11/				(30) Average					(20) ☐ Average (20) ☐ Badly Wom										
(308) 🗆 Spl				(40)						(30) ☐ Above Average (30) (40) ☐ High (40)						<del></del>			
(309) 🗆 21/				(50) U Very Good						(40) l	J Hi Stell	ıgh	gaigter.	· · · · · · · · · · · · · · · · · · ·	<u> </u>	Good	~		
(304) 🗆 One				(60) ☐ Excellent						The Control of the Co						0) □ Very Good 0) □ Excellent			
(305) □ Two													Find My	SWAR BUTA	(00)	1 Excen	em		
Assessor's	Adju	stment	to Sale Pi	rice	(+ or	· -):													
Assessor Co																			
QCD; T	RANSF	ER PR	OPERTY 1	ro .	A LL	C;	ALSO II	NCLUDE	S P.	ARCEL	<b>S</b> 3	394	, 3	393 &	3094	<u> </u>			
		· · · · -											.,						
<u> </u>																			
Comments f	rom							(	Comr	nents:		ew		·					
	<u> </u>																		
																(Conti	nue on back)		

# Good Life. Great Service.

# **Real Estate Transfer Statement**

**FORM** 521

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

DEPARTMENT OF REVENUE	<ul> <li>If additional space is needed, add an attachr</li> </ul>	ment and identify the applicable item number.							
	The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.							
1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 620 Day 69 Yr. 2020  4 Date of Deed  Mo. 02 Day  Day Day  Day  Day  Day  Day  Day	ay 28 Yr. 2020						
5 Grantor's Name Addr	ess, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Kenneth T. & She		Grantee's Name (Buyer) KenWorks Properties, LLC							
Street or Other Mailing Ad 7140 W Monume	ddress	Street or Other Mailing Address 7140 W Monument Rd							
City Ayr	State Zip Code NE 68925	City State NE	Zip Code 68925						
Phone Number (402) 756-3113		Phone Number (402) 756-3113 Is the grantee a 501(c)(3) organi If Yes, is the grantee a 509(a) for	ization? Yes No No Yes No						
Email Address ksluke@gtmc.net		Email Address ksluke@gtmc.net							
7 Property Classification	on Number. Check one box in categories A and B. Check C it	f property is also a mobile home.							
(A) Status	(B)	Property Type	(C)						
Improved Unimproved IOLL	✓ Single Family     Industrial       Multi-Family     Agricultural       Commercial     Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	d Mobile Home						
8 Type of Deed 0	Corrective Easement Lea	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee heral V Quit Claim Warranty	Other						
9 Was the property purc part of an IRS like-kind (I.R.C. § 1031 Exchand	hased as dexchange?    Type of Transfer		Transfer on Death Trustee to Beneficiary Other (Explain)						
11 Was ownership transfe  Yes No	rred 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	en relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)							
Yes No	Aunt or Uncle to Niece or Nephew Family Corp., F		her						
	Brothers and Sisters Grandparents a	and Grandchild Spouse							
	Ex-spouse Parents and Ch	THE PARTY OF THE P							
14 What is the current man	rket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and Yes  No \$	interest rate.) %						
	divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	/? (If Yes, include the name						
Yes No		of the agent or title company contact.) Yes							
18 Address of Property 109 W Saline, 11	0 W Saline, 109 W Gage, 606 W Seward	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee							
18a No address assig	ned 18b Vacant land								
20 Legal Description	100 100 100 100 100 100 100 100 100 100								
see attached									
ooo attaonoa									
21 If agricultural, list total r	number of acres								
22 Total purchase price	e, including any liabilities assumed	22 \$	0.00						
23 Was non-real prope	erty included in the purchase?  Yes  No (If Yes, er	nter dollar amount and attach itemized list.)							
24 Adjusted purchase	price paid for real estate (line 22 minus line 23)	24  \$	0100						
25 If this transfer is exe	empt from the documentary stamp tax, list the exemption	number 5 b .							
Unde	r penalties of law, I declare that I have examined this statement that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, or	complete, and						
Kenneth	n Lukasiewicz, KenWorks Properties LLC		(402) 756-3113 Phone Number						
sign Print or Typ	e Name of Grantee or Authorized Representative	Grantee	Phone Number						
- Two	of Grantee or Authorized Representative	Title	Date						
	Register of Deed's Use On	ily	For Dept. Use Only						
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 3 Day 9	_yr. 2020 \$ Exempt # 56	BK2020 4 531	Rev. Stat. §§ 76-214, 77-1327(2)						
Nebraska Department of Revenue	Je	Authorized by Neb.	1164. Stat. 33 10-214, 11-1321(2)						

20. Lot 3 Block 2 Tyler's Subdivision of Rohrer's Addition and Part of Lot 1 Block 5 Grussel's Addition: 54 x 27' and Vacated Alley

Lots 7 & 8 Block 1 Tyler's Subdivision

The West 40' of Lot 5 & all Lot 6 Block 1 Tyler's Addition

Lot 9 Block 21 Original Town

All in the City of Blue Hill, Webster County, Nebraska

BK 2020, Pg 531

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of May A.D., 2020, at 9:10
o'clock AM. Recorded in Book 2020
on Page 53

County Petro h
Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-1-2020
\$Ecupt# Sb By

#### **QUIT CLAIM DEED**

KENNETH T. LUKASIEWICZ and SHERI A. LUKASIEWICZ, husband and wife, Grantors, in consideration of love and affection, quitclaim to KENWORKS PROPERTIES, L.L.C., a Nebraska limited liability company, Grantee, the following described real estate in Webster County, Nebraska:

LOT THREE (3) BLOCK TWO (2) TYLER'S SUBDIVISION OF ROHRER'S ADDITION AND PART OF LOT ONE (1) BLOCK FIVE (5) GRUSSEL'S ADDITION: 54 X 27' AND VACATED ALLEY

LOTS SEVEN (7) AND EIGHT (8) BLOCK ONE (1) TYLERS SUBDIVISION

THE WEST FORTY FEET (40') OF LOT FIVE (5) AND ALL OF LOT SIX (6) BLOCK ONE (1) TYLERS ADDITION

LOT NINE (9) BLOCK TWENTY-ONE (21) ORIGINAL TOWN

ALL IN 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: Leb. L8 ,2020

Kenneth T. Lukasiewicz

Sheri A. Lukasiewicz

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_ day of February, 2020 by Kenneth T. Lukasiewicz and Sheri A. Lukasiewicz.

A GENERAL NOTARY - State of Nebraska
MELISSA M. LOUNSBURY
My Comm. Exp. March 3, 2023

Muli M buly Notary Public

# Residential & Commercial Sales Worksheet

Cnty No. Book Page					Sale Date				School District Code											
91	20	20	3/12/2020			Base:	Base: 91-0074				iated:		Unified:							
Location ID Sale Number					seabi	lity & Code	#	Adams of the second					Parcel I							
0003037	000303700 54				1			GeoCde	T	wn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assesse	d Val	ue		us the Size of	4133				00	0	20005		012	6280			
Land		rovements	Vales 1		Total			), 4, 1 (4, 1) (4, 1)	Da	te of	Sale I	roperty	y Classific	ation	Code					
2,200 16,47						18,67	70	Status		Ргоре	rty Ty	pe	Zoning	Location	ı	City Size Parcel				
Assessor Location: BLUE HILL (BH)								A) <b>1</b>		B)	03	(	Ö , <b>3</b>	D) <b>1</b>	E)	6	F) <b>1</b>			
					147	Resider	rtial				y Singh Yalang			Commer	cial					
	Mul	tiple Imj	rovements:	Multi	ple. In	provements.:				Mı	ıltiple.	Improv	rements.:							
	i de Seguido Portos	Constr	uction Date:	Cons	ructio	n Date :				Co	nstruci	ion Da	te :	1900						
			Floor:	Floor	Sq. Ft					Flo	oor Sq.	Ft.:		1,940						
		Buildin	g Cost New:							Co	st:		479	9,260	•					
Single Family	·.				denti	d Condition:				Commercial Occupancy Code:										
(100) 🗆 Moi		ne		(10)  Worn Out						Pri	Primary: 350 Other1: Other2:									
(101) 🗆 One	Story			(20) □ Badly Wom						Commercial Construction Class: 3										
(102) 🗆 Two	Story		,	(30)  Average						(1	(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli	t Level			(40)  Good						(2	(2) ☐ Reinforced Concrete Frame									
(104) 🗆 1 1/2	2 Story			(50) Uery Good					(3	(3) Masonry Bearing Walls										
(111) 🗆 Bi-I	Level		****	(60)		Excellent				(4	1) 🗆	Woo	od or Stee	el Framed E	xt. W	alls				
(106) 🗆 Oth	er				3.44 (A)		r Multi			(5	(5)									
Townhouse or	Duplex	Style:		Resi	4	l Quality:		1		(6	6) [	Pole	Frame							
(301) 🗆 One				(10)  Low					Co	Cost Rank: 20 Condition: 30										
(302) 🗆 Two	Story			(20) ☐ Fair							Low		10) [	Wom	Out					
(307) 🗆 1 1/2	2 Story			(30)  Average					(20	0) 🗷	Aver	age	20) E	)) 🛘 Badly Wom						
(308) 🗆 Split	t LeveI		٠	(40) □ Good					(30	(30)  Above Average (3					0) ★ Average					
(309) 🗆 2 1/2	2 Story	-		(50) Uery Good					(40	(40) □ High (40)					) 🗆 Good					
(304) 🗆 One	Story D	uplex		(60)   Excellent						(50) 🗆 Very Good						300d				
(305) 🗆 Two	Story D	uplex						10 3 cm		M.						] Excelle				
Assessor's	Adjus	tment	to Sale P	rice (	( <b>+ o</b> )	r -):														
Assessor Co	mments	and Re	eason for A	djust	ment	•										-,;•				
TRUSTEE	נס פינ	EED																		
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Comments fr	Comments from								om	ment	s:									
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	····																			
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### NEBRASKA

Good Life. Great Service.

**Real Estate Transfer Statement** 

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

521

 If additional space is needed, add an attachment and identify applicable the item number DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 2020 3 Yr. Webster 91 Day Mo. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Ace's Bar and Grill, LLC, a Nebraska limited liability company James V. Meyer, Trustee of the James V. Meyer Revocable Trust under Street or Other Mailing Address Street or Other Mailing Address 17040 S Showboat Blvd 70 Zip Code Zip Code State City State City Blue Hill 68930 68901 ⊠ No Phone Number Phone Number Is the grantee a 501(c)(3) organization? No If Yes, is the grantee a 509(a) foundation? Yes n/a Email Address Email Address dwiebe@charter-title.net dwiebe@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Mobile Home State Assessed Single Family Industrial Mineral Interests-Nonproducing Exempt Multi-Family Agricultural Mineral Interests-Producing Unimproved Commercial Recreational 1011 Other Land Contract/Memo Partition Sherriff 8 Type of Deed Distribution Conservator Bill of Sale Corrective Personal Rep Trust/Trustee Easement Lease Death Certificate - Transfer on Death Mineral Quit Claim Warranty Cemetery Executor Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 9 Was the property purchased as 10 Type of Transfer Distribution part of an IRS like-kind exchange? X Sale Auction Easement Gift Life Estate Trustee to Beneficiary (IRC § 1031 Exchange) Other (Explain) Court Decree Exchange Grantor Trust Partition Satisfaction of Contract No MYes 1 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) X Yes Yes ☐ No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self No. Family Corp., Partnership, or LLC Other Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$40,000.00 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 Charter Title \( \subseteq \) No 19 Name and Address of Person to Whom Tax Statement Should be Sent Ace's Bar and Grill, LLC, a Nebraska limited liability company 534 W Gage St Blue Hill, NE 68930 18 Address of Property 534 W Gage St Blue Hill, NE 68930 18a No address assigned 18b Vacant Land 20 Legal Description Lot 29, Block 9, Original Town of Blue Hill, Webster County, Nebraska. 21 If agricultural, list total number of acres 40.000 00 22 Total purchase price, including any liabilities assumed 22 \$ 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 \$ 40,000 00 24 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ... 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 402-746-453 Ace's Bar and Grill, LLC, a Nebraska limited liability company Print or Type Name of Grantee or Authorized Representative Grantee or Authorized Representative March Date Signature of Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 28 Recording Data 27 Value of Stamp or Exempt Number \_ Yr. <u>2</u>020 KKABAD Day \_

RKanan Pa 555

		BN 2020, Fg 3
Cor nu Cle of, on	Entered on the Entered on the merical index and filed for record in the erk's office of said county this day	NEBRASKA DOCUMENTARY STAMP TAX Date 3-12-2020 \$ 90.00 By 40
Charter 747 No Suite G	gs, NE 68901	
	TRUS	TEE'S DEED
Danece	Trustee of the James V. Meyer Rev	r and other goods and valuable consideration, James V. rocable Trust under agreement dated February 1, 2019, e. J. Meyer Revocable Trust under agreement dated
	Ace's Bar and Grill, L.L.C., a Nebr	aska limited liability company,
the follo	owing described real estate in Webster	County, Nebraska:
Lot 29,	Block 9, Original Town of Blue Hill	, Webster County, Nebraska.
subject	to easements and restrictions of record.	
(I) (2) (3)	GRANTOR covenants with GRANTE is lawfully seized of such real estate thas legal power and lawful authority to warrants and will defend title to the re	nat it is free from encumbrances
	Executed this 3 day of March, 20	20.
		James V. Meyer, Trustee of the James V. Meyer Revocable Trust under agreement dated February 1, 2019
		By James V. Meyer, Toustee  Danece J. Meyer, Trustee of the Danece J. Meyer Revocable Trust under agreement dated February 1, 2019  By: Danece J. Meyer Trustee

STATE OF Nebraska COUNTY OF Adams

The foregoing instrument was acknowledged before me this  $3\pi$  day of March, 2020 by James V. Meyer, Trustee of the James V. Meyer Revocable Trust under agreement dated February 1, 2019, Danece J. Meyer, Trustee of the Danece J. Meyer Revocable Trust under agreement dated February 1,2019.

Notary Public

State of Nebraska – General Notary DANIEL J WIESE My Commission Expires May 23, 2022

## Residential & Commercial Sales Worksheet

Cnty No.	Вс	ok	Page			sale Date		ži d	Y W	$\begin{aligned} & & & & & & & & \\ & & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & \\ & & & \\ & & \\ & & & \\ & \\ & & \\ & \\ & & \\ & & \\ & \\ & & \\ & \\ & & \\ & & \\ & \\ & & \\ & \\ & & \\ & \\ & & \\ $	Sc	hool Dis	strict Cod	e	$z = r_{i} \cdot r_{i} \cdot r_{i} \cdot r_{i}$		
91	20	20	564		2/	17/2020	Base:	91-	00	74	Affi	liated:		Uni	Unified:		
Location	т	Sal	e Number	Us	eabil	ity & Code#			S. B.	Parcel Number							
0008025	500		55		1		GeoCde	Tw	m	Rng	Sec	t Qrt	Subdiv	Агеа	Blk	Parcel	
	D	ate of	Sale Assessec	l Valı	ue		4373				00	0	50005		008	0000	
Land		Im	provements		4 (40) (3) Y (2) (4)	Total			Da	ite of S	f Sale Property Classifica				tion Code		
<u> </u>	910		68,39	5		69,305	Status		Prop	erty Ty	pe	Zoning	Locatio	n Ci	ty Size	Parcel Size	
Assessor Lo	cation:	COW	LES (COW	)			A) <b>2</b>	Ĕ	3)	01		C) 1	D) <b>1</b>	E)	8	F) 2	
					Residential				iti (1			Comme	rcial		Programme Design		
			nprovements:	Multi	ple. Im	provements.:			M	Iultiple.	Impro	vements. :				<u> </u>	
	1 0 5 5 5		ruction Date:		ruction	Date :			С	onstruct	ion D	ate:					
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			ng Cost New:	Cost	:				15 .	ost:				<del> </del>			
Single Family		405 374 505		Resi	dentia	l Condition:			C	omme	rcial	Occupan	cy Code:		e vije, in tea e ovjete vije,	<u> </u>	
(100) □ Mo	bile Hor	ne		(10) U Worn Out					Primary: Other1: Other2:								
(101) 🗆 On	e Story			(20) 🗆 Badly Worn				C	Commercial Construction Class:								
(102) 🗆 Tw	o Story			(30)   Average				(	(1) ☐ Fireproof Structural Steel Frame								
(103)  Split Level				(40)		Good			(	(2) 🗆	Rei	inforced C	Concrete Fr	ame			
(104) □ 11/2 Story			(50)		Very Good			(	(3) 🛘	Ma	sonry Bea	aring Walls		<del>.</del> .			
(111)				(60)		Excellent			(	`			el Framed	Ext. Wa	lls		
(106) 🗆 Ott	ner								(	(5) 🛘	Me	tal Frame	and Walls				
Townhouse of	r Duplex	c Style:		Residential Quality:				_	<del>``</del>		le Frame	9. Jan., 4.		77.14			
(301) 🗆 One	e Story			(10) □ Low				Cost Rank: Condition:									
(302) 🛘 Tw	o Story			(20) □ Fair				(	(10)								
(307) 🛘 11/	/2 Story			(30) □ Average				(20) ☐ Average (20) ☐ Badly Wom									
(308) 🗆 Spl	it Level			(40) □ Good				(30)  Above Average (30)  Average							ge		
(309) 🗆 21/	/2 Story			(50)		Very Good			(	40) 🗆	Hig	gh		<del> </del>	Good		
(304) 🗆 Ons	e Story I	Duplex		(60)		Excellent	aga girgas a lata	2 22 .	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		<u> </u>		Andrews Control of the Control of th		Very (		
(305) 🗆 Two	o Story I	Duplex												(60) □	Excell	ent	
			ıt to Sale P														
Assessor Co	mment	s and ]	Reason for A	djust	ment	<u>*</u>											
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Comments f	rom					21 <del>4.</del>			шеі.	113.							
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															(Conti	nue on back)	

#### NEBRASKA Good Life, Great Service

Real Estate Transfer Statement #55

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

**FORM** 521

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

 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. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. 02 Day 17 Yr. 20 Mo. Ob Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey L and Terri L Rose Grantor's Name (Seller) Beverly Maxon Street or Other Mailing Address 301 Merchant St Street or Other Mailing Address 721 S 1st Ave #102 City Hastings Zip Code 68901 Zip Code State Ne City Blue Hill State 68930 Ne Is the grantee a 501(c)(3) organization? V No Phone Number 402-756-2440 Yes Phone Number 402-462-0182 If Yes, is the grantee a 509(a) foundation? √ No Email Address jrose@gtmc.net Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (C) (B) Property Type Mineral Interests-Nonproducing State Assessed Mobile Home Industrial √ Single Family ✓ Improved Mineral Interests-Producing Unimproved Exempt Multi-Family Agricultural TIOLL Commercial Recreational Sheriff Other 8 Type of Deed Distribution Land Contract/Memo Partition Personal Rep. Trust/Trustee ₩ Bill of Sale Corrective Easement Lease Quit Claim Warranty Mineral Cemetery Death Certificate - Transfer on Death Executor Was the property purchased as part of an IRS like-kind exchange? Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Trustee to Beneficiary Life Estate ✓ Sale Auction Easement Gift (I.R.C. § 1031 Exchange) Partition Satisfaction of Contract Other (Explain) Yes ✓ No Court Decree Exchange **Grantor Trust** 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No No ✓ Yes √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No 18 Address of Property 401 5th Street 19 Name and Address of Person to Whom the Tax Statement Should be Sent Jeffrey L and Terri L Rose Blue Hill NE 68930 301 Merchant St Blue Hill NE 68930 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 12500.00 22 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. hose 102-756-2446 Print or Type Name of Grantee or Authorized Representative 3-13-2020 itee or Authorized Representative Register of Deed's Use Only For Dept. Use Only

Day Nebraska Department of Revenue

26 Date Deed Recorded

Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

13

28 Recording Data

27 Value of Stamp or Exempt Number

A tract of land described as follows: Beginning at the Northeast corner of Block 8, Lot 1, Original Town of Cowles, Webster County, Nebraska, thence South 64 feet, thence West across Lots 2 and 3, thence North to road, thence East to the Northeast corner of Lot 1, Block 8, the place of beginning, said parcel being a part of Lots 1, 2, 3, Block 8, Original Town of Cowles, Webster County, Nebraska.

#### and

East One Half of Lot 10, and all of Lots 11 and 12, Block 8, Original Town of Cowles, Webster County, Nebraska and East Half of Lot 4 and South 76 feet of Lot 1 and South 90 feet of Lots 2 and 3, except a tract bounded by a line commencing at a point 64 feet South of the Northeast corner of said Lot 2, extending South 14 feet, thence West 2 feet, thence North 14 feet, thence East 2 feet to place of beginning, all in Block 8, Original Town, Village of Cowles, Webster County, Nebraska

Book 2020, Pg 564

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 13th day of North A.D., 2000, at 3.30 o'clock M. Recorded in Book 0000 on Page 50th 565 County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 3-13-20 . \$ 29.25 By kiz

#### **NEBRASKA GENERAL WARRANTY DEED**

State Of Nebraska

County of Webster

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twelve Thousand five hundred Dollars (\$12,500.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Beverly Maxon, residing at 721 S 1st Ave. #103, Hastings, Ne 68901.

The receipt whereof is hereby acknowledged, the undersigned hereby sells to Jeffrey L. Rose and Terri L. Rose, a married couple, residing at 301 Merchant St, Blue Hill Ne 68930 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest and claim in or the following described real estate, situated in Webster County, Nebraska, to-wit:

A tract of land described as follows: Beginning at the Northeast corner of Block 8, Lot 1, Original Town of Cowles, Webster County, Nebraska, thence South 64 feet, thence West across Lots 2 and 3, thence North to road, thence East to the Northeast corner of Lot 1, Block 8, the place of beginning, said parcel being a part of Lots 1, 2, 3, Block 8, Original Town of Cowles, Webster County, Nebraska.

and

East One Half of Lot 10, and all of Lots 11 and 12, Block 8, Original Town of Cowles, Webster County, Nebraska and East Half of Lot 4 and South 76 feet of Lot 1 and South 90 feet of Lots 2 and 3, except a tract bounded by a line commencing at a point 64 feet South of the Northeast corner of said Lot 2, extending South 14 feet, thence West 2 feet, thence North 14 feet, thence East 2 feet to place of beginning, all in Block 8, Original Town, Village of Cowles, Webster County, Nebraska

Book 0000, Pg 565

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

1-11-2020 Date	
Grantor's Signature	
Beverly Maxon	•
Notary Acknowledgement	
State of Nebraska)	
County of Adams)	
The undersigned, A Notary Public in said County, in sa	id State, hereby certify that
Beverly Moxon whose name is sknown to me, acknowledged before me on this day the instrument, the, executed the same voluntarily on the	nat, being informed of the contents of the
Given under my hand this 17 day of Feb	
Januar Thurso	GENERAL NOTARY- State of Nebraska  JENNIFER THIEBEN  My Comm. Exp. Dec 4, 2023
Notary Public	(SEAL)
My Commission Expires: 12.4.23	

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ook	Page		1, 1, 1	ale Date		School District Code						e			
91	20	20	567		3/	16/2020	Base:	91-	0002	2 .	Affil	iated:		Un	Unified:		
Location	D	Sal	e Number	Us	eabil	ity & Code#		Parce				Parcel I	el Number				
0001156	500		56		1		GeoCde	Tv	n F	Ring	Sect	Ort	Subdiv	Area	Blk	Parcel	
	D	ate of S	Sale Assessed	Valu	ie .	erio sveta na Projekovske Na sveta sveta na svetski	4491				00	0	10005		025	0000	
Land		Im	provements			Total		Date of Sale Property Classi					Classifi	ication Code			
	555		23,820	0		24,375	Status		Proper	ty Typ	pe .	Zoning	Locatio	n C	ity Size	Parcel Size	
Assessor Lo	cation:	RED	CLOUD (I	RC)		<del>-</del> "	A) <b>1</b>	1	3) (	01	(	C) <b>1</b>	D) <b>1</b>	E)	6	F) <b>1</b>	
Control kill		V 40			20 A)	Residential			, v				Comme	rcial			
er of the letter			and the second second second	Multip	ole. Imp	provements.:			Mul	tiple.	mprov	/ements.:	un-				
		Const	ruction Date:	Const	nuction	Date: 19.	52		Con	structi	on Da	te:					
			Floor:	Floor	Sg. Ft.	. 1,1	82		Floo	or Sq. :	Ft. :						
			ng Cost New:	Cost:		116,5	60		Cost	t :							
Single Family	Style:			Resid	lentia	l Condition: 2	5		Cor	nmer	cial (	Occupan	cy Code:			Magazinia Tanana	
(100) □ Mo				(10)		Worn Out			Prin	nary:		Ot	her1:		Other2:		
(101) 🗷 One	e Story			(20)	*	Badly Worn			Cor	nmer	cial (	Construc	tion Class				
(102) ☐ Two Story (30) ☑ Average			Average			(1)		Fire	proof Str	uctural Ste	el Fran	ie					
(103) □ Split Level			(40)		Good			(2)		Reir	nforced C	oncrete Fi	ame				
(104) □ 1 1/2 Story				(50)		Very Good			(3)		Mas	onry Bea	ning Walls				
(111) □ Bi-Level			(60)		Excellent			(4)		Woo	od or Stee	el Framed	Ext. W	alls			
(106) 🗆 Oth	er				G - 古KE K 医上线管			ary) arith	(5)		Meta	al Frame	and Walls				
Townhouse or	r Duplex	Style:		Resid	lentia	Quality: 30		6	(6)		Pole	Frame					
(301) 🗆 One	e Story			(10)		Low			Cos	t Rar	ık:			Condit	ion:		
(302) 🗆 Two	Story			·(20)		Fair			(10)	) 🗆	Low	, <u>.</u>		(10) 🗆 Worn Out			
(307) 🗆 1 1/	2 Story			(30)	*	Average			(20)	(20) 🗆 Average				(20) 🗆 Badly Wom			
(308) 🗆 Spli	it Level			(40)		Good			(30)	) 🛚	Abo	ve Avera	ge	(30) 🗆 Average			
(309) 🗆 21/	2 Story			(50)		Very Good			(40)	) 🗆	High			(40) E	] Good		
(304) 🗆 One	: Story E	Ouplex		(60)		Excellent		<del>,</del>	1.4						J Very C		
(305) 🗆 Two	Story I	Duplex		Ásjá,						: #.J				(60) E	] Excelle	ent	
Assessor's	Adju	stmen	t to Sale Pı	rice (	+ ox	· -):	•										
Assessor Co	mment	s and I	Reason for A	djusti	ment:								•••				
WD													-				
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				· ·				Y				W1		J			
Comments f	rom						(	.om	ments	; <u> </u>							
													<del></del>				
		•	<del></del>												(Contin	nue on back)	

**Real Estate Transfer Statement** 

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statemer	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 3 Day 16 Yr. 2020  4 Date of Deed  Mo. 3 Day  Day  Day  Day  Mo. 3 Day  Day  Day  Day  Day  Day  Day  Day	ay 16 Yr. 2020
WEBSTER - 91	6 Grantee's Name, Address, and Telephone (Please Print)	iy
5 Grantor's Name, Address, and Telephone (Please Print)	Grantee's Name (Buyer)	
Grantor's Name (Seller) Rick Redeker	Bruce Sundling	
Street or Other Mailing Address 235 W 3rd Avenue	Street or Other Mailing Address	Zin Code
Red Cloud State Zip Code 68970	Red Cloud State NE	Zip Code 68970 zation? Yes No
Phone Number 402 - 746 - 2869 40	Phone Number  3 - 746 - 0456 Is the grantee a 501(c)(3) organi. If Yes, is the grantee a 509(a) for	
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
(A) Status (B	) Property Type	(C)
✓ Improved       ✓ Single Family       Industrial         ☐ Unimproved       Multi-Family       Agricultural         ☐ IOLL       Commercial       Recreational	Mineral Interests-Producing State Assessed  Mineral Interests-Producing Exempt	
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	Other
part of an IRS like-kind exchange?   Auction   Easement   Gift	Life Estate  Sale  T	ransfer on Death rustee to Beneficiary Other (Explain) No. state the intended use.)
✓ Yes    No		
	Partnership, or LLC Self Othand Grandchild Spouse	ner
\$15,000	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 of the agent or title company contact.)  ves Southern	Title, LLC No
18 Address of Property 235 W 3rd Avenue Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement : Grantee	Should be Sent
18a No address assigned 18b Vacant land		Hannest Control of the Control of th
Description     The East Eighty-four (84) feet of Lots Thirteen (13), Fourteen (Original Town of Red Cloud, Webster County, Nebraska     If agricultural, list total number of acres	14) and Fifteen (15), Block Twenty-five (25),	
22 Total purchase price, including any liabilities assumed	22 \$	15,000.00
	nter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		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 correct, and that I am duly authorized to sign this statement.  Bruce Sundling	nt and that it is, to the best of my knowledge and belief, true, c	(402) 746-0456
Printor Type Name of Grantee or Authorized Representative	Grantee	Phone Number 3/16/2020
	Title	Date
Register of Deed's Use On	ıly	For Dept. Use Only
26 Date Deed Recorded  Mo. 3 Day 16 Yr. 2000 \$ 33. 75	28 Recording Data BK 2020 Pa 567	
lebraska Department of Revenue form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Authorized by Neb. I	Rev. Stat. §§ 76-214, 77-1327(2)

BR2020, Pg 54
Entered on the numerical index and filed for record in the Clerk's office of said county this day of MAN A.D., 20 20, at 9:28 o'clock AM, Recorded in Book 2020 on Page Detar County Clerk (0,00 Deputy Ind Comp Assessor Carded
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRANTY DEED
Rick Redeker, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Bruce Sundling, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):
The East Eighty-four (84) feet of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska
Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor:
<ol> <li>is lawfully seised of such real estate and that it is free from encumbrances;</li> <li>has legal power and lawful authority to convey the same;</li> <li>warrants and will defend title to the real estate against the lawful claims of all persons.</li> </ol>
Executed March 16, 2020.
Rick Redeker
STATE OF NEBRASKA )
) ss. COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on March 16, 2020 by Rick Redeker, a single person.

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

Notary Public

### Agricultural Land Sales Worksheet

Cnty No. Bo	ok Pa	ge	Sale	Date				So	hool Dis	trict Code					
91 20	20 57	3	3/3/	2020	Base:	91-00	74	Affi	liated:		Unified:				
Location ID	Sale Numbe		Useability d	& Code #					Parcel Number						
001717101	57		1		GeoCde	Twn	Twn Rng		t Qrt	Subdiv	Area Blk		Parcel		
D	ate of Sale Asse	ssed Va	alue		0000	4	10	30	0	00000	1	000	0000		
Land	Improveme	nts	To	al	Date of Sale Property Classification Code										
316,765			3	16,765	Status Property Typ			pe	Zoning	Location	n City Size Parcel Size				
	Irrigation Type:				A) 2	B)	05		c) <b>5</b>	D) <b>3</b>	E)	0	F) 10		
LCG	ACRES:		VAL	JE:		LCG	1 de	H.	ACR	ES:		VAL	U <b>E:</b>		
IRRIGATED 1A1					GR	ASSLAI	ND 10	31		7.360			10,045		
1A							1	G		3.920			5,350		
2A1							20	31		7.000			9,555		
2A							2	:G							
3A1							30	31		0.310			425		
3A							3	G							
4A1							40	H							
4A	ļ						4	G							
DRYLAND 1D1	22.5			2,725	S	helterbel	t/Timb	er							
1D	40.2		<u> </u>	4,075		A	ccretic	n							
2D1	2.0			4,210			Was	te							
2D	<b> </b>			80			Oth								
3D1	34.8	90	······· 6	8,385	AG L	AND T		_		5.440			16,765		
3D							Road			3.980	rio e	- (487) 			
4D1	31.2		***	9,120			ım Site	+							
4D	6.7	70	recommended to the state of the	2,795			me Site								
					<del></del> -	Re	creatio								
Dwellings Outbuildings					<b>N</b> T.		Oth	_	-	000					
Outbuildings		40.4			INon	-AG T	UIA	<u>ا</u> ا		3.980					

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

### **Real Estate Transfer Statement**

FORM

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.

521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	0
WEBSTER - 91	Mo. 3 Day 3 Yr. 20 Mo. 3 Day 3 Yr. 20	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Robert A. Piel and Brenda L. Piel	Benjamin W. Onken and Armeshia D. Onken	
Street or Other Mailing Address 502 Prospect Avenue	Street or Other Mailing Address 280 Road 306	\I
City State Zip Code Blue Hill NE 68930		68941
Phone Number (402) 469-1294	Phone Number (402) 984-2317 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes	
Email Address N/A	Email Address N /A	
7 Property Classification Number. Check one box in categories A and B. Check C if		
	Property Type (C)	•
Improved     Single Family     Industrial       ✓ Unimproved     Multi-Family     ✓ Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing State Assessed Mobile  Mineral Interests-Producing Exempt	e Home
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	-	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Yes No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiar	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P.		
☐ Brothers and Sisters ☐ Grandparents a	nd Grandchild Spouse	
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$420,000  16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$	%
Yes V No	-f-th	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		
Southwest 1/4 of Section 30, Township 4 North, Rar Nebraska	age 10 West of the 6th P.M., Webster County,	
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	22 \$ 420,000	,00
23 Was non-real property included in the purchase? Tyes No (If Yes, en	"	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 420,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, complete, and (402) 984-2	247
Benjamin W. Onken  Print or Type Name of Grantee or Authorized Representative	Phone Number	
sign B - 1 B -	Grantee 3-3-20	
	itle Date	
Register of Deed's Use Onl		Only
	28 Recording Data BK 2020 Pa 573	
$M_0$ 3 Day $\frac{1}{2}$ $$	BK2020, 42 3 13	

DN 2020, 19
State of Nebraska County of Webster  Entered on the
numerical index and filed for record in the Clerk's office of said county this 1/2 day of Man A.D., 20 20, at 1/15 STAMP TAX o'clock PM. Recorded in Book 2020 on Page 573 STAMP TAX Date 3-16-2020
Return To: Prairie Title, Inc., 420 W. 5th St., Ste. 103, Hastings, NE 68901
JOINT TENANCY WARRANTY DEED
ROBERT A. PIEL AND BRENDA L. PIEL, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, convey to BENJAMIN W. ONKEN AND ARMESHIA D. ONKEN, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.  The Southwest Quarter (SW%) of Section Thirty (30), Township Four (4) North, Range Ten (10) West of the 6th
P.M., Webster County, Nebraska.  GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:
<ol> <li>are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;</li> </ol>
(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: March 3rd, 2020.
Robert A. PIEL BRENDA L. PIEL  BRENDA L. PIEL
STATE OF NEBRASKA ) ) SS: COUNTY OF ADAMS )
The foregoing warranty deed was acknowledged before me on March 3d, 2020, by Robert A. Piel and Brenda L. Piel.

My commission expires: (e - 24 - 23

GENERAL NOTARY - State of Nebraska LAURIE L. HAWES My Comm. Exp. June 24, 2023

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page	galan Staya S	TATE OF THE	Sale Date			San Salah San Salah		Sch	ool Dis	strict Co	le	jest Vistoj		
91	20	20	579		3	/4/2020	Base:	91-	-0074	4	Affilia	ited:		Ţ	Unif	ĭed:	
Location	n <b>ID</b>	Sale	Number	U	seabi	lity & Code#					$\mathbf{P}$	arcel I	Number				
000313	100		58		1		GeoCde	Τv	wn 1	Rng	Sect	Qrt	Subdiv	Aı	rea	Bik	Parcel
1000	D	ate of Sa	ile Assessec	Val	lue		4133	Transfer.	V 200		00	0	20010	)	tioner (*)	003	7290
Land	d	Imp	rovements			Total			Date	of S	Sale Pr	operty	Classifi	catio	on (	Zode :	
2	2,710		19,67	5		22,385	Status		Proper	ty Ty	pe :	Zoning	Location	on	Cit	y Size	Parcel Size
Assessor L	ocation:	BLUE	HILL (1	3H)			A) 1	J	B)	03	(C)	3	D) <b>1</b>	)	E)	6	F) 1
		o vodyci. Podki skiji				Residential					W. A.	V. North Color	Comme	rcia	1 3		
	Mul	tiple Imp	rovements:	Mult	iple. In	provements:	MISSE SURVICE FEE	. 191, im g	Mul	tiole.	Improve	ments	2	115 5 5	Star San	- Las	· · · · · · · · · · · · · · · · · · ·
			ıction Date:			Date:			$\neg$		ion Date		1900				
P. Husiy	e de se			Floor	r Sq. Ft	.:			+	r Sq.			1,200				
A PART OF STREET		Building	Cost New:	Cost					Cost			92	2,105				
Single Family	and the second second			Resi	identia	l Condition:			Con	nmer	cial Oc	cupano	y Code:			An arrang	
(100) □ Mo	obile Horr			(10)		Worn Out					470		herl:			Other2:	
(101) 🗆 On	e Story			(20)		Badly Worn			Con	omer	cial Co	nstruci	tion Class			N. J. K.	1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
(102) 🗀 Tw	o Story			(30)		Average			(I)				ıctural Ste				· · · · · · · · · · · · · · · · · · ·
(103) □ Spl	lit Level		ļ	(40)		Good			(2)		Reinfo	orced C	oncrete Fr	ame			
(104) 🗆 1 1	/2 Story			(50)		Very Good			(3)		Masor	ту Веаг	ring Walls				
(111) 🗆 Bi-	Level			(60)		Excellent			(4)		Wood	or Stee	l Framed	Ext. V	Wall	s	
(106) □ Oth	ier		:			The state of the s			(5)		Metal	Frame a	and Walls				
Townhouse or	r Duplex	Style:		Resi	dentia	l Quality:		Was	(6)		Pole F	rame					
(301) 🗆 One	e Story			(10)		Low			Cost	t Ran	ık: 20	)		Cond	litio	n: 20	egy of participation of
(302) 🗆 Two				(20)		Fair			(10)		Low			(10)	□	Worn C	Out
(307) 🗆 1 1/	2 Story	<del></del>		(30)		Average			(20)	*	Averaş	ge		(20)	赱	Badly V	Vorn
(308) 🗆 Spli				(40)		Good	-		(30)		Above	Ачегар	ge i	(30)		Average	e
(309) 🗆 2 1/				(50)		Very Good			(40)		High			(40)		Good	
(304) 🗆 One				(60)	Carding street	Excellent	10 SW 23		100					(50)		Very G	ood
(305) 🗆 Two	o Story D	uplex	)	hi kurik Osar h				Jan 1915 Gunde						(60)		Exceller	ıt
Assessor's	Adjus	tment 1	to Sale Pr	ice (	(+ or	· -):											
Assessor Co	mments	and Re	ason for Ac	ljust	ment:					· · · · · ·	<del></del>						
WD																	
Comments fi	rom							A.F.S.									
Commeins II	ı VIII							omi	nents:	i						<u>-</u> .	
	<del></del>																
																(Continu	ie on back)

## Real Estate Transfer Statement S8 • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.

**FORM** 

Good Life. Great Service.

521

DEPARTMENT OF REVENUE			ment and identify the applicable item		
	The deed will not be recorded un	less this statemen	t is signed and items 1-25 are accura		
1 County Name	2 County Number		o Date of Galer Harrens	4 Date of Deed	4 20
: 200	WEBSTER - 91		Mo. <u>3</u> Day <u>4</u> Yr. <u>20</u>		
	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telepho	ne (Please Print)	
	and Diane Eiseman		Grantee's Name (Buyer) Blue Hill Rural Fire Departmen	nt	
Street or Other Mailing Ac 1002 West Simps	son Street		Street or Other Mailing Address 408 West Gage S	street	Zin Codo
Blue Hill	State NE	Zip Code 68930	Blue Hill	NE	(089.30
Phone Number (402) 469-1660			(402) 469-9847 If Yes, is the g	a 501(c)(3) organiza rantee a 509(a) found	tion? Yes ✓ No dation? Yes ✓ No
Email Address	NIR			1/4	
7 Property Classification	on Number. Check one box in categories	A and B. Check C if	property is also a mobile home.		
(A) Status		(B)	Property Type		(C)
✓ Improved ☐ Unimproved ☐ IOLL	Single Family Industri  Multi-Family Agricult  ✓ Commercial Recreat	tural [	Mineral Interests-Nonproducing  Mineral Interests-Producing	State Assessed Exempt	Mobile Home
Bill of Sale	Conservator  Corrective  Death Certificate – Transfer on Death	Distribution Lar Easement Lea Executor Min	ase Personal Rep.	Sheriff Trust/Trustee Warranty	Other
9 Was the property purco part of an IRS like-kind (I.R.C. § 1031 Exchang Yes V No	thased as dexchange? ge)  Auction  Court Decree  Fred in full? (If No, explain the division.)	istribution Forecle asement Gift		rust Trai	nsfer on Death stee to Beneficiary er (Explain) o, state the intended use.)
✓ Yes No					
	en relatives, or if to a trustee, are the truston.  Aunt or Uncle to Niece or Nephew	The same of the sa		☐ Other	
∐ Yes ✓ No	Brothers and Sisters	Grandparents a		Other	
	Ex-spouse	Parents and Ch		Step-child	
14 What is the current mar	rket value of the real property?	- <del>-</del>	15 Was the mortgage assumed? (If Yes, sta	te the amount and in	terest rate.)
\$19,000			Yes No \$		%
	divide a current parcel of land?		17 Was transfer through a real estate agent	or a title company? (	If Yes, include the name
Yes ✓ No			of the agent or title company contact.)		
18 Address of Property	0 - 1 DI - 1 III NE 00		19 Name and Address of Person to Whom to	he Tax Statement Sh	ould be Sent
406 West Gag	e Street, Blue Hill, NE 68	3930	Grantee		
18a No address assign	ned 18b Vacant land				į.
20 Legal Description	and the second s		- Alakaran da		
		ddition, City	of Blue Hill, Webster Coun	ity, Nebraska	a, according
to the recorded	d plat thereof				
21 If agricultural, list total n	umber of acres				
				\$	19,000,00
	e, including any liabilities assumed			. 22	19,000,00
			ter dollar amount and attach itemized lis-	\$	10,000,00
24 Adjusted purchase p	price paid for real estate (line 22 minu	s line 23)		. 24	19,000 00
25 If this transfer is exe	mpt from the documentary stamp tax	, list the exemption	number	and ballet two same	volate and
	that I am duly authorized to sign this state		t and that it is, to the best of my knowledge	and belief, true, con	12 - 1469 - 9847
	e Name of Grantee or Authorized Represer	ntative	^	90	Phone Number
sign Tame	· Meyer		Grantee		3/4/2020
here Signature of	f Grantee or Authorized Representative	Ī	Title		Date
		of Deed's Use Onl			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exem	pt Number	28 Recording Data	1100	
Mo. 3 Day 16	yr. 2020 \$ 42.75		BK 2020, 19 > 19	Authorized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)

BK2020, Pg 579

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 le day of Man A.D., 20 20, at 1:22 o'clock A.M. Recorded in Book 20 20 or Page STAMP TAX on Page STAMP TAX Date Petich County Clerk Date 3 - 16 - 20 0 or Deputy Ind Comp Assessor Carded State Sta
eturn to: Blue Hill Rural Fire Department, 408 West Gage 6t., Blue Hill) NE 65930
WARRANTY DEED
IMOTHY EISEMAN AND DIANE EISEMAN, husband and wife, GRANTORS in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which hereby acknowledged, convey to BLUE HILL RURAL FIRE DEPARTMENT, GRANTEE, are following described real estate (as defined in Neb. Rev. Stat. Section 76-201):
Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Three (3), Rohrer's Addition, City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.
RANTORS covenant (jointly and severally, if more than one) with GRANTEE that RANTORS:
<ol> <li>are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;</li> </ol>
(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.
pated: March 4, 2020.
mothy Eseman Diane Eiseman
TATE OF NEBRASKA )
)SS: COUNTY OF ADAMS )
The foregoing warranty deed was acknowledged before me on March 4, 2020 b Timothy Eiseman and Diane Eiseman  A SENERAL NOTARY - State of Nebraska
A SENERAL NOTARY - State of Nebraska LAURIE L. HAWES My Comm. Exp. June 24, 2023  Notary Public

My commission expires: (0-24-23

## Agricultural Land Sales Worksheet

Cnty No.	Вс	ook	Page	Sa	le Date	383			. \$	School Di	strict Co	de							
91	20	20	580	3/1	3/2020	Base: 9	91-00	74	Afi	iliated:		Uı	nified:						
Location	ID .	Sale	Number	Useabilit	y & Code#					Parcel	Number								
0016049	901		59	4	05	GeoCde	Twn	Rng	Se	ect Ort	Subdiv	Аге	a Blk	F	arcel				
	D	ate of S	ale Assessed	Value		4243	3	10	1	.3 3	0000		000	0	000				
Land	Atanonio A 315 150	Imp	provements		<b>Cotal</b>		) D	ate of	Sal	e Propert	y Classif	ication	Code						
17	,840		149,925	•	167,765	Status	Pro	perty Ty	ре	Zoning	Locati	on 6	City Size	Par	cel Size				
		Irrigat	tion Type:			A) <b>1</b>	B)	01		c) <b>5</b>	D) 3	E)	0	F)	6				
LCG	ACRES: VALUE:						LCG	gj(V)		ACI	RES:		VAL	UE:					
IRRIGATE	D 1A1					GR	ASSLA	ND 10	GI										
	lΑ							-	lG										
	2A1							20	GI										
	2A								2G										
' :	3A1	3A1					30	<b>31</b>											
	3A						3G												
	4A1					4G1													
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	3D1	<del>                                     </del>				AG L	AND I		_		0.370	(1.1.22.0	e de la companya de La companya de la companya de l						
	3D							Roa		<del></del>	0.370			· . · ·					
<del>-</del>	4D1		· · · · · · · · · · · · · · · · · · ·					arm Sit			5.260			17	840				
	4D							ome Sit ecreatio	-		J. 200	+		<i>,</i>					
	wellings				149,925		- K	Oth	$\dashv$			1							
	wenings uildings					Non	-AG 7				5.630			17,	840				
		1		<del></del>															

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; DISSOLUTION	
Comments from	Comments:
,	
	(Continue on back)



Nebraska Department of Revenue

Form No. 98-269-2008 2-2016 Rev. Su

### Real Estate Transfer Statement

FORM 521

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

•To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. \_\_03 2020 Mo. 03 Day 13 13 WEBSTER - 91 \_Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Jessica Kort, f/k/a Jessica Alber Martin Alber Street or Other Mailing Address 1836 Rd R Street or Other Mailing Address 410 W Lancaster St, PO Box 494 Zip Code 68930 State State NE Zip Code **68930** Blue Hill Blue Hill Phone Number Phone Number (402) 460-1535 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family √ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt HOLL Commercial | Becreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other\_ Trust/Trustee Bill of Sale Easement Lease Corrective Personal Ben. Cemetery Death Certificate -- Transfer on Death Executor Mineral ✓ Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Iπevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Yes ✓ No ✓ Court Decree Grantor Trust Partition Exchange Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No ✓ Yes ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild ✓ Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) √ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1836 Rd R same as Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 0.00 22 0,00 23 Was non-real property included in the purchase? Tyes Who (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number sign Attorney here Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed 

A tract of land being part of the South Half of the Southwest Quarter (S½SW¼) of Section Thirteen (13), Township Three (3) North, Range Ten (10), West of the 6th Principal Meridian, Webster County, Nebraska, more particularly described as follows: Referring to the Southwest corner of the Southwest Quarter of said Section 13 and assuming the South line of said Southwest Quarter as bearing N89°25'48"E and all bearings contained herein are relative thereto; thence N89°25'48"E on said South line a distance of 1129.22 feet to the ACTUAL PLACE OF BEGINNING; thence N89°25'48"E continuing on said South line a distance of 488.02 feet; thence N17°21'55"W a distance of 504.6 feet; thence N02°46'07"W a distance of 154.88 feet; thence S83°07'27"W a distance of 332.98 feet; thence S00°03'50"E a distance of 601.29 feet to the place of beginning, containing 5.63 acres, more or less, of which 0.37 acres, more or less, are presently being used for road purposes.

BK2020, Pg 580

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 1 day of Men A.D., 20 20, at 8:20 o'ctock A.M. Recorded in Book 20 20 on Page 580 County Clerk 10.00 Deputy assessor Carded



#### QUITCLAIM DEED

Jessica Kort, f/k/a Jessica Alber, a single person, GRANTOR, whether one or more, in consideration of dissolution of marriage and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Martin Alber, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land being part of the South Half of the Southwest Quarter (S½SW½) of Section Thirteen (13), Township Three (3) North, Range Ten (10), West of the 6th Principal Meridian, Webster County, Nebraska, more particularly described as follows: Referring to the Southwest corner of the Southwest Quarter of said Section 13 and assuming the South line of said Southwest Quarter as bearing N89°25'48"E and all bearings contained herein are relative thereto; thence N89°25'48"E on addistance of 1129.22 feet to the ACTUAL PLACE OF BEGINNING; thence N89°25'48"E continuing on said South line a distance of 488.02 feet; thence N17°21'55"W a distance of 504.6 feet; thence N02°46'07"W a distance of 154.88 feet; thence S83°07'27"W a distance of 332.98 feet; thence S00°03'50"E a distance of 601.29 feet to the place of beginning, containing 5.63 acres, more or less, of which 0.37 acres, more or less, are presently being used for road purposes.

Executed March 13, 2020.

STATE OF NEBRASKA, COUNTY OF WYDSTA ) ss.

The foregoing instrument was acknowledged before me on March 13, 2020, by Jessica Kort, a single person.

Comm. expires June 4, 2022

Brende L. Hinicks
Notary Public

GENERAL NOTARY - State of Nebraska
BRENDA L. HINRICHS
My Comm, Exp. June 4, 2022

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	技术		Sal	e Date	No. 19				S	choo	l Dis	trict Cod	e 🦠				
91	20	20	584		3	/18	/2020	Base:	91	-007	74	Aff	iliate	d:		Un	ified:	, ,,,,,,		
Location	$\mathbf{D}$	Sale	Number	ί	Useab	ility	& Code#	<b>"</b> "					Par	cel N	Vumber					
0003147	700	y St. Martin de de	60		1	4 4 205		GeoCde	1	wn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel		
May make 5 February 1977 - The Survey	D.	ate of S	ale Assessed	l Va	lue			4133			<i>-</i> 16 <del>-</del> 2	0		0	20010	1 20 1 1 1 100	006	7490		
Land		Imp	rovements			T	otal	Service Armania References Output Control	1.4. 1.2.5	Da	te of	Sale	Pro	perty	Classific	ation	Code			
- State of Market Market and Assessment	,470		28,09	5	i chiga selle	42,74	29,565	Status		<u>(Sellenia)</u> Selesia in	erty Ty	2.104	A. Gridelly St. January	ning	Location	17 9 33421 27 10 2 34	Parcel Size			
Assessor Loc		BLIE						A) 1	Logi :	В)	01	pc		1	D) <b>1</b>	E)	ity Size	F) <b>1</b>		
2.65 CSSOT EOC			. Probancia je je je je je je je			: .158.lpl	Residential	<u> </u>		<i>-</i> ,	<u> </u>		9.7.5		Commer		2.554	*7 <b>- 1</b>		
<u>. Vijaki kijaki</u> Paki restania				100 like		(210to PW	(4) 3.0张元人与他们。				11 - 12 %	1944.	.79.85		Commer	Ciai .				
	Min	As an Edward	provements:					00			ıltiple.			nts.:						
	dia Megasi Malai data	Constr	uction Date:		structio		1,4				nstruct		ate:							
	inggan Salinga				or Sq. F	<u>:.:</u>	136,9			_	or Sq.	Ft. :								
			g Cost New:	Cost		ing Line <u>ang</u> al			, e Jak		st:	i ario	ot edi. J	1524.55	en Environde de com	v 13940	nd factoria a co	est de la companya d		
Single Family							ondition: 2		161				Occu		y Code:					
(100)  Mob		ie			) 🗆		om Out			3.00	mary:			Section .	nerl:	5.2.75.1	Other2:	grayer by a co		
(101) <b>图</b> One (102) □ Two				(20) ■ Badly Worn (30) □ Average							Commercial Construction Class:  (1)   Fireproof Structural Steel Frame									
(102) ☐ Two									-	<del></del>	•						e			
(103) 🗆 Spin (104) 🗆 1 1/2				(40)		God				(2					oncrete Fra	me		<del></del>		
(111)   Bi-Le				(50)			ry Good cellent			(3					ing Walls		17_			
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Townhouse or 1	1 2 2 2 2	Style:	· ···································	Res	identis	ı Or	nality: 20		gle d	(6			e Fran		THE AS SHE					
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(307) 🗆 1 1/2			··	(30)			rage			(20	<u> </u>		erage		·····		Badly V			
(308) 🗆 Split:				(40)		Goo				(30			ove A	verso	·		Averag			
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### NEBRASKA Good Life. Great Service.

### **Real Estate Transfer Statement**

60

FORM **521** 

Life. Great Service.

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

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

	The deed v	vill not be re	corded unless this	s stateme	nt is signed and items 1-25 are ac	curately completed	d.
1 County Name		2 County Nu	ımber		3 Date of Sale/Transfer	4 Date of Deed	40 0000
	WEBST	TER - 91	~		Mo3 Day18Yr202	Mo [	Day 18 Yr. 2020
5 Grantor's Name, A	ddress, and Telep	hone (Please	Print)		6 Grantee's Name, Address, and Tel	ephone (Please Print)	)
Grantor's Name (Selle Shirley R. Allen					Grantee's Name (Buyer) Carli J. Shuck		
Street or Other Mailing	g Address Mmnesc		e			30x 481	
Ć <sub>ity</sub> Hastings		State NE	Zi	68901	City Blue Hill	State NE	Zip Code 68930
Phone Number 402-469	- 2388	3			Phone Number Is the gr	antee a 501(c)(3) orgar the grantee a 509(a) for	nization? Yes V No
Email Address n/a					Email Address n/a		
7 Property Classific	ation Number. Ch	eck one box ir	n categories A and B	. Check C i	f property is also a mobile home.		
(A) Status				(B	) Property Type		(C)
✓ Improved	✓ Single Far	mily	Industrial		Mineral Interests-Nonproducing	State Assesse	ed Mobile Home
Unimproved IOLL	☐ Multi-Fam ☐ Commerc	7.	Agricultural Recreational		Mineral Interests-Producing	Exempt	
8 Type of Deed	Conservator		Distribution		nd Contract/Memo Partition	Sheriff	Other
Bill of Sale Cemetery	Corrective Death Certificat	e – Transfer on	Death Executor	nt Le	ase Personal Rep. neral Quit Claim	☐ Trust/Trustee  ✓ Warranty	
11 Was ownership tran	kind exchange? nange) No	Auction Court De	Easement Exchange	Gift	Life Estate Sale	ction of Contract	Transfer on Death Trustee to Beneficiary Other (Explain) f No, state the intended use.
13 Was the transfer bet	tween relatives, or	if to a trustee. a	are the trustor and ber	neficiary rela	tives? (If Yes, check the appropriate box	()	
Yes V		Uncle to Niece		NOTE OF THE PERSON	Partnership, or LLC Self		ther
	Brother	s and Sisters	Gra	andparents a	and Grandchild Spouse	_	
	Ex-spou	use	Par	rents and Ch	nild Step-parent	and Step-child	
14 What is the current r	market value of the	real property?			15 Was the mortgage assumed? (If Ye	s, state the amount an	d interest rate.)
\$42,000					☐ Yes		%
16 Does this conveyand Yes		parcel of land?			17 Was transfer through a real estate a of the agent or title company contact	agent or a title companion.)   Yes Southern	y? (If Yes, include the name n Title, LLC No
18 Address of Property	1. (1. (1. (1. (1. (1. (1. (1. (1. (1. (				19 Name and Address of Person to Wh	nom the Tax Statement	Should be Sent
421 W Gage St					Grantee		
Blue Hill, NE 68	vari an open o	_					
18a No address as:	signed 18b	Vacant land	1				
20 Legal Description  The West Twenty feet (20 Webster County, Nebrask	') of the South Ninet a	:y-two feet (92') of	Lot Seven (7), and all of	Lot Eight (8)	and the East Ten feet (10 $^{\prime}$ ) of Lot Nine (9), BI	ock Six (6), Rohrer 's Add	dition to the City of Blue Hill,
21 If agricultural, list tota	al number of acres						
22 Total purchase pri	ice, including an	y liabilities as	sumed			22  \$	42,000.00
23 Was non-real prop	perty included in	the purchase	e? Yes 🔽 No	(If Yes, en	ter dollar amount and attach itemize		1
24 Adjusted purchase	e price paid for r	eal estate (lin	e 22 minus line 23)		4 14 14 14 14 14 14 14 14 14 14 14 14 14	24  \$	42,000,00
25 If this transfer is e	exempt from the	documentary	stamp tax, list the	exemption	number		
correct, a	der penalties of land that I am duly a			is statemen	t and that it is, to the best of my knowle	edge and belief, true, o	complete, and
sign Print or I	ype Name of Gran	tee or Authorize	ed Representative				Phone Number
	of Grantee or Aut	horized Repres	entative		Grantee		
			Register of Deed'	e Hea Onl	V		For Dept. Use Only
6 Date Deed Recorded	2	7 Value of Star	np or Exempt Number		y 28 Recording Data		1 of Dept. Ose Offig
Mo. 3 Day 10	1 yr. 2020	\$ 94	.50		By 2020 Do 5	84	
ahracka Danartmant of David	,				5-0000117	Authorized by Neb 1	D-1 Ct-1 66 70 014 77 1007(0)

BL 2020, Pg 584

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of March A.D., 20 20, at 8:43 o'clock A.M. Recorded in Book 2020 on Page 584 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-19-20-20
\$ 94.50 By 10

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

#### WARRANTY DEED

Shirley R. Allen, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Carli J. Shuck, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 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

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

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

Executed March 18, 2020.

Shirley R. Allen

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on March  $\slash \mathcal{S}$  , 2020 by Shirley R. Allen, a single person.

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

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date			ang tagan and Language and the	S	chool D	istric	ct Code	i kathari Maraka yaya				
91	20	20	656		3/25	/2020	Base:	91-	0002	Aff	iliated:			Uni	fied:			
Location	D	Sale	Number	Use	ability	& Code#					Parcel	Nun	mber					
0001492	200		61		4	05	GeoCde	Tw	n Rng	Se	ct Qrt	s	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value			4371	12.		0	0 0	10	0045	<u> </u>	003	0000		
Land		Imp	rovements		${f T}$	otal		allacet of Late of A. November	Date of	Sale	Proper	ty Cl	lassific	ation (	Code	Signal I		
1	,250		34,475	5		35,725	Status	F	roperty ]	ype	Zoning		Location City Size			Parcel Size		
Assessor Lo	cation:	RED	CLOUD (R	C)			A) <b>1</b>	В	01		<b>ා 1</b>	Г	D) <b>1</b>	E)	6	F) <b>2</b>		
						Residential	Archivit		77			Co	ommer	cial	jijer.			
	Mul	tiple Imp	provements:	Multiple	. Improv	rements. :			Multipl	e. Impr	ovements.	:				<del></del>		
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	450.		The Committee of the Application						Floor Se	. Ft. :								
		Buildin	5.16	Cost:	. =	117,2	00		Cost:									
Single Family					ntial C	ndition: 2!	5 条 4 人	1 1 m	Comm	ercial	Occupa	ncv C	ode:	4 V. T	1965. V			
(100) □ Mo				(10) □ Worn Out					Commercial Occupancy Code:  Primary: Other1: Other2:									
(10I) 🗆 One	e Story			(20) 🗷 Badly Wom					Commercial Construction Class:									
(102) 🗆 Two	o Story			(30) 🛭	9 Av	erage			(I) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli	it Level			(40) E	] Go	od			(2) [	□ Re	inforced	Conc	rete Fran	ne				
(104) 🗷 11/	2 Story			(50) E	] Ve:	ry Good			(3) [	J Ma	sonry Be	aring	g Walls					
(III) □ Bi-I	(111) □ Bi-Level					cellent			(4) [	3 W	ood or Ste	eel Fr	amed Ex	ct. Wal	ls			
(106) □ Oth	(106) □ Other .							N, (2)	(5) [	] Me	etal Frame	e and	Walls					
Townhouse or	Duplex	Style:		Residei	ıtial Qı	iality: 30		d Sele	(6)	] Po	le Frame			·				
(301) 🗆 One	Story	• •		(10)					Cost Rank: Condition:									
(302) 🗆 Two	Story			(20) 🗆 Fair					(10) 🗆 Low (10) 🗆						Wom (	Out		
(307) 🗆 1 1/2	2 Story			(30) 🗷 Average					(20)	] Av	erage		(2	0) 🗆	Badly V	Wom		
(308) 🗆 Spli	t Level			(40) 🗆 Good					(30)	l Ab	ove Aver	age	(3	0) 🗆	Averag	e		
(309) 🗆 2 1/2	2 Story			(50) U Very Good					(40) E	] Hig	gh	(4	0) 🗆	Good				
(304) 🗆 One	Story D	uplex		(60)	Exc	ellent	~~ ~ ~~~~						. (5	0) 🛘	Very G	ood		
(305) 🗆 Two	Story D	uplex	in the second	19 7 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5											Excelle			
Assessor's	Adjus	tment	to Sale Pri	ice (+	or -):	*** *** . 111 101												
Assessor Co										· · · · · · · · · · · · · · · · · · ·								
QCD; BE	TWEEL	I PARI	ENT & CH	ILD :	RESE	RVING LI	FE EST	CATI	₹									
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### NEBRASKA Good Life. Great Service.

### **Real Estate Transfer Statement**

nt

5

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

FORM **521** 

The deed will not be recorded unless this statement is signed and it	The state of the s
1 County Name 2 County Number 3 Date of Sale/Tran	
	, <u>25</u> <sub>Yr.</sub> <u>2020</u> Mo. <u>03</u> <sub>Day</sub> <u>25</u> <sub>Yr.</sub> <u>2020</u>
o dramo, shame, hadroes, and hospitons (classes than)	, Address, and Telephone (Please Print)
	ındling,Miguel Campos Bautista & Donna Sund
529 N Cherry Št 529 N Cherry	St
City State Zip Code City Red Cloud  Phone Number  State NE State Cloud Red Cloud  Phone Number	State   Zip Code   NE   68970     Is the grantee a 501(c)(3) organization?   Yes
(650) 537-3904 (650) 537-390	
Email Address Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a	
(A) Status (B) Property Type	(C)
✓ Improved       ✓ Single Family       Industrial       Mineral Interests-I         Unimproved       Multi-Family       Agricultural       Mineral Interests-I         IOLL       Commercial       Plecreational	
8 Type of Deed Conservator Distribution Land Contract/Memo Bill of Sale Corrective Easement Lease	Partition Sheriff Other
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) In Type of Transfer Distribution Foreclosure Irrevocable Auction Easement Gift Irrevocable Like Estates	e Sale Trustee to Beneficiary
Yes V No Court Decree Exchange Grantor Trust Partition  11 Was ownership transferred in full? (If No, explain the division.)  12 Was	Satisfaction of Contract Other (Explain) as real estate purchased for same use? (If No, state the intended use.)
	✓ Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check to the trustor and beneficiary relatives?)	
✓ YesNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild	Spouse Other
Ex-spouse  Parents and Child	Step-parent and Step-child
14 What is the current market value of the real property?  15 Was the mortgage.	ge assumed? (If Yes, state the amount and interest rate.)
	✓ No \$ %  bugh a real estate agent or a title company? (If Yes, include the name
	tle company contact.) Yes \( \sqrt{N} \) No
Section (Contraction of the Contraction of the Con	ess of Person to Whom the Tax Statement Should be Sent
529 N Cherry St  Red Cloud, NE 68970  Brent A. Sundlin 529 N Cherry S	
Red Cloud, NE 68970 529 N Cherry S 18a No address assigned 18b Vacant land Red Cloud, NE	
20 Legal Description	
Lots Four (4), Five (5), Six (6) and the North two-thirds (N2/3) of Radcliff's Addition to the City of Red Cloud, Webster County, Nel 21 If agricultural, list total number of acres	Secretaria de la companya del companya de la companya del companya de la companya del la companya de la company
22 Total purchase price, including any fiabilities assumed	
23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount a	and attach itemized list.) 23 \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a	
Under penalties of law, I declare that I have examined this statement and that it is, to the correct, and that I am duly authorized to sign this statement.  Kory J. McCracken	best of my knowledge and belief, true, complete, and (402) 746-3613
Print or Type Name of Grantee or Authorized Representative	Phone Number
Signature of Grantee or Authorized Representative	Attorney 3/25/2020
nere /	Ear Dant Hos Only
Register of Deed's Use Only 26 Date Deed Recorded   27 Value of Stamp or Exempt Number   28 Recording Data	For Dept. Use Only
MO. 3 Day 25 , 2020 \$ Frenct # Sa BK2020	Pa 656
Nebraska Department of Revenue Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK 2020, Pg 656

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 35 day
of Man A.D., 20 20, at 3:00
o'clock P.M. Recorded in Book 3020
on Page 656
10.00 County Clerk
10.00 Assessor Carded



#### QUITCLAIM DEED

Brent A. Sundling, a single person, and Laura B. Sundling, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Andrew J. Sundling, a single person, Miguel Campos Bautista, a single person, and Donna Sundling, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5), Six (6) and the North two-thirds (N2/3) of Lot Seven (7), Block Three (3), Radcliff's Addition to the City of Red Cloud, Webster County, Nebraska.

GRANTORS HEREBY RESERVE TO THEMSELVES OR THE SURVIVOR OF THEM A LIFE ESTATE IN SAID REAL ESTATE.

Brent A. Sundling

Sundling

Laura B. Sundling

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 25, 2019, by Brent A. Sundling, a single person.

Comm. expires My Comm. Exp. May 12, 2022

Notary Public

STATE OF CALIFORNIA, COUNTY OF <u>Souta Class</u>) ss.

The foregoing instrument was acknowledged before me on December 32, 2019, by Laura B. Sundling, a single person.

Comm. expires Nov. 13, 2020

Notary Public

A. K. SANDHU Z COMM. #2171762 NOTARY PUBLIC - CALIFORNIA D SANTA CLARA COUNTY O COMM. EXPIRES NOV. 13, 2020

## Agricultural Land Sales Worksheet

91	2020	665	3/27	/2020	Base:	91-00	02	Afi	iliated	d.		Unit	ied:	····	
Location ID	Contract	ale Number	nie autoropie in des	& Code#				-	Par	cel N	umber		Mark Co		
001904800		62	1		GeoCde	Twn	Rng	Se		Qrt	Subdiv	Area	Blk	Parcel	
	Date o	f Sale Assessed	Value		4371	2	11	1	1	0	00000	1.	000	8285	
Land	I.	mprovements	T	otal		D	ate of	Sal	Prop	perty	Classific	ation (	Code		
526,62	0	<u> 18 B Parting Company Company</u>	- 194, 33; <u>4, 848, 3, 84</u>	526,620	Status	Pro	perty Ty	уре	Zoi	ning	Location	Cit	y Size	Parcel Siz	
	Irri	gation Type:		***	A) <b>2</b>	B)	05		C)	5	D) 3	E)	0	F) <b>10</b>	
LCG		ACRES:	VAI	UE:		LCG				ACRI	ES:	Prigrafi	VAL	U <b>E:</b>	
	IA1	11.480		43,395	GR	ASSLA	ND I	GI		į	8.350			11,395	
	1A	3.200		12,095				1G		1	8.080			11,030	
	2A1	2.790		10,545			20	G1		(	0.180			245	
	2A	37.260		136,745			1	2G							
	3A1	13.220		48,385			30	G1							
	3A						3	3G							
	4A1						40	G1							
	4A	62.170	2	225,675			4	4G							
DRYLAND	D1				S	helterbe	lt/Timb	er							
	1D	3.840		8,970			Accretic	on							
2	2D1						Was	ste							
	2D	6.650		13,035	W-10-2		Oth	ıer							
	DI	0.790		1,550	AG L	AND T	OTA	$\mathbf{L} $		159	9.890		5:	26,620	
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	DI					F	ann Sit	es							
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						R	ecreation	on							
Dwelli	-						Oth								
Outbuildi	ngs			İ	Non	-AG T	OTA	$\mathbf{L}$		2	.020	İ			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
JTWD		
	į.	
Comments from	Comments:	
	(Continue on ba	ck)
	·	<u>-</u>

## NEBRASKA-Good Life. Great Service.

Nebraska Department of Revenue

### **Real Estate Transfer Statement**

62

FORM **521** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. 521 ASPABTMENT AS REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 4 Date of Deed мо. З WEBSTER - 91 Dav Day 🚅 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Andrew S. Janzen and Amy A. Janzen Andrew C. Mohiman and Maria S. Mohiman Street or Other Mailing Address 1158 Road 1000 Street or Other Mailing Address 2702 N Baltimore Ave City Red Cloud Zip Code 68970 City Hastings Zip Code 68901 Phone Number (402) 746-3278 Phone Number Is the grantee a 501(c)(3) organization? V No V No Yes If Yes, is the grantee a 509(a) foundation? Email Address 17/a Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed 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 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death (I.R.C. § 1031 Exchange) Auction Easement Life Estate ✓ Sale Trustee to Beneficiary ✓ Yes ∏No Court Decree Exchange Grantor Trust Pertition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes Yes ∏ No. ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other\_ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$900,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 

Yes Southern Title. LLC ✓ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a 🔽 No address assigned 18b Vacant land 20 Legal Description The Northwest Quarter (NW1/4) of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska 160+-21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed ..... 900,000,000 23 900,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Andrew S. Janzen Print op Type Name of Grantée of Authorized Representative Phone Numbe sign Grantee nature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 26 Date Deed Recorded \_Yr. 2020 BK2020 fl 665 Day A7 S

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

Index	
Computer	
Assessor	
Carded	

#### NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/27/20 \$2025.00 By AS

#### Bk 2020, Pg 665

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 27 day of March A.D., 2020, at 01:42 o'clock PM. Recorded in Book 2020 on Page 665

Fee: \$10.00 By: AS Deputy

& Dheopald

Electronically Recorded

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

#### JOINT TENANCY WARRANTY DEED

Andrew C. Mohlman and Marla S. Mohlman, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Andrew S. Janzen and Amy A. Janzen, husband and wife, convey to Grantees, as joint tenants with right of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

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

Executed March 27,	2020.
Sal	- Jack S. Jakk
Andrew C. Mohlman	Marla S. Mohlman
STATE OF NEBRASKA	) ) ss.
COUNTY OF WEBSTER	)
The foregoing instrument was a Andrew C. Mohlman and Maria S. Moh	acknowledged before me on March $27$ , 2020 by alman, husband and wife.

Nótary Public

My commission expires: 8/27/2021

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

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date					S	chool Di	strict Co	le					
91	20	20	682		3/2	20/2020	Base:	91	-00	74	Aff	iliated:		Ur	ified:				
Location	ID	Sale	Number	τ	Jseabili	ty & Code#					Parcel	Number							
0003127	00		63		1		GeoCde	T	wn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel			
	Da	ite of S	ale Assessed	l Va	lue		4133	4133			0	0 0	20010		003	7240			
Land		Imj	provements		Y S	Total			Da	te of S	Sale	Propert	y Classifi	cation	Code				
3,	, 680		9,71	0	. 557 . 15 4 15	13,390	Status		Prop	erty Ty	ре	Zoning	Location	n C	ity Size	Parcel Size			
Assessor Loc	cation:	BLUE	HILL (	BH)			A) 1		B)	01		C) 1	D) 1	E)	6	F) 4			
						Residentia	al .		y.	i ja kai			Comme	rcial					
	Muli	iple Im	provements:	Mul	tiple. Imp	rovements.:	* 4450 FEE B		Multiple. Improvements.:										
s New York			uction Date:		struction 1		378		_	onstruct						<u> </u>			
			F 1 . 4, 52 44		or Sq. Ft.		796		-	oor Sq.									
		Buildin	ıg Cost New:	Cos		224,4	145		Cost:										
Single Family	Style:	101	1.0	Res	idential	Condition: 1	0	\$ .	Commercial Occupancy Code:										
(100) 🗆 Mob						Worn Out				Primary: Other1: Other2:									
(101) 🗷 One	Story			(20)  Badly Worn					C	Commercial Construction Class:									
(102) 🗆 Two	Story			(30)  Average					(	(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Split	: Level			(40	) [] (	Good			(:	2) 🗆	Re	inforced (	Concrete Fi	ame					
(104) 🗆 1 1/2	2 Story			(50	) 🗆 `	Very Good			(	3) 🗆	Ма	asonry Bea	aring Walls						
(111) 🗆 Bi-L	evel			(60	) 🗆 ]	Excellent			(-	4) 🗆	Wo	ood or Ste	el Framed	Ext. W	alls				
(106) □ Other							Asymptonia.		(	5) 🗆	Ме	etal Frame	and Walls						
Townhouse or	Duplex	Style:		Res	idential	Quality: 50			(	ஏ □	Pol	le Frame							
(301) 🗆 One	Story			(10) □ Low					Co	ost Rai	nk:			Condit	ion:	1			
(302) 🗆 Two	Story			(20) 🗆 Fair				(10) 🗆 Low (10) 🗆 Worn						Out					
(307) 🗆 1 1/2	Story			(30)  Average				(20) ☐ Average (20) ☐ Badly							Wom				
(308) □ Split				(40) □ Good					(3	(30) ☐ Above Average (30) ☐ Aver						ge			
(309) 🗆 2 1/2	Story			(50)			(4	0) 🗆	Hig	gh									
(304) 🗆 One	Story Di	ıplex		(60)	) <u> </u>	xcellent				<u> </u>	·	- 121 - 121	A Garage 1	(50) E	] Very (	Good			
(305) 🛘 Two	Story D	uplex						· <sub>w.</sub> ;	1 10		1			(60) E	] Excelle	ent			
Assessor's Assessor Con	nments					-):													
												· · · · · · · · · · · · · · · · · · ·							
Comments fro	om						•	OII	ment	ts:									
			<del></del>																
															(Contin	ue on back)			

#### NEBRASKA.

Good Life. Great Services.

Real Estate Transfer Statement

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

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ide.

FORM **521** 

 If additional space is needed, add an attachment and identify applicable the item number The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4. Date of Deed Webster \_ Υ*τ*. Mo. 03 Day 20 2020 Mο 03 Day 20 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Selier) Grantee's Name (Buyer) Steven L. Carter and Jana M. Carter Leo Manuel Martinez III Street or Other Mailing Address Street or Other Mailing Address PO Box 402 2019 West 9th St. City State Zip Code City State Zip Code Blue Hill ΝE 68930 Hastings NF 68901 Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes ×Νο 402-469-3103 NA If Yes, is the grantee a 509(a) foundation? Email Address Email Address dwiebe@charter-title.net dwiebe@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) 🔀 Single Family Mineral Interests-Nonproducing M Improved Industrial State Assessed Multi-Family Agricultural Mineral Interests-Producing Unimproved ☐ Exempt Commercial Recreational Sherriff 8 Type of Deed Conservator Distribution Land Contract/Memo Partition ☐ Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty 9 Was the property purchased as 10 Type of Transfer Distribution ☐ Forecioeura ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death part of an IRS like-kind exchange? Gift Auction Easement X Sale Life Estate Trustee to Beneficiary (IRC § 1031 Exchange) Court Decree Exchange Grantor Trust Partition ☐ Satisfaction of Contract Other (Explain) Tyes M No 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) X Yes X Yes ∏No ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other **Brothers and Sisters** Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$13,000.00 X Yes ☐ No 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name ☐ Yes of the agent or title company contact.) Yes Dvorak Law Group-D.Carnahan No 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Leo Manuel Martinez III 405 W. Nemaha 405 W. Nemaha Blue Hill, NE 68930 Blue Hill, NE 68930 18a 

No address assigned 18b Vacant Land 20 Legal Description The West 26 feet of Lot 2 and all of Lots 3 and 4, Block 3, Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska. 21 If agricultural, list total number of acres \$ 13.000100 22 Total purchase price, including any liabilities assumed 22 2 23 Was non-real property included in the purchase? 

Yes No (If Yes, enter dollar amount and attach itemized list.) 23 13,000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23). 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Leo Manuel Martinez III Print or Type Name of Grantee or Authorized Representative sign Grantee or Authorized Representative March 20 2020 Date ature of Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 27

BK2020, Pg 682

State of Nebraska 3ss. County of Webster L Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day

of Mal A.D., 20 20 at 2: No o'clock P.M. Recorded in Book 202 on Page 682-685 ourse PetrchCounty Clerk

Deputy

Comp Assessor\_ Carded\_ NEBRASKA DOCUMENTARY

After Recording Return To: Charter Title & Escrow, 474 N. Burlington Avenue #208, Hastings, Nebraska 68901

#### SPECIAL WARRANTY DEED

STEVEN L. CARTER and JANA M. CARTER, husband and wife (collectively, "Grantors"), in consideration of \$1.00 and other good and valuable consideration received from LEO MANUEL MARTINEZ III, a single person ("Grantee"), convey to Grantee that certain real estate legally described in Exhibit "A" attached hereto and incorporated by reference herein.

#### Grantors covenant with Grantee that Grantors:

- 1. Are lawfully seized of such real estate, subject to those Permitted Encumbrances identified in Exhibit "B" attached hereto and incorporated by reference herein;
- 2. Have legal power and lawful authority to convey the same; and
- 3. Warrant and will defend title to the real estate against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise.

EXECUTED: 3-20-2020.2020.

**GRANTORS:** 

File # 20149

BK 2020, Pg 683

STATE OF NEBRASKA )
COUNTY OF Adams ) ss.
The foregoing instrument was acknowledged before me on 3/20/2020, by Steven L. Carter and Jana M. Carter, husband and wife, Grantors.
General Notary - State of Nebraska SARA A. SCHUTTE My Comm. Exp. Oct. 20, 2022.  Notary Public

BK2020, fg 684

#### EXHIBIT "A"

#### Legal Description

The West 26 feet of Lot 2 and all of Lots 3 and 4 in Block 3 of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

BK 2020, fg 685

#### EXHIBIT "B"

#### Permitted Encumbrances

- 1. Current taxes and assessments which are a lien not yet delinquent.
- 2. Applicable laws, regulations, zoning regulations and ordinances, whether federal, state or local.
- 3. Easements, covenants, restrictions and reservations of record.

# Agricultural Land Sales Worksheet

91 20			Sale Date	School District Code									
91 2020 697		2/11/2020		Base: 91-0002			Affiliated:			Unified:			
Location ID	Sale	Number	Useability & Co	de#					Parcel	Number			
001907300		64	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4371	2	11	14	1	00000	1	000	8490		
Land Improvements		Total	al Date of S			Sale P	ale Property Classification Code						
192,520 135,415		327,9	327,935		Status Property Type		ре	Zoning Location		on City Size		Parcel Size	
Irrigation Type:				A) 1	B)	05	С		D) 3	E)	0	F) 9	
LCG	A	CRES:	VALUE:			LCG			ACR	FS.	. 4454	WAT	ITE.
IRRIGATED 1A1	1				GRASSLAND 1G1 26.870			VALUE: 36,680					
1A							I	G					
2A1					2GI			31	16.970		23,160		
2A							2	G					
3A1							30	31					
3A	_		<u></u> -				3	G					
4A1							40	1	••		-		
4A							4	G	2	5.270			34,495
DRYLAND 1D1					S	helterbel	t/Timb:	er					
1D		16.240	37,9	20		<i>E</i>	ccretio	n					
2D1		4 045			·		Wast	te					
2D		4.910	9,6	25			Othe						
3D1					AG LA	IND T	OTAI		104	1.540		10	68,870
3D	·						Road	<del></del>					<u> </u>
	4D1 <b>14.280</b>				Farm Sites		+	1.000		8,650			
4D	Parallel State Com	14.280	26,99	90 1886			ne Site			L.000			L5,000
			131		<del></del>	Re	creation	1	<del> </del>			·	
Dwellings Outbuildings			131,32		NT.	10 m	Othe						
Catoananiga			4,05	7.5	INOn-	AG T	JIAL	<i>1</i>	2	2.000		2	3,650

Cutoanunigs	4,095	Non-AG TOTAL	2.000	23,650		
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:					
Assessor Comments and Reason for Adjustment:						
TRUSTEE'S JTWD						
Comments from		Comments:				
	<del></del>	Comments.				
			<u></u>			
	· · · · · ·					
	<u> </u>			(Continue on back)		
				DIT 00 400 00		

## Nebraska Department of REVENUE

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

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

64

FORM **521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. 02 Day 11 Yr. 2020 Mo. 03 Day 30 Yr. **IWEBSTER - 91** 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald S. & Jamie L. Kosse Grantor's Name (Seller) Miriam I. Nikodym, Ttee - Jim & Miriam Nikodym Rev Trust Street or Other Mailing Address 1095 Hwy 281 Street or Other Mailing Address PO Box 126 Red Cloud Zip Code 68970 Zip Code 68928 State City Bladen NE Phone Number Is the grantee a 501(c)(3) organization? Phone Number (402) 746-4363 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) √ Improved Single Family ndustrial [ Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt 1 IOLL Recreational Commercial Distribution 8 Type of Deed Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. ☐ Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Quit Claim Executor ✓ Warranty 9 Was the property purchased as Distribution Irrevocable Trust Revocable Trust 10 Type of Transfer Foreclosure Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Life Estate √ Sale Trustee to Beneficiary √ Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No √ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Montgomery Auction & f Yes **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1097 Hwy 281 same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Tract B in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, as surveyed and platted by Charles E. Wright, November 20, 1978, and recorded in Book 78 at page 1498 and Plat Book B, page 22, containing 106.383 acres more or less. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed ...... 277.004.00 22 0.00 23 Was non-real property included in the purchase? Tyes V No (If Yes, enter dollar amount and attach itemized list.) 23 277,004,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that Thave 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 Bl Garwood (402) 746-3613 Phone Number Attorney Signature of Grantee or Authorized Representative Title here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number Recording Data 3\_ Day <u>30</u> Yr. <u>20</u>20 \$ 425 *2*0*2*0 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of March A.D., 2020, at 148 o'clock P.M. Recorded in Book 2020 on Page 109 Louise Petsch County Clerk 10.00 V. Deputy Ind. Conn. Assessar Caded

BK 2020, Pg 697



#### TRUSTEE'S JOINT TENANCY WARRANTY DEED

Miriam I. Nikodym, Trustee of the Jim F. Nikodym Revocable Trust and the Miriam I. Nikodym Revocable Trust, GRANTOR, whether one or more, in consideration of TWO HUNDRED SEVENTY-SEVEN THOUSAND FOUR AND NO/100 DOLLARS (\$277,004.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Donald S. Kosse and Jamie L. Kosse, husband and wife as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Tract B in the Northeast Quarter (NE¼) of Section Fourteen (14), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, as surveyed and platted by Charles E. Wright, November 20, 1978, and recorded in Book 78 at page 1498 and Plat Book B, page 22, containing 106.383 acres more or less.

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, reservations 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 March 30, 2020.

Miriam I. Nikodym, Trustee of the
Jim F. Nikodym Revocable Trust and the
Miriam I. Nikodym Revocable Trust

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on March 2020, by Miriam I. Nikodym, Trustee of the Jim F. Nikodym Revocable Trust and the Miriam I. Nikodym Revocable Trust.

Comm expires /0 - 2 - 2 0 5 9 DAVID B. GARWOOD DAVID B. GARWOOD My Comm. Exp. October 22, 2022

Notary Public