

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	480	2/29/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000508900		44		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30015			003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,835		290		2,125		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					
Residential					Commercial									
Multiple Improvements:					Multiple Improvements :									
Construction Date:					Construction Date :									
Floor:					Floor Sq. Ft. :									
Building Cost New:					Cost :									
Single Family Style: 101					Residential Condition: 20									
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out									
(101) <input checked="" type="checkbox"/> One Story					(20) <input checked="" type="checkbox"/> Badly Worn									
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average									
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good									
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good									
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent									
(106) <input type="checkbox"/> Other														
Townhouse or Duplex Style:					Residential Quality: 30									
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low									
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair									
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input checked="" type="checkbox"/> Average									
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good									
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good									
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent									
(305) <input type="checkbox"/> Two Story Duplex														
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from					Comments:									
(Continue on back)														

# Real Estate Transfer Statement

44

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>02</b> Day <b>29</b> Yr. <b>2020</b>		4 Date of Deed Mo. <b>02</b> Day <b>29</b> Yr. <b>2020</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Edgar J. and Carol K. Jones</b> Street or Other Mailing Address <b>435 N. Railroad St., P.O. Box 51</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Allen D. and Mary E. Kuhnke</b> Street or Other Mailing Address <b>303 Crescent, P.O. Box 96</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b>			
Phone Number <b>(402) 756-1024</b>		Phone Number <b>(402) 469-3401</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <b>N/A</b>				Email Address <b>N/A</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$2,500**

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

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

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

18 Address of Property  
**335 W. Frances St., Bladen, NE 68928**

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**Lots 10 and 11, Block 3, Spence's Addition to Bladen, Webster County, NE.**

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

22 Total purchase price, including any liabilities assumed	22	\$	2,500	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	2,500	00

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

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

Allen D. Kuhnke (402) 469-3401  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*Allen D. Kuhnke* Grantee  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>3</b> Day <b>2</b> Yr. <b>2020</b>	27 Value of Stamp or Exempt Number <b>\$ 6.75</b>	28 Recording Data <b>BK2020, Pg 480</b>

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

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/02/20  
\$ 6.75 By AS

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 02 day  
of March A.D., 2020, at 10:13  
o'clock AM. Recorded in Book 2020  
on Page 480

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

Return To: Allen D. and Mary E. Kuhnke, P.O. Box 96, Bladen, NE 68928

### Warranty Deed

The Grantors, **EDGAR J. JONES AND CAROL K. JONES, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **ALLEN D. KUHNKE AND MARY E. KUHNKE, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots Ten (10) and Eleven (11), Block Three (3), Spence's Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEES that GRANTORS:

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

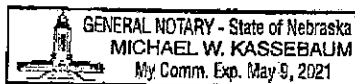
Executed February 29, 2020.

*Edgar J. Jones*  
\_\_\_\_\_  
Edgar J. Jones

*Carol K. Jones*  
\_\_\_\_\_  
Carol K. Jones

STATE OF NEBRASKA }  
COUNTY OF Adams } ss

On this 29 day of February, 2020, before me personally appeared **Edgar J. Jones and Carol K. Jones, Husband and Wife.**



*Michael W. Kassebaum*  
\_\_\_\_\_  
Notary Public **Michael W. Kassebaum**  
My Commission Expires:

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	501	3/2/2020	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
002205200	45	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	32	2	00000	1	000	1510
Land	Improvements	Total		Date of Sale Property Classification Code								
215,670		215,670		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:				
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1	32.000			43,680				
3A				3G	41.000			55,965				
4A1				4G1	9.000			12,285				
4A				4G	76.000			103,740				
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>158.000</b>			<b>215,670</b>				
3D				Roads	2.000							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>2.000</b>							
<b>Assessor's Adjustment to Sale Price (+ or -):</b>						<b>Total Recapture Value:</b>						
<b>Assessor Comments and Reason for Adjustment:</b>												
<b>PERSONAL REPRESENTATIVE'S DEED</b>												
<b>Comments from</b>						<b>Comments:</b>						
(Continue on back)												

# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>3</b> Day <b>2</b> Yr. <b>2020</b>		4 Date of Deed Mo. <b>2</b> Day <b>27</b> Yr. <b>2020</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Nicholas T. Pease, Pers Rep Est of Jonea Jean Pease, Dec</b> Street or Other Mailing Address <b>903 K Street</b> City <b>Franklin</b> State <b>NE</b> Zip Code <b>68939</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Daniel Leonard IV and Levi T. Gorsuch</b> Street or Other Mailing Address <b>1703 Bateman Street</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b>			
Phone Number <b>(813) 943-6374</b>				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <b>n/a</b>				Email Address <b>n/a</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$265,000**

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

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

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

18 Address of Property  
**Ag Land**

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**The Northwest Quarter (NW¼) of Section Thirty-two (32), Township One (1) North, Range Twelve (12) 160+-+West of the 6th P.M., Webster County, Nebraska**

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

22 Total purchase price, including any liabilities assumed	\$	265,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	265,000.00

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

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

**sign here**

**Daniel Leonard IV**  
Print or Type Name of Grantee or Authorized Representative

**813-943-6374**  
Phone Number

**Grantee**  
Title

**3/2/2020**  
Date

Signature of Grantee or Authorized Representative

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>3</b> Day <b>3</b> Yr. <b>2020</b>	27 Value of Stamp or Exempt Number <b>\$ 596.25</b>	28 Recording Data <b>BK2020, Pg 501</b>



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	517	3/4/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001708200	46	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	13	3	00000	1	000	6660
Land	Improvements	Total		Date of Sale Property Classification Code								
153,310		153,310		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1	8.000	10,920						
2A				2G	5.000	6,825						
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	31.000	72,385		Accretion								
2D1				Waste	1.000	180						
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>78.000</b>	<b>153,310</b>						
3D	9.000	17,640		Roads	2.000							
4D1	24.000	45,360		Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>2.000</b>							

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)

# 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.

46

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>4</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>3</u> Day <u>3</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gary Kort a/k/a Gerald L. Kort</b> Street or Other Mailing Address <b>3900 S. 98th Street</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68520</b> Phone Number <b>(402) 421-3333</b> Email Address <b>gkort@heritagebuildersinc.com</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Gerald (Gary) L. Kort, Trustee of the Gary Kort Revoc. Trust</b> Street or Other Mailing Address <b>3900 S. 98th Street</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68520</b> Phone Number <b>(402) 421-3333</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>gkort@heritagebuildersinc.com</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$153,310**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Gary Kort  
3900 S. 98th Street  
Lincoln, NE 68520**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**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**

21 If agricultural, list total number of acres 80

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number (4)

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

sign here

**Gerald (Gary) L. Kort**  
Print or Type Name of Grantee or Authorized Representative

*Gerald L. Kort*  
Signature of Grantee or Authorized Representative

Trustee

(402) 421-3333  
Phone Number

3-3-20  
Date

Register of Deed's Use Only

26 Date Deed Recorded  
Mo. 3 Day 4 Yr. 2020

27 Value of Stamp or Exempt Number  
\$ Exempt # 4

28 Recording Data  
BK 2020, Pg 517

For Dept. Use Only



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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/04/20  
\$ Ex004 By AS

State of Nebraska }  
County of Webster } ss.

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

*Louise Petsch* 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 6<sup>th</sup> P.M., Webster County, Nebraska

GRANTOR covenants with GRANTEE that GRANTOR:

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

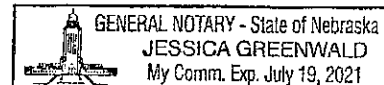
Executed: March 3, 2020

*Gary L. Kort*  
\_\_\_\_\_  
Gary L. Kort a/k/a Gerald L. Kort

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.

*Jessica Greenwald*  
\_\_\_\_\_  
Notary Public





# 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.

47

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 04 Yr. 2020	4 Date of Deed Mo. 03 Day 04 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Trevor A. Marihugh Street or Other Mailing Address 113 Grand Avenue City Esbon State KS Zip Code 66941 Phone Number (402) 580-0759 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sherry Bengé Street or Other Mailing Address 113 Grand Avenue City Esbon State KS Zip Code 66941 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$5,400

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

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

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

18 Address of Property  
345 Republican St  
Guide Rock, NE 68942

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
Lots One (1) and Two (2), Block Five (5), Original Town of Guide Rock, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	8,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

Print or Type Name of Grantee or Authorized Representative: Lory J. McCracken

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

Phone Number: (402) 746-3613

Date: 3/4/2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 03 Day 04 Yr. 20	27 Value of Stamp or Exempt Number \$ 18.00	28 Recording Data BK 2020, Pg 521

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 4<sup>th</sup> day of March A.D., 2020, at 12:08 o'clock P. M. Recorded in Book 2020 on Page 521  
Louise Petsch County Clerk  
\$10.00 OUT Deputy  
Ind      Comp      Assessor      Carded     



**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 Bengé, a married person, GRANTEEES, 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 GRANTEEES that GRANTOR:

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

Executed March 4, 2020.

Trevor A. Marihugh  
Trevor A. Marihugh

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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



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

Kory McCracken  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	526	3/5/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001550600	48	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	2	0	00000	1	000	4460
Land	Improvements	Total		Date of Sale Property Classification Code								
728,815		728,815		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G	16.220	22,140						
2A1				2G1								
2A				2G	25.920	35,380						
3A1				3G1	2.270	3,100						
3A				3G	18.110	24,720						
4A1				4G1	12.100	16,520						
4A				4G	104.880	143,160						
DRYLAND 1D1				Shelterbelt/Timber								
1D	105.090	245,385		Accretion								
2D1				Waste	3.000	540						
2D				Other								
3D1	49.030	96,100		<b>AG LAND TOTAL</b>	<b>411.150</b>	<b>728,815</b>						
3D	12.980	25,440		Roads	11.010							
4D1	47.290	89,380		Farm Sites								
4D	14.260	26,950		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>11.010</b>							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PERS. REP; BETWEEN PARENT & CHILD AND GRANDPARENT & GRANDCHILD; ALSO INCLUDES PARCEL 1554	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

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

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

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

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

11 Was ownership transferred in full? 12 Was real estate purchased for same use? 13 Was the transfer between relatives...

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

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

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

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

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

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

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

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](mailto: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](mailto: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](mailto: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](mailto: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





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	527	3/5/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001704000	49	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	7	0	00000	1	000	6310
Land	Improvements	Total		Date of Sale Property Classification Code								
642,380		642,380		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	17.000	75,565		GRASSLAND 1G1								
1A	56.000	248,920		1G								
2A1	12.000	53,340		2G1								
2A	7.000	30,240		2G								
3A1				3G1								
3A	32.000	137,760		3G								
4A1	12.100	51,665		4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	10.500	24,520		Accretion								
2D1				Waste								
2D	5.500	10,780		Other								
3D1				<b>AG LAND TOTAL</b>		<b>157.100</b>	<b>642,380</b>					
3D	2.000	3,920		Roads		4.000						
4D1	3.000	5,670		Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>		<b>4.000</b>						

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

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91		Mo. 3 Day 5 Yr. 2020		Mo. 3 Day 5 Yr. 2020			
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Kevin W. Toepfer, Pers Rep - Dolores M. Keenan Estate				Grantee's Name (Buyer) Kevin W. Toepfer			
Street or Other Mailing Address 1670 Highway 4				Street or Other Mailing Address 1670 Highway 4			
City Blue Hill		State NE		City Blue Hill		State NE	
Zip Code 68930				Zip Code 68930			
Phone Number (402) 756-2008				Phone Number (402) 756-2008		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address ktoepfer@gtmc.net				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.

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$917,686

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

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

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

18 Address of Property

18a  No address assigned    18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
 Kevin W. Toepfer  
 1670 Highway 4  
 Blue Hill, NE 68930

20 Legal Description  
 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

21 If agricultural, list total number of acres \_\_\_\_\_ 161.1 \_\_\_\_\_

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

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

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

sign here

Charles W. Hastings Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	Attorney	(402) 463-1383 Phone Number 3-5-2020 Date
--	----------	--

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 6 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2020, Pg 527

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/06/20  
\$ Ex015 By AS

**Bk 2020, Pg 527**

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 527

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

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

**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 6<sup>th</sup> 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, 2020.

*Kevin Toepfer*  
\_\_\_\_\_  
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 instrument was acknowledged before me on 3-5, 2020 by Kevin W. Toepfer, Personal Representative of the Estate of Dolores M. Keenan, Deceased.

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

*Charles W. Hastings*  
\_\_\_\_\_  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	528	3/5/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001715800	50	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	27	3	00000	1	000	7050
Land	Improvements	Total		Date of Sale Property Classification Code								
338,020	100	338,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G	9.000	12,285						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	17.000	23,205						
DRYLAND 1D1	30.000	70,050		Shelterbelt/Timber								
1D	89.000	207,815		Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>		<b>155.000</b>	<b>332,255</b>					
3D				Roads		4.000						
4D1	10.000	18,900		Farm Sites		1.000	5,765					
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		100		<b>Non-AG TOTAL</b>		<b>5.000</b>	<b>5,765</b>					
<b>Assessor's Adjustment to Sale Price (+ or -):</b>						<b>Total Recapture Value:</b>						
<b>Assessor Comments and Reason for Adjustment:</b>												
<b>DEED OF DISTRIBUTION BY PERS REP; BETWEEN PARENT &amp; CHILD</b>												
<b>Comments from</b>						<b>Comments:</b>						
(Continue on back)												

# Real Estate Transfer Statement

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FORM  
521

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>5</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>3</u> Day <u>5</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kevin W. Toepfer, Pers Rep - Dolores M. Keenan Estate</b> Street or Other Mailing Address <b>1670 Highway 4</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-2008</b> Email Address <b>ktoepfer@gtmc.net</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Carolyn D. Willicott</b> Street or Other Mailing Address <b>108 South Hickory Street</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-2630</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>N/A</b>	

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

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
**\$482,986**

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

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

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

18 Address of Property \_\_\_\_\_

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Carolyn D. Willicott**  
**108 South Hickory Street**  
**Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant land

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 160

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>15</u>		

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

sign here **Charles W. Hastings** (402) 463-1383  
Print or Type Name of Grantee or Authorized Representative Phone Number  
*Charles W. Hastings* Attorney **3-5-2020**  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>6</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #15</u>	28 Recording Data <u>BK 2020, Pg 528</u>

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/06/20  
\$ Ex015 By AS

BOOK 2020, PG 528

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 528

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

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

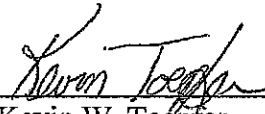
### DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

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 Carolyn D. Willicott, GRANTEE, all of the Estate's interest in the following described real estate (as defined in NEB. REV. STAT. §76-201):

The Southwest Quarter (SW ¼) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> 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, 2020.

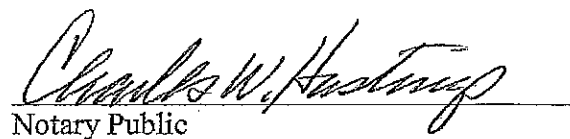


Kevin W. Toepfer  
Personal Representative  
1670 Highway 4  
Blue Hill, NE 68930  
Estate of Dolores M. Keenan, Deceased

STATE OF NEBRASKA     )  
  ) ss:  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me on 3-5, 2020 by Kevin W. Toepfer, Personal Representative of the Estate of Dolores M. Keenan, Deceased.

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



Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	529	3/5/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002112600		51		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	23	1	00000	1	000	0565		
Land		Improvements		Total		Date of Sale Property Classification Code								
306,590		73,270		379,860		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G		4.000		5,460				
2A1						2G1								
2A						2G		5.000		6,825				
3A1						3G1								
3A						3G								
4A1						4G1		17.000		23,205				
4A						4G		36.000		49,140				
DRYLAND 1D1						Shelterbelt/Timber								
1D		69.000		161,115		Accretion								
2D1						Waste								
2D						Other								
3D1		11.000		21,560		<b>AG LAND TOTAL</b>		<b>154.000</b>		<b>290,825</b>				
3D		12.000		23,520		Roads		4.000						
4D1						Farm Sites		1.000		5,765				
4D						Home Sites		1.000		10,000				
						Recreation								
Dwellings				56,120		Other								
Outbuildings				17,150		<b>Non-AG TOTAL</b>		<b>6.000</b>		<b>15,765</b>				

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

(Continue on back)

Real Estate Transfer Statement

51

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 3 Day 5 Yr. 2020 4 Date of Deed Mo. 3 Day 5 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print) Kevin W. Toepfer, Pers Rep - Dolores M. Keenan Estate 6 Grantee's Name, Address, and Telephone (Please Print) See attached

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

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

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

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

14 What is the current market value of the real property? \$456,038 15 Was the mortgage assumed?

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

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

20 Legal Description The 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 160 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate

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

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



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](mailto: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](mailto:aaron.moser@chiefind.com)



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	530	3/5/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001704100		52		4 05		GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	7	0	00000	1	000	6315		
Land		Improvements		Total		Date of Sale Property Classification Code								
612,085				612,085		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	8.560	38,050	GRASSLAND	1G1	0.300	410							
	1A	20.360	90,500		1G	1.630	2,225							
	2A1	33.140	147,305		2G1									
	2A				2G									
	3A1	15.590	67,115		3G1									
	3A	19.720	84,895		3G	0.920	1,255							
	4A1	25.870	110,465		4G1	0.320	435							
	4A	6.040	25,790		4G									
DRYLAND	1D1	3.560	8,315	Shelterbelt/Timber										
	1D	2.250	5,255	Accretion										
	2D1	1.590	3,345	Waste										
	2D			Other										
	3D1	4.200	8,230	<b>AG LAND TOTAL</b>		<b>153.610</b>	<b>612,085</b>							
	3D	6.070	11,895	Roads		3.610								
	4D1	2.880	5,445	Farm Sites										
	4D	0.610	1,155	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			<b>Non-AG TOTAL</b>		<b>3.610</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>DEED OF DISTRIBUTION BY PERS REP; BETWEEN PARENT &amp; CHILD</b>	
<b>Comments from</b>	<b>Comments:</b>
(Continue on back)	

Real Estate Transfer Statement

52

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 3 Day 5 Yr. 2020 4 Date of Deed Mo. 3 Day 5 Yr. 2020

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

Grantor's Name (Seller) Kevin W. Toepfer, Pers Rep - Dolores M. Keenan Estate Grantee's Name (Buyer) Gerald F. Toepfer

Street or Other Mailing Address 1670 Highway 4 1659 Road Z

City Blue Hill State NE Zip Code 68930 City Blue Hill State NE Zip Code 68930

Phone Number (402) 756-2008 (402) 756-3750 Is the grantee a 501(c)(3) organization? Yes No

Email Address ktoepfer@gtmc.net gstoepfer@gtmc.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) Mobile Home

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

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

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

14 What is the current market value of the real property? \$874,407 15 Was the mortgage assumed?

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

18 Address of Property 1325 Road Z Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent

18a No address assigned 18b Vacant land Gerald F. Toepfer 1659 Road Z Blue Hill, NE 68930

20 Legal Description The Northwest Quarter (NW 1/4) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 157.22

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 24: Adjusted purchase price paid for real estate.

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. Charles W. Hastings Attorney (402) 463-1383

26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data BK 2020, Pg 530

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/06/20  
\$ Ex015 By AS

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 06 day of March A.D., 2020, at 11:34 o'clock AM. Recorded in Book 2020 on Page 530

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

AFTER RECORDING RETURN TO: Charles W. Hastings, Dumire, 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 Gerald F. Toepfer, GRANTEE, all of the Estate's interest in the following described real estate (as defined in NEB. REV. STAT. §76-201):

The Northwest Quarter (NW ¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> 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, 2020.

*Kevin Toepfer*  
\_\_\_\_\_  
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 instrument was acknowledged before me on 3-5, 2020 by Kevin W. Toepfer, Personal Representative of the Estate of Dolores M. Keenan, Deceased.

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

*Charles W. Hastings*  
\_\_\_\_\_  
Notary Public



# Real Estate Transfer Statement

53

FORM  
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 02 <sup>05</sup> Day 09 Yr. 2020	4 Date of Deed Mo. 02 Day 28 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth T. & Sheri A. Lukasiewicz Street or Other Mailing Address 7140 W Monument Rd City Ayr State NE Zip Code 68925 Phone Number (402) 756-3113 Email Address ksluke@gtmc.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) KenWorks Properties, LLC Street or Other Mailing Address 7140 W Monument Rd City Ayr State NE Zip Code 68925 Phone Number (402) 756-3113 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address ksluke@gtmc.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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
 \$133,560

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

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

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

18 Address of Property  
 109 W Saline, 110 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 assigned 18b  Vacant land

20 Legal Description  
 see attached

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

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
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 5b

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

sign here **Kenneth Lukasiewicz**  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Kenneth Lukasiewicz, KenWorks Properties LLC  
 Title  
 (402) 756-3113  
 Phone Number  
 Grantee  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 9 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK 2020, Pg 531

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





# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	555	3/12/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000303700	54	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		012	6280
Land	Improvements	Total		Date of Sale Property Classification Code								
2,200	16,470	18,670		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements :	Multiple Improvements :
<b>Construction Date:</b>		Construction Date :	Construction Date : 1900
<b>Floor:</b>		Floor Sq. Ft. :	Floor Sq. Ft. : 1,940
<b>Building Cost New:</b>		Cost :	Cost : 479,260
<b>Single Family Style:</b>		<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 350	Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class: 3</b>	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank: 20</b>	<b>Condition: 30</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input checked="" type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name <b>Webster</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>12</u> Yr. <b>2020</b>		4 Date of Deed Mo. <u>3</u> Day <u>3</u> Yr. <b>2020</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>James V. Meyer, Trustee of the James V. Meyer Revocable Trust under</b> Street or Other Mailing Address <b>17040 S Showboat Blvd</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Ace's Bar and Grill, LLC, a Nebraska limited liability company</b> Street or Other Mailing Address <b>707 E. 5<sup>th</sup> St.</b> City <b>Hastings Ne</b> State <b>68901</b> Zip Code			
Phone Number <b>n/a</b>				Phone Number		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <b>dwiebe@charter-title.net</b>				Email Address <b>dwiebe@charter-title.net</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$40,000.00**

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

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

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

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

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**

18a  No address assigned      18b  Vacant Land

20 Legal Description  
**Lot 29, Block 9, Original Town of Blue Hill, Webster County, Nebraska.**

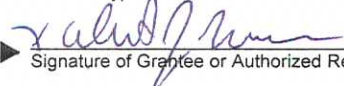
21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	\$	40,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	40,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____			

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

▶ **Ace's Bar and Grill, LLC, a Nebraska limited liability company**  
Print or Type Name of Grantee or Authorized Representative 2 402-746-4530  
Phone Number

**sign here**

▶   
Signature of Grantee or Authorized Representative March 2020  
Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>12</u> Yr. <b>2020</b>	27 Value of Stamp or Exempt Number <b>\$ 90.00</b>	28 Recording Data <b>BK2020, Pg 555</b>

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 12 day  
of Mar A.D., 2020, at 8:26  
o'clock AM. Recorded in Book 2020  
on Page 555  
Quinn Petch County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-12-2020  
\$ 90.00 By DB

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

**TRUSTEE'S DEED**

For the consideration of One Dollar and other goods and valuable consideration, 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, hereby conveys to

Ace's Bar and Grill, L.L.C., a Nebraska limited liability company,

the following 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.

- GRANTOR covenants with GRANTEES that GRANTOR:
- (1) is lawfully seized of such real estate 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 any acts of the GRANTOR.

Executed this 3 day of March, 2020.

James V. Meyer, Trustee of the James V. Meyer  
Revocable Trust under agreement dated February  
1, 2019

James V. Meyer  
By: James V. Meyer, Trustee

Danece J. Meyer, Trustee of the Danece J. Meyer  
Revocable Trust under agreement dated February  
1, 2019

Danece J. Meyer  
By: Danece J. Meyer, Trustee

STATE OF Nebraska  
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 3rd 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.

Daniel J. Wiebe  
Notary Public

My Commission expires \_\_\_\_\_

State of Nebraska - General Notary  
DANIEL J WIEBE  
My Commission Expires  
May 23, 2022



Real Estate Transfer Statement #55

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 02 Day 17 Yr. 2020 4 Date of Deed Mo. 02 Day 17 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Beverly Maxon Jeffrey L and Terri L Rose

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

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

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

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

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

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

18 Address of Property 401 5th Street Blue Hill NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent Jeffrey L and Terri L Rose 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 22 Total purchase price, including any liabilities assumed \$ 12500.00 23 Was non-real property included in the purchase? No 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Jeffrey L Rose Jeffrey L Rose Jeffrey L Rose 402-756-2446 3-13-2020 402-756-2446

Register of Deed's Use Only 26 Date Deed Recorded Mo. 03 Day 13 Yr. 20 27 Value of Stamp or Exempt Number \$ 29.25 28 Recording Data Book 2020, Pg 564-565

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 2220, Pg 564

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13<sup>th</sup> day of March A.D., 2020, at 2:30 o'clock P. M. Recorded in Book 2220 on Page 564-565  
Louise Fetsch County Clerk  
Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>3-13-20</u>
\$ <u>29.25</u>	By <u>Liz</u>

**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 1<sup>st</sup> 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



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.

Beverly G Maxon  
2-17-2020, Date

Grantor's Signature

Beverly Maxon

Notary Acknowledgement

State of Nebraska)

County of Adams)

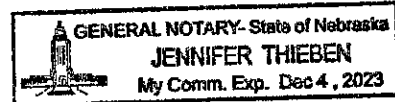
The undersigned, A Notary Public in said County, in said State, hereby certify that

Beverly Maxon whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, the, executed the same voluntarily on the day the same bears date.

Given under my hand this 17 day of Feb, 2020.

Jennifer Thieben

Notary Public



(SEAL)

My Commission Expires: 12.4.23

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	567	3/16/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000115600	56	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		025	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
555	23,820	24,375		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1952	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,182	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 116,560	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 25</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

(Continue on back)

# Real Estate Transfer Statement

56

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 3 Day 16 Yr. 2020		4 Date of Deed Mo. 3 Day 16 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rick Redeker Street or Other Mailing Address 235 W 3rd Avenue City Red Cloud State NE Zip Code 68970 Phone Number 402-746-2869 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bruce Sundling Street or Other Mailing Address 642 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number 402-746-0456 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
235 W 3rd Avenue  
Red Cloud, NE 68970

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
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

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

22 Total purchase price, including any liabilities assumed	\$	15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
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 and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Print or Type Name of Grantee or Authorized Representative: Bruce Sundling  
Signature of Grantee or Authorized Representative:

Grantee  
Title \_\_\_\_\_  
Date: 3/16/2020  
Phone Number: (402) 746-0456

Register of Deed's Use Only

26 Date Deed Recorded Mo. 3 Day 16 Yr. 2020	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK 2020, Pg 567
--	--	--------------------------------------

For Dept. Use Only

BK2020, Pg 567

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Mar A.D., 2020, at 9:28 o'clock aM. Recorded in Book 2020 on Page 567  
Louise Detoch County Clerk  
10.00 Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-16-2020  
\$ 33.75 By AS

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:

- (1) is lawfully seized 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 16, 2020.

Rick Redeker  
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

Teresa L Theobald  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	573	3/3/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001717101		57		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000	4	10	30	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
316,765				316,765		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	7.360		10,045				
	1A						1G	3.920		5,350				
	2A1						2G1	7.000		9,555				
	2A						2G							
	3A1						3G1	0.310		425				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	22.580		52,725		Shelterbelt/Timber								
	1D	40.290		94,075		Accretion								
	2D1	2.000		4,210		Waste								
	2D	0.040		80		Other								
	3D1	34.890		68,385		<b>AG LAND TOTAL</b>		<b>156.440</b>		<b>316,765</b>				
	3D					Roads		3.980						
	4D1	31.280		59,120		Farm Sites								
	4D	6.770		12,795		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>3.980</b>						

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

(Continue on back)

Real Estate Transfer Statement

57

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 3 Day 3 Yr. 20), 4 Date of Deed (Mo. 3 Day 3 Yr. 20)

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

Grantor's Name (Seller) Robert A. Piel and Brenda L. Piel; Grantee's Name (Buyer) Benjamin W. Onken and Armeshia D. Onken; Addresses: 502 Prospect Avenue (Blue Hill, NE 68930) and 280 Road 306 (Glenvil, NE 68941); Phone Numbers: (402) 469-1294 and (402) 984-2317; Email Addresses: N/A

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

(A) Status: Improved, Unimproved, IOLL; (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests, State Assessed, Exempt; (C) Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange); 10 Type of Transfer: Auction, Court Decree, Exchange, Distribution, Easement, Gift, Grantor Trust, Foreclosure, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Other (Explain)

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

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

14 What is the current market value of the real property? \$420,000; 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

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

20 Legal Description: Southwest 1/4 of Section 30, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 420,000.00. Row 23: Was non-real property included in the purchase? Yes No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 420,000.00

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Benjamin W. Onken (402) 984-2317. Print or Type Name of Grantee or Authorized Representative; Signature of Grantee or Authorized Representative; Title; Date

Register of Deed's Use Only; For Dept. Use Only; 26 Date Deed Recorded; 27 Value of Stamp or Exempt Number \$ 945.00; 28 Recording Data BK2020, Pg 573

State of Nebraska } ss.  
 County of Webster }  
 Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Mar A.D., 2020, at 1:15 o'clock P.M. Recorded in Book 2020 on Page 573  
 of Laurie Petach County Clerk  
10.00 Deputy  
 Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>3-16-2020</u>
\$	<u>945.00</u> By <u>LB</u>

Return To: Prairie Title, Inc., 420 W. 5<sup>th</sup> 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 $\frac{1}{4}$ ) of Section Thirty (30), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> 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 except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: March 3rd, 2020.

Robert A. Piel  
 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 3rd, 2020, by Robert A. Piel and Brenda L. Piel.

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

Laurie L. Hawes  
 Notary Public

My commission expires: 6-24-23

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	579	3/4/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000313100		58		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20010		003	7290
Land		Improvements		Total		Date of Sale Property Classification Code								
2,710		19,675		22,385		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. : 2
<b>Construction Date:</b>	Construction Date :	Construction Date : 1900
<b>Floor:</b>	Floor Sq. Ft. :	Floor Sq. Ft. : 4,200
<b>Building Cost New:</b>	Cost :	Cost : 92,105
<b>Single Family Style:</b>	<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 470 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank: 20 Condition: 20</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

(Continue on back)



Real Estate Transfer Statement 58

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 3 Day 4 Yr. 20), 4 Date of Deed (Mo. 3 Day 4 Yr. 20), 5 Grantor's Name, Address, and Telephone (Please Print), 6 Grantee's Name, Address, and Telephone (Please Print), 7 Property Classification Number.

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?, 14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land, 20 Legal Description

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

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

Signatures: James Meyer (Grantor's Representative), James Meyer (Signature of Grantor's Representative), Grantee (Title), 402-469-9847 (Phone Number), 3/4/2020 (Date)

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 3 Day 16 Yr. 2020), 27 Value of Stamp or Exempt Number (\$ 42.75), 28 Recording Data (BK 2020, Pg 579)

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Mar A.D., 2020, at 1:22 o'clock P.M. Recorded in Book 2020 on Page 579  
Laurie L. Hawes County Clerk  
AB Deputy  
Ind.    Comp.    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-16-2020  
\$ 42.75 By AB

Return to: Blue Hill Rural Fire Department, 408 West Gage St., Blue Hill NE 68930

**WARRANTY DEED**

TIMOTHY EISEMAN AND DIANE EISEMAN, 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 BLUE HILL RURAL FIRE DEPARTMENT, GRANTEE, the 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.

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

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

Dated: March 4, 2020.

Timothy Eisman  
TIMOTHY EISEMAN

Diane Eisman  
DIANE EISEMAN

STATE OF NEBRASKA      )  
                                  )SS:  
COUNTY OF ADAMS      )

The foregoing warranty deed was acknowledged before me on March 4, 2020 by Timothy Eisman and Diane Eisman

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

Laurie L. Hawes  
Notary Public

My commission expires: 6-24-23

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	580	3/13/2020	Base: 91-0074			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001604901	59	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	13	3	00000	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code								
17,840	149,925	167,765		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>								
3D				Roads		<b>0.370</b>						
4D1				Farm Sites								
4D				Home Sites		<b>5.260</b>	<b>17,840</b>					
				Recreation								
Dwellings		<b>149,925</b>		Other								
Outbuildings				<b>Non-AG TOTAL</b>		<b>5.630</b>	<b>17,840</b>					

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



# 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.

59

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

1 County Name <b>WEBSTER - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>03</u> Day <u>13</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>03</u> Day <u>13</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Jessica Kort, f/k/a Jessica Alber</b> Street or Other Mailing Address <b>410 W Lancaster St, PO Box 494</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Martin Alber</b> Street or Other Mailing Address <b>1836 Rd R</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b>	
Phone Number		Phone Number <b>(402) 460-1535</b>	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**1836 Rd R  
Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**see attached**

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

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

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

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

**sign here**

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

*[Signature]*  
Signature of Grantee or Authorized Representative

**Attorney**  
Title

**(402) 746-3613**  
Phone Number

**3/13/2020**  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>17</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 5a</b>	28 Recording Data <b>BK2020, Pg 580</b>

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.

BK 2020, 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 17 day  
of Mar A.D., 20 20, at 8:20  
o'clock a.M. Recorded in Book 2020  
on Page 580  
Debbie Petach County Clerk  
10.00 AB Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-17-2020  
\$ Exempt \$ 0 By AB

**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 (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.

Executed March 13, 2020.

Jessica Kort  
Jessica Kort

STATE OF NEBRASKA, COUNTY OF Webster ) ss.

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

Comm. expires June 4, 2022

Brenda L. Hinrichs  
Notary Public

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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	584	3/18/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000314700		60		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20010		006	7490
Land		Improvements		Total		Date of Sale Property Classification Code								
1,470		28,095		29,565		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1900				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,428				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 136,910				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>			<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD														
<b>Comments from</b>							<b>Comments:</b>							
(Continue on back)														

# Real Estate Transfer Statement

60

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 3 Day 18 Yr. 2020		4 Date of Deed Mo. 3 Day 18 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Shirley R. Allen Street or Other Mailing Address 1302 N Minnesota Ave City Hastings State NE Zip Code 68901 Phone Number 402-469-2388 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Carli J. Shuck Street or Other Mailing Address 421 W Gage St - PO Box 481 City Blue Hill State NE Zip Code 68930 Phone Number 402-224-0322 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
\$42,000

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

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

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

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

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
The 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

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

22 Total purchase price, including any liabilities assumed	22	\$	42,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	42,000.00

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

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

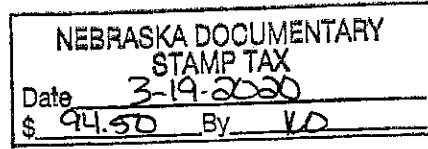
Carli J. Shuck  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Title  
 Grantee  
 Phone Number 3/18/2020  
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 19 Yr. 2020	27 Value of Stamp or Exempt Number \$ 94.50	28 Recording Data Bk 2020, Pg 584	



State of Nebraska }  
County of Webster } ss.

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



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:

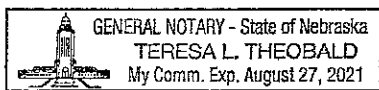
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed March 18, 2020.

Shirley R. Allen  
Shirley R. Allen

STATE OF NEBRASKA       )  
  ) ss.  
COUNTY OF ADAMS       )

The foregoing instrument was acknowledged before me on March 18, 2020 by Shirley R. Allen, a single person.



Teresa L. Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	656	3/25/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149200		61		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10045		003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,250		34,475		35,725		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements :	Multiple Improvements :
<b>Construction Date:</b>		Construction Date : 1910	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 1,065	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 117,200	Cost :
<b>Single Family Style: 104</b>		<b>Residential Condition: 25</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; BETWEEN PARENT & CHILD RESERVING LIFE ESTATE	
<b>Comments from</b>	<b>Comments:</b>
(Continue on back)	

# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>25</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>03</u> Day <u>25</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Brent A. Sundling and Laura B. Sundling</b> Street or Other Mailing Address <b>529 N Cherry St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(650) 537-3904</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Andrew J. Sundling, Miguel Campos Bautista &amp; Donna Sundling</b> Street or Other Mailing Address <b>529 N Cherry St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(650) 537-3904</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

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

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

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

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

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

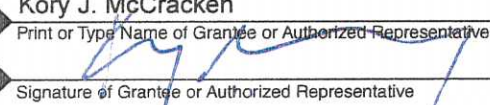
18 Address of Property <b>529 N Cherry St Red Cloud, NE 68970</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Brent A. Sundling 529 N Cherry St Red Cloud, NE 68970</b>
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description  
**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.**

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

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

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

**sign here** **Kory J. McCracken** (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney  
Signature of Grantee or Authorized Representative Title Date **3/25/2020**

26 Date Deed Recorded Mo. <u>3</u> Day <u>25</u> Yr. <u>2020</u>		27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>		28 Recording Data <u>BK2020 Pg 656</u>		For Dept. Use Only
---	--	---	--	---	--	--------------------

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

BK 2020, Pg 656

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of Mar A.D., 20 20, at 3:07 o'clock P.M. Recorded in Book 2020 on Page 656  
Lauree Peterson County Clerk  
10.00 AS Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-25-2020  
\$ Exempt By AS

**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  
Brent A. Sundling

Laura B. Sundling 11/23/2020  
Laura B. Sundling

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on ~~December~~ <sup>March</sup> 25, 20~~19~~ <sup>20</sup>, by Brent A. Sundling, a single person.

Comm. expires 11/13/2022  
GENERAL NOTARY - State of Nebraska  
MARY HUNT  
My Comm. Exp. May 12, 2022

Maryl Hunt  
Notary Public

STATE OF CALIFORNIA, COUNTY OF Santa Clara ) ss.

The foregoing instrument was acknowledged before me on ~~December~~ <sup>January</sup> 23, 20~~19~~ <sup>20</sup>, by Laura B. Sundling, a single person.

Comm. expires Nov. 13, 2020

A.K. Sandhu  
Notary Public

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

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	665	3/27/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001904800	62	1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	4	0	00000	1	000	8285
Land	Improvements	Total		Date of Sale Property Classification Code								
526,620		526,620		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	11.480	43,395		GRASSLAND 1G1	8.350	11,395						
1A	3.200	12,095		1G	8.080	11,030						
2A1	2.790	10,545		2G1	0.180	245						
2A	37.260	136,745		2G								
3A1	13.220	48,385		3G1								
3A				3G								
4A1				4G1								
4A	62.170	225,675		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	3.840	8,970		Accretion								
2D1				Waste								
2D	6.650	13,035		Other								
3D1	0.790	1,550		<b>AG LAND TOTAL</b>	<b>159.890</b>	<b>526,620</b>						
3D				Roads	2.020							
4D1				Farm Sites								
4D	1.880	3,555		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>2.020</b>							

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

(Continue on back)

# Real Estate Transfer Statement

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FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 3 Day 27 Yr. 2020		4 Date of Deed Mo. 3 Day 27 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Andrew C. Mohlman and Marla S. Mohlman Street or Other Mailing Address 1158 Road 1000 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3278 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew S. Janzen and Amy A. Janzen Street or Other Mailing Address 2702 N Baltimore Ave City Hastings State NE Zip Code 68901 Phone Number 402-631-3040 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

14 What is the current market value of the real property?  
\$900,000

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

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

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

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

18 Address of Property  
Ag Land

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
The Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	900,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	900,000.00

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

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

Andrew S. Janzen  
Print or type Name of Grantee or Authorized Representative

*[Signature]*  
Signature of Grantee or Authorized Representative

Grantee

402-631-3040  
Phone Number

3/27/20  
Date

26 Date Deed Recorded Mo. 3 Day 27 Yr. 2020		27 Value of Stamp or Exempt Number \$ 2025.00		28 Recording Data BK2020 pg 665		For Dept. Use Only	
--	--	--	--	------------------------------------	--	--------------------	--

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

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date: 03/27/20  
 \$2025.00 By AS

State of Nebraska }  
 County of Webster } ss.

Entered on the  
 numerical index and filed for record in the  
 Clerk's office of said county this 27 day  
 of March A.D., 2020, at 01:42  
 o'clock PM. Recorded in Book 2020  
 on Page 665

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

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

**JOINT TENANCY WARRANTY DEED**

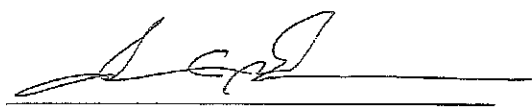
Andrew C. Mohlman and Marla S. Mohlman, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Andrew S. Janzen and Amy A. Janzen, husband and wife, convey to Grantees, as joint tenants with right of survivorship and not as tenants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

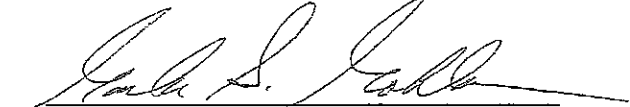
The Northwest Quarter of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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.

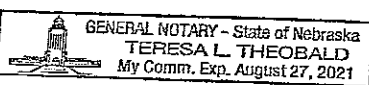
Executed *March 27*, 2020.


  
 \_\_\_\_\_  
 Andrew C. Mohlman

  
 \_\_\_\_\_  
 Marla S. Mohlman

STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on March *27*, 2020 by Andrew C. Mohlman and Marla S. Mohlman, husband and wife.

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

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

My commission expires: 8/27/2021

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	682	3/20/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000312700		63		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010			003	7240	
Land		Improvements		Total		Date of Sale Property Classification Code								
3,680		9,710		13,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 4			
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1878				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,796				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 224,445				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 10</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 50</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input checked="" type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
SPECIAL WD														
<b>Comments from</b>						<b>Comments:</b>								
(Continue on back)														



# Real Estate Transfer Statement

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

63

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

1 County Name <b>Webster</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>20</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>03</u> Day <u>20</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Steven L. Carter and Jana M. Carter</b> Street or Other Mailing Address <b>PO Box 402</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Leo Manuel Martinez III</b> Street or Other Mailing Address <b>2019 West 9th St.</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b>			
Phone Number <b>NA</b>				Phone Number <b>402-469-3103</b>		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <b>dwiebe@charter-title.net</b>				Email Address <b>dwiebe@charter-title.net</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$13,000.00**

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

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

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

18 Address of Property  
**405 W. Nemaha  
Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Leo Manuel Martinez III  
405 W. Nemaha  
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 \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	13,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	13,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

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

sign here

▶ **Leo Manuel Martinez III**  
Print or Type Name of Grantee or Authorized Representative

▶ *Leo Manuel Martinez III*  
Signature of Grantee or Authorized Representative

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

▶ **402-469-3103**  
Phone Number

▶ **March 20, 2020**  
Date

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>27</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>29.25</u>	28 Recording Data <b>BK2020, Pg 682</b>	

BK2020, Pg 682

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 Mar A.D., 2020, at 2:46  
o'clock P.M. Recorded in Book 2020  
on Page 682-685  
Donna Petry County Clerk  
28.00 AD Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-27-2020  
\$ 29.25 By AD

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:

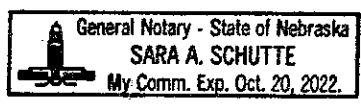
Steven L. Carter  
Steven L. Carter

Jana M. Carter  
Jana M. Carter

File # 20149

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me on 3/20/2020, 2020,  
by Steven L. Carter and Jana M. Carter, husband and wife, Grantors.



Sara A. Schutte  
Notary Public

BK2020, Pg 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.

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

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	697	2/11/2020	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		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		Date of Sale Property Classification Code								
192,520	135,415	327,935		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	26.870	36,680						
1A				1G								
2A1				2G1	16.970	23,160						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	25.270	34,495						
DRYLAND 1D1				Shelterbelt/Timber								
1D	16.240	37,920		Accretion								
2D1				Waste								
2D	4.910	9,625		Other								
3D1				AG LAND TOTAL	104.540	168,870						
3D				Roads								
4D1				Farm Sites	1.000	8,650						
4D	14.280	26,990		Home Sites	1.000	15,000						
				Recreation								
Dwellings		131,320		Other								
Outbuildings		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:
---------------	-----------

(Continue on back)

# Real Estate Transfer Statement

604

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>11</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>03</u> Day <u>30</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Miriam I. Nikodym, Ttee - Jim &amp; Miriam Nikodym Rev Trust</b> Street or Other Mailing Address <b>1095 Hwy 281</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Donald S. &amp; Jamie L. Kosse</b> Street or Other Mailing Address <b>PO Box 126</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>(402) 746-4363</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property  
**1097 Hwy 281  
Red Cloud, NE 68970**

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

18a  No address assigned 18b  Vacant land

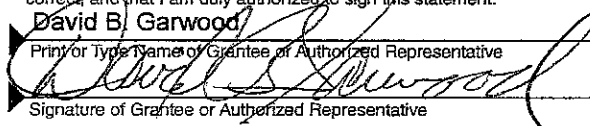
20 Legal Description  
Tract B in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, as surveyed and platted by Charles E. Wright, November 20, 1978, and recorded in Book 78 at page 1498 and Plat Book B, page 22, containing 106.383 acres more or less.

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

22 Total purchase price, including any liabilities assumed .....	22	\$	277,004.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	277,004.00

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

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

**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney  
 Signature of Grantee or Authorized Representative Title Date **3-30-20**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>30</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>625.50</u>	28 Recording Data <u>Bk 2020, Pg 697</u>

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

State of Nebraska } ss.  
County of Webster }

BK 2020, Pg 697

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 1:48 o'clock P. M. Recorded in Book 2020 on Page 697  
Louise Petsch County Clerk  
10.00 LO Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-30-2020  
\$ 625.50 By LO

**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.

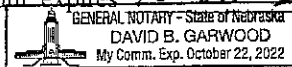
Executed March 30, 2020.

Miriam Nikodym  
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 30, 2020, by Miriam I. Nikodym, Trustee of the Jim F. Nikodym Revocable Trust and the Miriam I. Nikodym Revocable Trust.

Comm expires 10-22-2022



David B. Garwood  
Notary Public