

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1247	4/25/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000514201		109		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30030			001	1430	
Land		Improvements		Total		Date of Sale Property Classification Code								
450		2,325		2,775		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1979				Construction Date :						
Floor:				Floor Sq. Ft. : 1,064				Floor Sq. Ft. :						
Building Cost New:				Cost : 45,290				Cost :						
Single Family Style: 100				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input checked="" 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				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

109

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; 2 County Number: Select County & County Number; 3 Date of Sale/Transfer: Mo. 4 Day 25 Yr. 2020; 4 Date of Deed: Mo. 4 Day 25 Yr. 2020; 5 Grantor's Name, Address, and Telephone (Please Print): Lyle & Heydon Mary J Heydon; 6 Grantee's Name, Address, and Telephone (Please Print): Village of Bladen; 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status: Unimproved; (B) Property Type: Single Family; (C) Mobile Home Burned in fire.

8 Type of Deed: Quit Claim; 9 Was the property purchased as part of an IRS like-kind exchange? No; 10 Type of Transfer: Sale; 11 Was ownership transferred in full? Yes; 12 Was real estate purchased for same use? No will clean off lot.

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? No; 14 What is the current market value of the real property? - fire on property?; 15 Was the mortgage assumed? No; 16 Does this conveyance divide a current parcel of land? No; 17 Was transfer through a real estate agent or a title company? No; 18 Address of Property: 223 West "O" Street; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Village of Bladen, Po Box 37, Bladen NE 68928.

20 Legal Description: Lot Three (3) Block One (1) Bladen Spence + Bennett Addition; 21 If agricultural, list total number of acres.

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 1,00. Row 23: Was non-real property included in the purchase? No \$ 1,00. Row 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 Arlo R. Thayer Print or Type Name of Grantee or Authorized Representative; Arlo R. Thayer Signature of Grantee or Authorized Representative; Village Chairman Title; 402-756-1369 Phone Number; 25 April 2020 Date.

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 5 Day 12 Yr. 2020; 27 Value of Stamp or Exempt Number: \$ Exempt #2; 28 Recording Data: BK2020, Pg 1247.

Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017. Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2). 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 12 day of May A.D., 2020 at 9:41 o'clock PM. Recorded in Book 2020 on Page 1247
Rose Detch County Clerk
10.00 Deputy
Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-12-2020
\$ Exempt # 2 By dl

BK 2020, Pg 1247

QUITCLAIM DEED

Lyle and Mary Heydon, GRANTOR, in consideration of ONE DOLLAR (\$1.00) received from GRANTEE, The Village of Bladen, Webster County, Nebraska, a Nebraska municipal corporation, , receipt of which is hereby acknowledged, QUITCLAIM AND CONVEY to The Village of Bladen, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Three (3), Block One (1), Bladen Spence & Bennett Addition

Executed April 25, 2020.

VILLAGE OF BLADEN, WEBSTER COUNTY, NEBRASKA.

By: Lyle M. Heydon
Mary J. Heydon
Lyle Heydon
Mary J. Heydon
Village of Bladen

Attested: Bruno Irmer
Bruno Irmer
Village of Bladen

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 25, 2020, by Lyle Heydon, Village of Bladen.

Comm. Expires 3-27-2021

Cindy J. Timm
Notary Public

GENERAL NOTARY - State of Nebraska
CINDY J. TIMM
My Comm. Exp. March 27, 2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1271	4/30/2020	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002003700	111	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	20	4	00000	1	000	9645
Land	Improvements	Total		Date of Sale Property Classification Code								
428,230		428,230		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	45.000	61,425						
1A				1G	3.000	4,095						
2A1				2G1	43.000	58,695						
2A				2G	23.000	31,395						
3A1				3G1	12.000	16,380						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	45.000	105,075		Shelterbelt/Timber								
1D	62.500	145,940		Accretion								
2D1				Waste	2.000	360						
2D	2.000	3,920		Other								
3D1				AG LAND TOTAL	238.000	428,230						
3D				Roads	4.000							
4D1				Farm Sites								
4D	0.500	945		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.000							

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

JTWD; BETWEEN SELF & SPOUSE; ALSO INCLUDES PARCEL #21019

Comments from	Comments:
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(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>30</u> Yr. <u>20</u>		4 Date of Deed Mo. <u>04</u> Day <u>30</u> Yr. <u>20</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Merwyn D. Steinacher and Judith Steinacher Street or Other Mailing Address 757 Tanager Circle City Longmont State CO Zip Code 80504 Phone Number (303) 651-9633 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Merwyn D. Steinacher and Judith Steinacher Street or Other Mailing Address 757 Tanager Circle City Longmont State CO Zip Code 80504 Phone Number (303) 651-9633 Email Address			
				Is the grantee a 501(c)(3) organization?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
				If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$280,000

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Merwyn D. & Judith Steinacher
757 Tanager Circle
Longmont, CO 80504

18a No address assigned **18b** Vacant land

20 Legal Description
E1/2 of NE1/4 of Section 12, Township 4 North, Range 11, West of the 6th P.M., Webster County, Nebraska; and SE1/4 of Section 20, Township 3 North, Range 11, West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(a).

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

Matthew Hanson (402) 826-4354
Print or Type Name of Grantee or Authorized Representative Phone Number

Matthew Steinacher Attorney for Grantee
Signature of Grantee or Authorized Representative Title Date 5/11/20

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>13</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK2020, Pg 1271</u>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of May A.D., 2020, at 10:41 o'clock a M. Recorded in Book 2020 on Page 1271
Louise Petrich County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-13-20
\$ Exempt \$ By ab

Record and Return to:
Matthew Hanson
1331 Main
Crete, NE 68333

**JOINT TENANCY
WARRANTY DEED**

Merwyn D. Steinacher and Judith Steinacher, Husband and Wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEEES, Merwyn D. Steinacher and Judith Steinacher, Husband and Wife, conveys to GRANTEEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half (E½) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE¼) of Section Twenty (20), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, containing 160 acres, more or less, according to Government survey thereof.

The intent of this conveyance is to sever the joint tenancy established in a certain Joint Tenancy Warranty Deed dated February 18, 2003, and recorded in the Webster County Clerk's Office on February 28, 2003, in Book 2003, Page 424; and a certain Warranty Deed dated November 4, 1974, and recorded in the Webster County Clerk's Office on January 14, 1975, in Book 74, Pages 166-167.

GRANTORS covenants (jointly and severally, if more than one) with GRANTEEES that GRANTORS:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except lawful and valid restrictions of record and except for lawful and valid easements whether of record or not;
- (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: April 30, 2020.

[Signature]
Merwyn D. Steinacher
[Signature]
Judith Steinacher

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me on April 30, 2020, by Merwyn D. Steinacher and Judith Steinacher, Husband and Wife.

[Signature]
Notary Public

MICHELLE STAHMANN-HOLLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174011956
My Commission Expires Mar. 20, 2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1255	2/11/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001906200		110		1		GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	11	4	00000	1	000	8420
Land		Improvements		Total		Date of Sale Property Classification Code								
46,430		354,765		401,195		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							
	2A1						2G1	10.080			13,760			
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	2.380			3,250			
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		7.460			1,345			
	2D					Other								
	3D1					AG LAND TOTAL		19.920			18,355			
	3D					Roads								
	4D1					Farm Sites		2.000			13,075			
	4D					Home Sites		1.000			15,000			
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.000			28,075			

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 02 Day 11 Yr. 2020	4 Date of Deed Mo. 03 Day 30 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John J. & Janice S. Nikodym Street or Other Mailing Address 1111 Hwy 281 City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Armstrong Family Farms, LLC Street or Other Mailing Address c/o Justin Armstrong, 1207 Rd 1100 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3963 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.)

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

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

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

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

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

18 Address of Property
**1111 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
The South 759 feet of the East Half of the Southeast Quarter (E1/2SE1/4) of Section Eleven (11), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the City of Red Cloud by Warranty Deed recorded in Book 29, page 562, and tracts conveyed to State of Nebraska for public highway by Warranty Deeds recorded in Book 25, page 7; Book 71, page 963, and Corrective Deeds recorded in Book 77, page 1579 and Book 77, page 1583.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	340,000.00
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	\$	340,000.00

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney **5-12-20**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 12 Yr. 2020	27 Value of Stamp or Exempt Number \$ 765.00	28 Recording Data BK 2020, pg 1255	

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

BK 2020, Pg 1255

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of May A.D., 2020, at 4:14 o'clock PM. Recorded in Book 2020 on Page 1255
Janice Patrick County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-12-2020
\$ 765.00 By AD

WARRANTY DEED

John J. Nikodym & Janice S. Nikodym, husband and wife, GRANTOR, in consideration of THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$340,000.00) receipt of which is hereby acknowledged, convey to Armstrong Family Farms, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 759 feet of the East Half of the Southeast Quarter (E½SE¼) of Section Eleven (11), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the City of Red Cloud by Warranty Deed recorded in Book 29, page 562, and tracts conveyed to State of Nebraska for public highway by Warranty Deeds recorded in Book 25, page 7; Book 71, page 963, and Corrective Deeds recorded in Book 77, page 1579 and Book 77, page 1583.

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

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

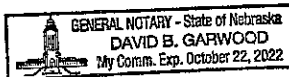
Janice S. Nikodym

[Signature]
John J. Nikodym

By [Signature]
John J. Nikodym, her Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 30, 2020, by John J. Nikodym on his own behalf and as attorney in fact for Janice S. Nikodym, husband and wife.



Comm. expires 10-22-2022

[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1274	5/13/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001701004	112	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	2	00000		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
44,145	468,970	513,115		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 5			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:							
IRRIGATED 1A1			GRASSLAND 1G1									
1A			1G									
2A1			2G1									
2A			2G									
3A1			3G1									
3A			3G									
4A1			4G1									
4A			4G									
DRYLAND 1D1			Shelterbelt/Timber									
1D			Accretion									
2D1			Waste									
2D			Other									
3D1			AG LAND TOTAL									
3D			Roads									
4D1			Farm Sites	1.000	8,650							
4D			Home Sites	11.510	35,495							
			Recreation									
Dwellings		431,655	Other									
Outbuildings		37,315	Non-AG TOTAL	12.510	44,145							

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

Assessor Comments and Reason for Adjustment:

WD

Comments from _____ **Comments:** _____

(Continue on back)

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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 WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 5 Day 13 Yr. 2020		4 Date of Deed Mo. 5 Day 13 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jennifer R. Henderson and Chase Henderson Street or Other Mailing Address 2481 Road 1625 City Blue Hill State NE Zip Code 68930 Phone Number 402-469-3053 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joel D. Macklin and Sara C. Macklin Street or Other Mailing Address 2451 Road 1625 City Blue Hill State NE Zip Code 68930 Phone Number 402-304-2701 Email Address n/a			
		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, is the grantee a 509(a) foundation?	
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$21,840

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

See Attached

21 If agricultural, list total number of acres **8.32+-**

22 Total purchase price, including any liabilities assumed	22	\$	21,840.00
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	\$	21,840.00

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 Sara C. Macklin
Print or Type Name of Grantee or Authorized Representative

Sara C. Macklin
Signature of Grantee or Authorized Representative

Grantee
Title

402-304-2701
Phone Number

5/ /2020
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 13 Yr. 2020	27 Value of Stamp or Exempt Number \$ 49.50	28 Recording Data BK 2020, Pg 1274

A tract of land located in the West ½ of the Northwest ¼ of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of the West ½ of the Northwest ¼ (West ¼ corner) of said Section 3, thence S87°55'47"E (assumed bearing) on the South line of said West ½ of the Northwest ¼ a distance of 52.17 feet to the East right of way line of U.S. Highway 281 and also being the point of beginning, thence continuing on said South line S87°55'47"E a distance of 853.52 feet to the Southwest corner of Lot 5, Blue Hill Ridge Subdivision, thence N00°33'43"E on the West line of said Blue Hill Ridge Subdivision a distance of 421.08 feet to the Northwest corner of said Lot 5 of Blue Hill Ridge Subdivision, thence N87°55'47"W parallel with the South line of said West ½ of the Northwest ¼ a distance of 868.81 feet to the said East right of way line of U.S. Highway 281, thence S01°30'54"E on said East right of way line a distance of 421.76 feet to the point of beginning.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1277	5/14/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002107300		113		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	5	0	00000	1	000	0100
Land		Improvements		Total		Date of Sale Property Classification Code								
1,128,185		11,615		1,139,800		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		247.800		936,685		GRASSLAND 1G1								
1A						1G								
2A1		1.000		3,780		2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1		28.000		101,640		4G1								
4A		10.000		36,300		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		10.000		23,350		Accretion								
2D1		3.000		6,315		Waste		11.200		2,015				
2D						Other								
3D1						AG LAND TOTAL		316.000		1,119,535				
3D						Roads		9.000						
4D1		3.000		5,670		Farm Sites		1.000		8,650				
4D		2.000		3,780		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				11,615		Non-AG TOTAL		10.000		8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; COURT DECREE TRANSFERRING GRANTOR'S 18.52% INTEREST; ALSO INCLUDES PARCEL 210730	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name Webster, 2 County Number 91, 3 Date of Sale/Transfer Mo. 5 Day 14 Yr. 20, 4 Date of Deed Mo. 4 Day 17 Yr. 20, 5 Grantor's Name, Address, and Telephone (Please Print) Mitchell James Soucek and Cindy Lea Soucek, 6 Grantee's Name, Address, and Telephone (Please Print) Rodney W. Timm, City McCook, State NE, Zip Code 69001, City Hastings, State NE, Zip Code 68901, Phone Number n/a, Is the grantee a 501(c)(3) organization? Yes, Email Address n/a

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes, No, Aunt or Uncle to Niece or Nephew, Family Corp., Partnership, or LLC, Self, 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? 40,000. 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 All of the Grantors interest in an 18.52% interest of the East Half of the North Half (E1/2N1/2) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 162 + -

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed \$ 0.00. 23 Was non-real property included in the purchase? Yes, No (If Yes, enter dollar amount and attach itemized list.) \$ 0. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

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. Teresa Theobald, Title Agent, (402) 746-2246, 5/14/20

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 5 Day 14 Yr. 2020, 27 Value of Stamp or Exempt Number \$ Exempt # 12, 28 Recording Data BK2020, Pg 1277. For Dept. Use Only

State of Nebraska }
County of Webster } ss.

BK2020, Pg 1277

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of May A.D., 20 20, at 12:58
o'clock p^m. Recorded in Book 2020
on Page 1277
Louise Petch County Clerk
LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-14-2020
\$ Exempt #12 By LD

Return to:
Galen E. Stehlik
P.O. Box 400
Grand Island, NE 68802-0400

QUITCLAIM DEED

Mitchell James Soucek and Cindy Lea Soucek, husband and wife, GRANTORS, do hereby quitclaim, grant, bargain, sell and confirm unto Rodney W. Timm, GRANTEE, all their interest in and to the following described property:

All of the GRANTORS interest in an 18.52% interest of the East Half of the North Half (E1/2N1/2) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County Nebraska.

DATED this 17 day of April 2020.

Mitchell James Soucek
Mitchell James Soucek
Cindy Lea Soucek
Cindy Lea Soucek

STATE OF NEBRASKA,)
COUNTY OF Red Willow) ss

The foregoing instrument was acknowledged before me on this 17th day of April 2020, by Mitchell James Soucek and Cindy Lea Soucek, husband and wife.

Steven K Rasmus
Notary Public

State of Nebraska - General Notary
STEVEN K RASMUSEN
My Commission Expires
July 5, 2020

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1278	5/14/2020	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002107300	114	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	5	0	00000	1	000	0100
Land	Improvements	Total		Date of Sale Property Classification Code								
1,128,185	11,615	1,139,800		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	247.800	936,685		GRASSLAND 1G1								
1A				1G								
2A1	1.000	3,780		2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1	28.000	101,640		4G1								
4A	10.000	36,300		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	10.000	23,350		Accretion								
2D1	3.000	6,315		Waste	11.200	2,015						
2D				Other								
3D1				AG LAND TOTAL	316.000	1,119,535						
3D				Roads	9.000							
4D1	3.000	5,670		Farm Sites	1.000	8,650						
4D	2.000	3,780		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		11,615		Non-AG TOTAL	10.000	8,650						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; COURT DECREE TRANSFERRING GRANTOR'S 18.52% INTEREST; ALSO INCLUDES PARCEL 210730	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number <u>Select County & County Number</u>	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>14</u> Yr. <u>20</u>	4 Date of Deed Mo. <u>5</u> Day <u>13</u> Yr. <u>20</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Chadd Timm, PR of Est of Jeffrey V. Soucek Street or Other Mailing Address 1402 Apache City Hastings State NE Zip Code 68901		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney W. Timm Street or Other Mailing Address 200 West J Street City Hastings State NE Zip Code 68901	
Phone Number <u>n/a</u>		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 <u>n/a</u>		Email Address <u>n/a</u>	

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

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

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

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

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

14 What is the current market value of the real property?
\$40,000

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
All of the Grantors interest in an 18.52% interest of the East Half of the North Half (E½N½) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 162+-

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.

Teresa Theobald (402) 746-2246
 Print or Type Name of Grantee or Authorized Representative Phone Number

Teresa Theobald Title Agent
 Signature of Grantee or Authorized Representative Title Date
 5/14/20

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>14</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2020, Pg 1278

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1279	5/14/2020	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002111800	115	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	20	2	00000	1	000	0495
Land	Improvements	Total		Date of Sale Property Classification Code								
1,838,825	294,615	2,133,440		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	157.960	597,090		GRASSLAND 1G1	71.990	98,270						
1A	30.630	115,780		1G								
2A1	69.050	261,010		2G1	77.030	105,145						
2A	85.270	312,945		2G								
3A1				3G1								
3A	0.260	965		3G								
4A1				4G1								
4A	52.910	192,060		4G								
DRYLAND 1D1	32.520	75,935		Shelterbelt/Timber								
1D	13.180	30,775		Accretion								
2D1	8.720	18,355		Waste								
2D	3.960	7,760		Other								
3D1				AG LAND TOTAL								
3D				Roads								
4D1				Farm Sites								
4D	4.350	8,220		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		294,615		Non-AG TOTAL								
					13.910							
					13,075							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; COURT DECREE; ALSO INCLUDES PARCELS 20069 & 25074	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name Webster 2 County Number 91 3 Date of Sale/Transfer Mo. 5 Day 14 Yr. 20 4 Date of Deed Mo. 5 Day 16 Yr. 20 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.

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

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

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

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

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

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

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

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

20 Legal Description

21 If agricultural, list total number of acres

Table with 2 columns: Description and 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 (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. Teresa Theobald, Title Agent, 5/14/20

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

The West Half ($W\frac{1}{2}$) of Section Twenty (20), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska in Deed Book 34, Page 273; Book 34, Page 280 and Book 33, Page 91.

The Northwest Quarter ($NW\frac{1}{4}$) of Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

The Southwest Quarter ($SW\frac{1}{4}$) of Section One (1), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

BK 2020, Pg 1279

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 14 day of May A.D., 2020, at 1:04 o'clock PM. Recorded in Book 2020 on Page 1279-1280

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-14-2020
\$Exempt # 15 By AD

Louise Petrich County Clerk
AD Deputy
Ind. Comp. Assessor Carded

Return to:
Galen E. Stehlik
P.O. Box 400
Grand Island, NE 68802

PERSONAL REPRESENTATIVE'S DEED

Chad R. Timm and Traci L. Olson, Personal Co-Representatives of the Estate of Holly L. Timm, Deceased, GRANTOR, in consideration of the terms of a certain Settlement Agreement and Mutual release approved by the Buffalo Court on April 7, 2020, conveys to Rodney W. Timm, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The West Half (W1/2) of Section Twenty (20), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska in Deed Book 34, Page 273; Book 34, Page 280; and Book 33, Page 91.

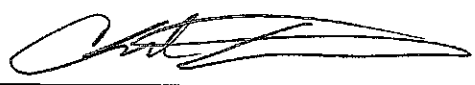
The Northwest Quarter (NW1/4) of Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

The Southwest Quarter (SW1/4) of Section One (1), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

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

DATED May 12th, 2020.



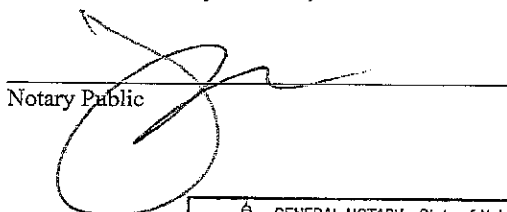
Chad R. Timm, Personal Co-Representative of the Estate of Holly L. Timm, Deceased



Traci L. Olson, Personal Co-Representative of the Estate of Holly L. Timm, Deceased

STATE OF NEBRASKA)
) ss.
COUNTY OF HALL)

The foregoing instrument was acknowledged before me on May 12th, 2020, by Chad R. Timm, Personal Co-Representative of the Estate of Holly L. Timm, Deceased.


Notary Public

GENERAL NOTARY - State of Nebraska
BRADLEY D. HOLBROOK
My Comm. Exp. February 24, 2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1281	4/7/1997	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001207301		116		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	18	0	00000	1	000	2165		
Land		Improvements		Total		Date of Sale Property Classification Code								
614,055				614,055		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	43.000		100,405		Accretion								
	2D1	32.000		67,360		Waste								
	2D	181.800		356,325		Other								
	3D1					AG LAND TOTAL		304.400				614,055		
	3D					Roads		6.000						
	4D1					Farm Sites								
	4D	47.600		89,965		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		6.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO FAMILY CORP; ALSO INCLUDES PARCEL 1316000	
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 item.

019
116

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. April Day 7 Yr. 1997		4 Date of Deed Mo. April Day 7 Yr. 1997			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bryan Nokelby + Chris Nokelby Street or Other Mailing Address 102 Timber Cove City Marquette State NE Zip Code 68854 Phone Number 308-520-3432 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) VIE CO Street or Other Mailing Address 2404 W. 48th St. Place City Kearney State NE Zip Code 68845 Phone Number 308-380-2133 Email Address				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

<input checked="" 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? (I.R.C. § 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 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 checked="" type="checkbox"/> Other (Explain) 5-b	

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

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

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

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

14 What is the current market value of the real property?
\$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 No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
VIE CO
2404 W. 48th St Place
Kearney, NE 68845

18a No address assigned 18b Vacant land

20 Legal Description
NE 1/4 + N 1/2 SE 1/4 Sec 18-T3-R9 W. of 6th p.m.
N 1/2 SW 1/4 Sec 33-T4-R9 W. of 6th p.m.

21 If agricultural, list total number of acres **310**

22 Total purchase price, including any liabilities assumed	\$	0
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 **5-b**

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

Dennis Schardt, Pres VIE CO 308-380-2133
Print or Type Name of Grantee or Authorized Representative Phone Number

Dennis Schardt President VIE CO
Signature of Grantee or Authorized Representative Title

5-6-20
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 15 Yr. 20	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK 2020, Pg 1281

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-15-2020
\$ Exempt # 52 By KD

BK2020, Pg 1281

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of May A.D. 2020, at 8:15
o'clock A. M. Recorded in Book 2020
on Page 1281-1282
Louise Detsch County Clerk
He-00 Deputy
Comp - Assessor - Coroner

WARRANTY DEED

Bryan Nokelby and Chris Nokelby, husband and wife, GRANTOR, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to VIE CO., a Nebraska Corporation, GRANTEE, the following described real estate in Webster County, Nebraska:

The Northeast Quarter (NE 1/4) and the North Half of the Southeast Quarter (N1/2SE1/4) of Section Eighteen (18), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, **Except** a tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows:

With reference to the Northeast Corner of said Northeast Quarter (NE1/4); Thence running on an assumed bearing of S 00 00 00 E on the East line of said Northeast Quarter (NE1/4) for a distance of 1346.00 feet to the actual point of beginning; Thence continuing S 00 00 00 E on the East line of said Northeast Quarter (NE1/4) for 30.00 feet; Thence S 88 10 59 W for 945.00 feet; Thence S 00 00 00 E for 325.00 feet; Thence S 90 00 00 W for 625.00 feet; Thence N 00 00 00 E for 568.00 feet; Thence N 88 54 00 E for 625.12 feet; Thence S 00 00 00 E for 225.00 feet; Thence N 88 10 59 E for 945.00 feet to the point of beginning, said tract containing 8.886 acres more or less, the Easterly 33.00 feet there of being Webster County Road Right-of-Way.

AND

The North Half of the Southwest quarter (N1/2SW1/4) of Section Thirty Three (33), Township Four (4) North, Range Nine (9) West of the 6th P.M. in Webster County Nebraska.

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

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

Executed this 7 day of April, 1997

Bryan Nokelby
Bryan Nokelby

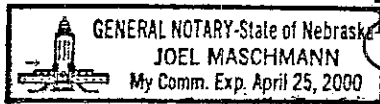
Chris Nokelby
Chris Nokelby

(SEAL)

STATE OF NEBRASKA)
) ss.
COUNTY OF THAYER)

The foregoing instrument was acknowledged before me this 7
day of April 1997, by Bryan Nokelby and Chris Nokelby, husband
and wife.

Joel Maschmann
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1283	5/14/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000149100	117	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,020	100,695	101,715		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1915	Construction Date :
Floor:	Floor Sq. Ft. : 1,480	Floor Sq. Ft. :
Building Cost New:	Cost : 187,420	Cost :
Single Family Style: 104	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input 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
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Real Estate Transfer Statement

117

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 035 Day 14 Yr. 2020		Mo. 045 Day 14 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Barbara Conway				Grantee's Name (Buyer) Miles McDole			
Street or Other Mailing Address 840 N Franklin St				Street or Other Mailing Address 541 N Cherry St			
City Red Cloud		State NE		City Red Cloud		State NE	
Zip Code 68970				Zip Code 68970			
Phone Number (402) 746-2425				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

70,000

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 No

18 Address of Property

541 N Cherry St
Red Cloud, NE 68970

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

same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description

Lots One (1), Two (2) and Three (3), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 70,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 70,000.00

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

Miles McDole
Print or Type Name of Grantee or Authorized Representative

Miles McDole
Signature of Grantee or Authorized Representative

Phone Number _____

Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 18 Yr. 2020	\$ 157.50	BK 2020, Pg 1283

BK2020, Pg 1283

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of May A.D., 2020, at 8:33 o'clock a M. Recorded in Book 2020 on Page 1283
Louise Patsch County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-18-20-20
\$157.50 By AD

WARRANTY DEED

Barbara Conway, a single person, GRANTOR, in consideration of SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00) receipt of which is hereby acknowledged, convey to Miles McDole, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed ~~April~~ ^{May} 14, 2020.

Barbara Conway
Barbara Conway

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~April~~ ^{May} 14, 2020, by Barbara Conway, a single person.

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

Comm. expires 8-27-2021

Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1302	5/15/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000335400		118		1		4133			00	0	20055		009	9630
Date of Sale Assessed Value						4133			00	0	20055		009	9630
Land		Improvements		Total		Date of Sale Property Classification Code								
8,640		92,085		100,725		A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements : _____	Multiple Improvements : _____
Construction Date:	Construction Date : 1900	Construction Date : _____
Floor:	Floor Sq. Ft. : 2,300	Floor Sq. Ft. : _____
Building Cost New:	Cost : 268,140	Cost : _____
Single Family Style: 102	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: _____ Other1: _____ Other2: _____
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input checked="" 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
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: _____ Condition: _____
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; ALSO INCLUDES PARCEL 335401	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

118

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>15</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>05</u> Day <u>7</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kristi Lane-Burrell and Doug Burrell Street or Other Mailing Address 5105 Bueno Drive City Granbury State TX Zip Code 76049 Phone Number (402) 705-3838 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael R Price and Jill M Price Street or Other Mailing Address 1205 Azevedo Ave City Antioch State CA Zip Code 94509 Phone Number (925) 759-0273 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$185,000

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 **Adams Land Title Co** No

18 Address of Property
1101 W. Saline Street
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
1101 W. Saline St.
Blue Hill, NE 68930

20 Legal Description
 Lots One (1), Two (2), Three (3), Ten (10), Eleven (11) and Twelve (12), Block Nine (9), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	185,000.00
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)	\$	185,000.00

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.

Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number

Danielle L. Kelley Escrow Closing Agent
 Signature of Grantee or Authorized Representative Title 05-15-2020
 Date

sign here

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>5</u> Day <u>18</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>416.25</u>	28 Recording Data BK 2020 Pg 1302	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/18/20
\$ 416.25 By AS

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of May A.D., 2020, at 08:56
o'clock AM. Recorded in Book 2020
on Pages 1302-1303

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

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

The Grantor, **KRISTI LANE-BURRELL AND DOUG BURRELL, WIFE AND HUSBAND**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **MICHAEL R. PRICE AND JILL M. PRICE, 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 One (1), Two (2), Three (3), Ten (10), Eleven (11) and Twelve (12), Block Nine (9), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is 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) 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 *May 7th*, 2020

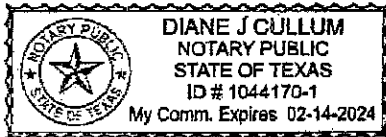
Kristi Lane-Burrell
Kristi Lane-Burrell

Doug Burrell
Doug Burrell

STATE OF Texas }
COUNTY OF Hood } ss

On this 7 day of May, 2020, before me personally appeared **Kristi Lane-Burrell and Doug Burrell**, wife and husband.

Diane J Cullum
Notary Public - Diane J Cullum
My Commission Expires: 02-14-2024



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. <u>05</u> Day <u>18</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>05</u> Day <u>18</u> Yr. <u>2020</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bruce Sundling Street or Other Mailing Address 642 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0456 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Virginia Welty Street or Other Mailing Address PO Box 281 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3582 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	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<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 type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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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"/> 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 type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain) _____
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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 _____
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14 What is the current market value of the real property?
\$23,000

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 **Bridget Daehling GTA** 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
**Virginia Welty
PO Box 281
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

20 Legal Description
The East Eighty-Four(84) 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	22	\$	23,000.00
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	\$	23,000.00

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.

Bridget Daehling (402) 746-2242
Print or Type Name of Grantee or Authorized Representative Phone Number

Bridget Daehling Real Estate Broker
Signature of Grantee or Authorized Representative Title Date
May 18, 2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>19</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>51.75</u>	28 Recording Data <u>BK 2020 Pg 1310</u>

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of May A.D., 2020, at 8:09 o'clock 2 M. Recorded in Book 2020 on Page 1310
Janice Rotech County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-19-2020
\$ 51.75 By DA

WARRANTY DEED

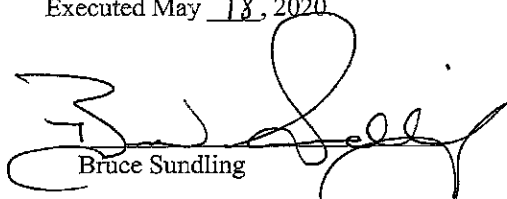
Bruce Sundling, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Virginia M. Welty, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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 the GRANTEE that GRANTOR:

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

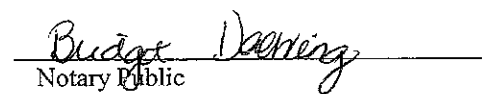
Executed May 18, 2020


Bruce Sundling

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 18, 2020, by Bruce Sundling, a single person.

Comm. expires May 19, 2020


Notary Public

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2020

Real Estate Transfer Statement

120

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>18</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>05</u> Day <u>18</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Leland D. Lighthill Street or Other Mailing Address PO Box 171 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2450 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Christopher Chavez Street or Other Mailing Address 540 University St City Guide Rock State NE Zip Code 68942 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 checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

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

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

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

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

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

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

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
 225 Center St
 Guide Rock, NE 68942

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
Lots One through Ten (1-10), Block Eleven (11), 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	\$	4,000.00
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	\$	4,000.00

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

Chris Chavez
 Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____

Signature of Grantee or Authorized Representative _____ Title _____ Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>19</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>9.00</u>	28 Recording Data BK 2020, pg 1311

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

BK 2020, Pg 1311

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of May A.D., 2020, at 1:53 o'clock PM. Recorded in Book 2020 on Page 1311
Paul Petach County Clerk
AS Deputy
Ind. 10.00 Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>5-19-2020</u>
\$ <u>9.00</u>	By <u>AS</u>

QUITCLAIM DEED

Leland D. Lighthill, 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 Christopher Chavez, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One through Ten (1-10), Block Eleven (11), Original Town of Guide Rock, Webster County, Nebraska.

Executed May 18th, 2020.

Leland Lighthill

Leland D. Lighthill

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on May 18, 2020, by Leland D. Lighthill, a single person.

Comm. 5/18/20
GENERAL NOTARY - State of Nebraska
MARY HUNT
My Comm. Exp. May 12, 2022

Mary Hunt
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1325	4/30/2020	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000612300	121	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		011	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
630	5,820	6,450		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,128	Floor Sq. Ft. :
Building Cost New:	Cost : 118,055	Cost :
Single Family Style: 101.	Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:
JTWD

Comments from **Comments:**

(Continue on back)

Real Estate Transfer Statement

121

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>30</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>05</u> Day <u>06</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Williams, Caroldene & Zarek, Jonnie Street or Other Mailing Address 2830 220 St City Stanton State IA Zip Code 51573 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bobby Bardon & Angela Teague Street or Other Mailing Address 1200 S Main, Box 131 City Nelson State NE Zip Code 68961 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	(C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt
--	--	---

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

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

10 Type of Transfer
 Auction Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Court Decree Easement Gift Life Estate Sale Trustee to Beneficiary
 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 & E** No

18 Address of Property
215 W Nebraska 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 Four (4), Five (5) and Six (6), Block Eleven (11), Vance's Addition to Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	5,525.00
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	\$	5,525.00

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: **David B. Bardon**

Signature of Grantee or Authorized Representative: *David B. Bardon*

Title: _____

Phone Number: **402-746-3615**

Date: **5-8-2020**

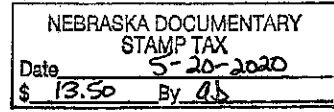
Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>5</u> Day <u>20</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>13.50</u>	28 Recording Data BK2020, Pg 1325	For Dept. Use Only
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BK2020, Pg 1325

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of May A.D., 2020 at 2:08 o'clock PM, Recorded in Book 2020 on Page 1325
Laurie Petch County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded



JOINT TENANCY WARRANTY DEED

Caroldene Y. Williams and Jonnie L. Zarek, both being non-residents of the State of Nebraska, GRANTORS, in consideration of FIVE THOUSAND FIVE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$5,525.00) receipt of which is hereby acknowledged, convey to Bobby Bardon and Angela Teague, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5) and Six (6), Block Eleven (11), Vance's Addition to Guide Rock, Webster County, Nebraska.

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

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

Executed May 10, 2020.

Caroldene Y. Williams Jonnie L. Zarek
Caroldene Y. Williams Jonnie L. Zarek

STATE OF IOWA, COUNTY OF Polk) ss.

The foregoing instrument was acknowledged before me on May 10, 2020, by Caroldene Y. Williams and Jonnie L. Zarek.

Comm. expires 07-02-2022

Taylor Fastenau
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1326	3/27/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000102900		122		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
385		37,075		37,460		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date :	Construction Date : 1900
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 3,060
Building Cost New:	Cost :	Cost : 160,285
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 471 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 3
(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
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 20
(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

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

Real Estate Transfer Statement

122

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>27</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>05</u> Day <u>20</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert L. & Jackie L. Fountaine Street or Other Mailing Address PO Box 386 City Red Cloud State NE Zip Code 68970 Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bengeco, LLC Street or Other Mailing Address 783 Hwy 281 City Red Cloud State NE Zip Code 68970 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 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"/> Mobile Home
	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Conservator	<input 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"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **undivided one-half interest**

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

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

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

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

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

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

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

18 Address of Property
**422 N Webster St
 Red Cloud, NE 68970**

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
 An undivided one-half interest in:
 Lot Seven (7) and the North Nine Feet, One and Three-Fourths Inches (N9' 1 3/4") of Lot Eight (8), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska; also an undivided one-half interest in the party wall between Lot 6 and 7, of said Block 4.

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.)	\$ 0.00
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.

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 **5/20/2020**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>20</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>33.75</u>	28 Recording Data <u>BK 2020, Pg 1326</u>

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

BK2020, Pg 1326

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of May, A.D., 2020, at 4:01 o'clock P.M. Recorded in Book 2020 on Page 1326
Douglas Patrick County Clerk
DB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-20-2020
\$ 33.75 BY DB

WARRANTY DEED

Robert L. Fountaine and Jackie L. Fountaine, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Bengeco, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

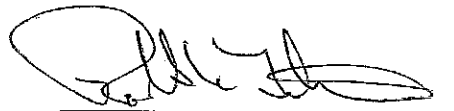
An undivided one-half interest in:

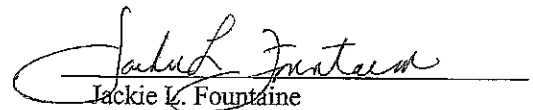
Lot Seven (7) and the North Nine Feet, One and Three-Fourths Inches (N9' 1 3/4") of Lot Eight (8), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska; also an undivided one-half interest in the party wall between Lot 6 and 7, of said Block 4.

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

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

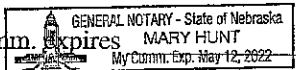
Executed May 20, 2020.

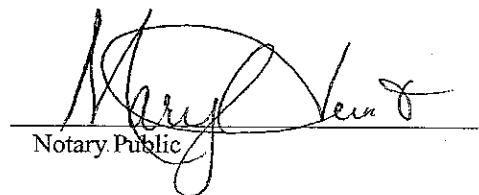

Robert L. Fountaine


Jackie L. Fountaine

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 20, 2020, by Robert L. Fountaine and Jackie L. Fountaine, husband and wife.

Comm. Expires  MARY HUNT
My Comm. Exp. May 12, 2022


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1337	5/12/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001801600	123	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	2	0	00000	000	7370	
Land	Improvements	Total		Date of Sale Property Classification Code								
15,000	77,425	92,425		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 4			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads								
4D1				Farm Sites								
4D				Home Sites								
				0.680								
				15,000								
				Recreation								
Dwellings		58,115		Other								
Outbuildings		19,310		Non-AG TOTAL								
				0.680								
				15,000								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; TRANSFER FROM LIVING TRUST TO SURVIVOR'S TRUST	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>12</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>5</u> Day <u>12</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Anne L Craig, Tr, James M Craig & Anne L Craig Liv Trust Street or Other Mailing Address 407 Steven St. City Perryville State MO Zip Code 63775 Phone Number (701) 650-9806 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Anne L Craig, Trustee of Anne L. Craig Survivor's Trust Street or Other Mailing Address 407 Steven St. City Perryville State MO Zip Code 63775 Phone Number (701) 650-9806 Email Address NA			
		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input 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 checked="" type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" 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"/> 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 checked="" type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$89,542

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
**1131 Hwy. 136
 Red Cloud, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Anne L. Craig
 407 Steven St.
 Perryville, MO 63775**

18a No address assigned 18b Vacant land

20 Legal Description
 E. 75' of N. 3 ac. of Co. Surveyors Lot 3 in the NW 1/4 of Sec 2-1-11, Webster County, NE, subject to conveyance to St. of Nebr. for Hwy. on Deed 25, Page 335, & a Perpetual Easement to use for driveway purposes for ingress/egress only, the following desc. tract: commencing at a point on the So. boundary line of Hwy. 136, 75' W. of the East line of said County Surveyor's Lot 3, extending thence W. along the So. line of said Hwy. 136 15', thence S. 173'; thence E. 15'; thence N. 173' to POB.

21 If agricultural, list total number of acres _____

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

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

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

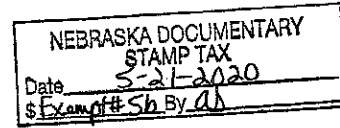
Jerrold M. Gregg (402) 496-3432
 Print or Type Name of Grantee or Authorized Representative Phone Number

Jerrold M. Gregg Attorney
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>21</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 50</u>	28 Recording Data <u>BK2020, Pg 1337</u>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of May A.D., 20 20 at 10:50 o'clock a M. Recorded in Book 2020 on Page 1337
Louise Patch County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



TRUSTEE'S DEED

(Deed given as Trust Distribution at Trustmaker's Death)

ANNE L. CRAIG, Trustee of the JAMES M. CRAIG AND ANNE L. CRAIG LIVING TRUST, dated May 12, 2016, and any amendments thereto, Grantor, in consideration of One Dollar (\$1.00) and other consideration received from ANNE L. CRAIG, Trustee of the ANNE L. CRAIG SURVIVOR'S TRUST, created under the James M. Craig And Anne L. Craig Living Trust, dated May 12, 2016, Grantee, conveys to Grantee, the following described real estate:

The East Seventy-five (75) Feet of the North Three (3) aces of County Surveyor's Lot Three (3) in the Northwest Quarter (NW¼) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, subject to conveyance to State of Nebraska for highway recorded in Deed 25, Page 335, AND

A perpetual easement to use for driveway purposes for ingress and egress only, the following described tract, to wit: Commencing at a point on the South boundary line of Highway No. 136, Seventy-five (75) feet West of the East line of said County Surveyor's Lot Three (3), extending thence West along the South line of said Highway No. 136 Fifteen (15) feet, thence South One-hundred Seventy-three (173) feet; thence East Fifteen (15) feet; thence North One-Hundred Seventy-three (173) feet to the point of commencing.

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

EXECUTED this 21st day of May, 2020.

Anne L. Craig Trustee
ANNE L. CRAIG, Trustee, James M. Craig
And Anne L. Craig Living Trust, Grantor

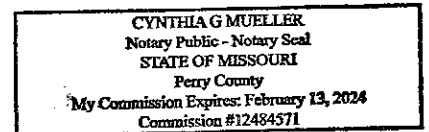
STATE OF MISSOURI)
) ss.
COUNTY OF Perry)

The foregoing instrument was acknowledged before me on this 12th day of May, 2020, by ANNE L. CRAIG, Trustee.

Cynthia S. Mueller
Notary Public

After recording, please return to:

Jerrod M. Gregg
Blazek & Gregg, P.C., L.L.O.
1405 N. 205th Street, Ste. 120
Elkhorn, NE 68022
(402) 496-3432



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2020	1338	5/21/2020	Base: 01-0123			Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
000512600		124	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4131			00	0	30010		005	0870
Land		Improvements		Total		Date of Sale Property Classification Code							
1,060				1,060		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: BLADEN (BLA)					A) 2	B) 01	C) 1	D) 1	E) 7	F) 2			

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

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

Real Estate Transfer Statement

124

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>21</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>05</u> Day <u>21</u> Yr. <u>2020</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald K. & Slade Topham Street or Other Mailing Address PO Box 206 City Bladen State NE Zip Code 68928 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Wesley & Lisa Rae Pawlowski Street or Other Mailing Address PO Box 501 City Blue Hill State NE Zip Code 68930 Phone Number (605) 484-0773				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									

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"/> 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 type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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
**220 W Frances St
Bladen, NE 68928**

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 Three (3) and Four (4), Block Five (5), First Addition to Bladen, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 1,300.00
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	\$ 1,300.00

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

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

sign here Print or Type Name of Grantee or Authorized Representative: **Rory J. McInucken** Phone Number: **402-746-3613**

Signature of Grantee or Authorized Representative: _____ Title: **Attorney** Date: **5/21/2020**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>21</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>4.50</u>	28 Recording Data BK 2020, Pg 1338

BK 2020, pg 1338

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 21 day of May A.D., 2020, at 11:56 o'clock a M. Recorded in Book 2020 on Page 1338
Debbie Retzch County Clerk
D. Co Deputy
Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-21-2020
\$ 4.50 By ds

JOINT TENANCY WARRANTY DEED

Ronald K. Topham, a single person, and Slade B. Topham, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Wesley Pawlowski and Lisa Rae Pawlowski, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3) and Four (4), Block Five (5), First Addition to Bladen, Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

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

Executed May 21, 2020.

Ronald K. Topham
Ronald K. Topham

Slade B. Topham
Slade B. Topham

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 21, 2020, by Ronald K. Topham and Slade B. Topham, husband and wife.

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

Comm. expires _____

[Signature]
Notary Public

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 3 Day 31 Yr. 20
4 Date of Deed Mo. 5 Day 22 Yr. 20
5 Grantor's Name, Address, and Telephone (Please Print) Benjamin L. Kort, 210 S. Liberty St, Blue Hill NE 68930
6 Grantee's Name, Address, and Telephone (Please Print) Clint A. James, 210 S. Liberty St, Blue Hill NE 68930

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

8 Type of Deed: Corrective [checked], Conservator, Distribution, Land Contract/Memo, Partition, Sheriff, Other, Bill of Sale, 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 [checked]
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) Corrective [checked]

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) No [checked]
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? \$64,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No [checked]

16 Does this conveyance divide a current parcel of land? No [checked]
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 Anne Halbert [checked]

18 Address of Property: 210 S. Liberty 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: Lots 13, 14 and 15, Block 15, Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

21 If agricultural, list total number of acres

Table with 2 columns: Question number and Amount. Row 22: Total purchase price, including any liabilities assumed. \$0.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23). \$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.
Jerry L. Munsell (402) 463-6673
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Title Agent Date

Register of Deed's Use Only
26 Date Deed Recorded: Mo. 5 Day 22 Yr. 2020
27 Value of Stamp or Exempt Number: \$ Exempt #4
28 Recording Data: BK 2020, Pg 1369

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/22/20
\$ 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 22 day
of May A.D., 2020, at 02:56
o'clock PM. Recorded in Book 2020
on Page 1369

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

Return to: Clint A. James, 210 S. Liberty, Blue Hill, NE 68901

CORRECTIVE WARRANTY DEED
correcting the legal description

BENJAMIN L. KORT, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to **CLINT A. JAMES**, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Thirteen (13), Fourteen (14) and Fifteen (15),
Block Fifteen (15), Original Town of Blue Hill,
Webster County, Nebraska, according to the recorded
plat thereof.

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

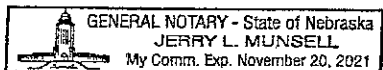
- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: May 22nd, 2020.

[Signature]
BENJAMIN L. KORT

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on May 22, 2020, by Benjamin L. Kort.



[Signature]
Notary Public

My commission expires: 11-20-21

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.

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>16</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>03</u> Day <u>16</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kirk & Tracy Garman Street or Other Mailing Address 362 Rd 2500 City Guide Rock State NE Zip Code 68942 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nelson & Kaylene Manley Street or Other Mailing Address 1099 River Rd City Red Cloud State NE Zip Code 68970 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational	(C) <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input 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		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Auction <input type="checkbox"/> Easement <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"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____

Brothers and Sisters Grandparents and Grandchild Spouse

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

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

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
530 High St & 540 High 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

The North Forty-five feet (N45') of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) and the South half of the East-West alley North of, and adjacent to, the above described property; all of Lots Nineteen (19), Twenty (20), Twenty-one (21) and any interest in the abandoned alley along the South side of Lot Nineteen (19); all in Block Two (2), Talbot's Addition to Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 4,000.00
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	\$ 4,000.00

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.

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

[Signature] Attorney 4/11/2020
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>6</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>9.00</u>	28 Recording Data <u>BX 2020, Pg 812</u>	

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

BK 2020, Pg 812

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of April A.D., 20 20, at 2:00 o'clock P. M. Recorded in Book 2020 on Page 812
Louise Petersch County Clerk
10.00 LO Deputy
Ind. Comp. Assessor. Carded.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-16-2020
\$ 9.00 By LO

JOINT TENANCY QUITCLAIM DEED

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

The North Forty-five feet (N45') of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) and the South half of the East-West alley North of, and adjacent to, the above described property; all of Lots Nineteen (19), Twenty (20) and Twenty-one (21) and any interest in the abandoned alley along the South side of Lot Nineteen (19); all in Block Two (2), Talbot's Addition to Guide Rock, Webster County, Nebraska.

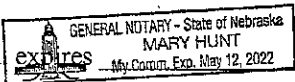
Executed ~~November 16, 2019~~ ^{March 16, 2020}

Kirk Garman
Kirk Garman

Tracy Garman
Tracy Garman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~November 16, 2019~~ ^{March 16, 2020}, by Kirk Garman and Tracy Garman, husband and wife.

Comm 

Mary Hunt
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2020	1132	4/28/2020	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number							
000603400		97		1		4487	00	0	40005	1	007	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land		Improvements		Total		Status	Property Type	Zoning	Location	City Size	Parcel Size		
16,040		640		16,680		A) 2	B) 05	C) 1	D) 1	E) 7	F) 6		
Assessor Location: RURAL (RUR)													

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; ALSO INCLUDES PARCEL 6039	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement 91

• 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. 4 Day 28 Yr. 2020	4 Date of Deed Mo. 04 Day 27 Yr. 2020
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lela Belle Doughman, Sanda S. Karnatz, Debra Conley, Tr Street or Other Mailing Address PO Box 81 City Guide Rock State NE Zip Code 68942 Phone Number 402-257-3755 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ely's Incorporated Street or Other Mailing Address PO Box 26 City Guide Rock State NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	
---	--	--	--

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

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input 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 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?
\$20,000

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 GTA Inc No

18 Address of Property
empty lots

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
All of Block Seven (7); All of Block Ten (10); Lots Seven (7) through Thirteen (13), Block Eight (8); Lots One (1) through Thirteen (13), Block Nine (9); Lots Eleven (11) through Thirteen (13), Block Eleven (11); Lots One (1) through Sixteen (16), Block Fifteen (15); and Lots One (1) through Eight (8), Block Sixteen (16); all in the 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	\$	20,000.00
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	\$	20,000.00

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

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

sign here **Bridget Daehling**
Print or Type Name of Grantee or Authorized Representative
Bridget Daehling
Signature of Grantee or Authorized Representative
Agent
Title
(402) 746-2242
Phone Number
4/28/2020
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 04 Day 29 Yr. 20	27 Value of Stamp or Exempt Number \$ 45.00	28 Recording Data Book 2020, Pg 113a	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

Book 2020, Pg 1132

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-29-20
\$ 45.00 By Liz

TRUSTEE'S DEED

Lela Belle Doughman, Sandra S. Karnatz and Debra J. Conley, Co-Trustees of the Orves E. Doughman Revocable Trust under agreement dated July 2, 1999, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Ely's Incorporated., a Nebraska corporation, convey to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

All of Block Seven (7); All of Block Ten (10); Lots Seven (7) through Thirteen (13), Block Eight (8); Lots One (1) through Thirteen (13), Block Nine (9); Lots Eleven (11) through Thirteen (13), Block Eleven (11); Lots One (1) through Sixteen (16), Block Fifteen (15); and Lots One (1) through Eight (8), Block Sixteen (16); all in the Original Town of Guide Rock, Webster County, Nebraska

Subject to easements and restrictions of record

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed April 27, 2020

Lela Belle Doughman
Lela Belle Doughman, Co-Trustee

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2020

STATE OF NEBRASKA, COUNTY OF

The foregoing instrument was acknowledged before me on April 27, 2020, by Lela Belle Doughman, Co-Trustee of the Orves E. Doughman Revocable Trust under agreement dated July 2, 1999.

Bridget Daehling
Notary Public

My Commission Expires: May 19, 2020

Sandra S. Karnatz
Sandra S. Karnatz, Co-Trustee

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 29th day of April A.D., 2020, at 12:30 o'clock P. M. Recorded in Book 2020 on Page 1132
Louise Retsch County Clerk
Liz Deputy

STATE OF NEBRASKA)
COUNTY OF Colfax) ss.

The foregoing instrument was acknowledged before me on April 27, 2020, by Sandra S. Karnatz, Co-Trustee of the Orves E. Doughman Revocable Trust under agreement dated July 2, 1999.

Kevin L Hoffart
Notary Public

My Commission Expires: 12-14-2022

GENERAL NOTARY - State of Nebraska
KEVIN L. HOFFART
My Comm. Exp. December 14, 2022

Debra J. Conley
Debra J. Conley, Co-Trustee

STATE OF NEBRASKA)
COUNTY OF Colfax) ss.

The foregoing instrument was acknowledged before me on April 21, 2020, by Debra J. Conley, Co-Trustee of the Orves E. Doughman Revocable Trust under agreement dated July 2, 1999.

Kevin L Hoffart
Notary Public

My Commission Expires: 12-14-2022

GENERAL NOTARY - State of Nebraska
KEVIN L. HOFFART
My Comm. Exp. December 14, 2022

Residential & Commercial Sales Worksheet

Enty No.	Book	Page	Sale Date	School District Code										
91	2020	1135	10/24/2018	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000802800		98				GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373			00	0	50005		009	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
695		170		865		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)				A) 1	B) 01	C) 1	D) 1	E) 8	F) 3					

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

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

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **98**
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 05 Day 10 Yr. 2018		Mo. 03 Day 27 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Paul & Monica Kennedy				Grantee's Name (Buyer) Robert Keller			
Street or Other Mailing Address 503 Mill St S				Street or Other Mailing Address 499 Franklin St			
City Dannebrog		State NE		City Blue Hill		State NE	
Phone Number		Zip Code 68831-3168		Phone Number		Zip Code 68930	
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"/> 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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) Corrective

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

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

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

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

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

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

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

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

18 Address of Property
 Franklin St, 400 Block
 Village of Cowles

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 Thirteen (13) through Twenty-four (24), inclusive, Block Nine (9), Original Town of Cowles, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **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 → Kory J. McCracken Print or Type Name of Grantee or Authorized Representative
 → [Signature] Signature of Grantee or Authorized Representative Title _____
 → 407-746-3613 Phone Number
 → 04/28/2020 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. <u>04</u> Day <u>29</u> Yr. <u>20</u>	\$ <u>Exempt # 4</u>	<u>BK 2020, Pg 1135</u>	

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 27th day of April A.D., 2020, at 1:05 o'clock P. M. Recorded in Book 0020 on Page 1135
Louise Petsch County Clerk
10.00 Liz Deputy
Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-29-20
\$ Exempt By Liz

CORRECTIVE QUITCLAIM DEED

Paul Kennedy and Monica Kennedy, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Robert Keller, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) through Twenty-four (24), inclusive, Block Nine (9), Original Town of Cowles, Webster County, Nebraska.

Executed March 27th, 2020.

Paul Kennedy
Paul Kennedy

Monica Kennedy
Monica Kennedy

STATE OF NEBRASKA, COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on March 27th, 2020, by Paul Kennedy and Monica Kennedy, husband and wife.

Comm. expires December 4, 2022

Elizabeth A. Johnson
Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1157	4/29/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001413401	99	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	32	1	00000	1	000	4355
Land	Improvements	Total		Date of Sale Property Classification Code								
227,780	8,140	235,920		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	64.410	87,920						
1A				1G								
2A1				2G1	45.770	62,475						
2A				2G	22.830	31,165						
3A1				3G1	1.560	2,130						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	153.320	219,130						
3D				Roads	1.670							
4D1	18.100		34,210	Farm Sites	1.000	8,650						
4D	0.650		1,230	Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings			8,140	Non-AG TOTAL	2.670	8,650						

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

(Continue on back)

Real Estate Transfer Statement

99

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>29</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>04</u> Day <u>29</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deborah J. Berns, Ttee - Deborah J. Berns Revocable Trust Street or Other Mailing Address 1210 Rd C City Red Cloud State NE Zip Code 68970 Phone Number (402) 519-1233 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David & Britny A. Nelsen Street or Other Mailing Address 185 Rd 1500 City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$50,000-

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

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

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

18 Address of Property
**185 Rd 1500
 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

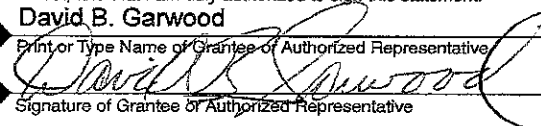
20 Legal Description
The East Half of the East Half of the Northeast Quarter (E1/2E1/2NE1/4) of Section Thirty-two (32), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT the 2 acre tract previously conveyed to Grantees

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.

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 **4-29-2020**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>1</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK 2020, Pg 1157</u>

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

BK 2020, Pg 1157

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 1 day of May A.D., 2020, at 9:56 o'clock a.m. Recorded in Book 2020 on Page 1157
Christie Potach County Clerk
D.O. Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-1-2020
\$ Exempt # 5 By ab

JOINT TENANCY WARRANTY DEED

Deborah J. Berns, Trustee of the Deborah J. Berns Revocable Trust dated December 5, 2012, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, convey to David Nelsen and Britny A. Nelsen, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the East Half of the Northeast Quarter (E½E½NE¼) of Section Thirty-two (32), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT the 2 acre tract previously conveyed to Grantees.

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 easements and restrictions of record; **but PROVIDED that Dale K. Berns shall have the right to enter the premises and remove his property from the buildings until May 15, 2020.**
- (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 April 29, 2020

Deborah J. Berns, Trustee
Deborah J. Berns, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on April 29, 2020, by Deborah J. Berns, Trustee of the Deborah J. Berns Revocable Trust dated December 5, 2012.

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

Comm. expires 10-22-2022

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1182	5/1/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000169400		100		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10115		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
895		29,540		30,435		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1890	Construction Date :
Floor:		Floor Sq. Ft. : 1,068	Floor Sq. Ft. :
Building Cost New:		Cost : 131,050	Cost :
Single Family Style: 101		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

Real Estate Transfer Statement

100

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. <u>05</u> Day <u>01</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>4</u> Day <u>30</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Barbara Jane Crumley Street or Other Mailing Address 426 North Jefferson City Red Cloud State NE Zip Code 68970 Phone Number (402) 575-8333 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald and Kelly Witte Street or Other Mailing Address 746 County Road 12 Blvd City Scribner State NE Zip Code 68057 Phone Number (402) 719-5644 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$30,710

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
426 North Jefferson, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
South 62 feet of the North 122 feet of Block B Sub-division of Annex Lot Twelve (12), Red Cloud, Webster County, NE

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **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 Kelly Witte (402) 719-5644
 Print or Type Name of Grantee or Authorized Representative Phone Number
Kelly Witte Grantee May 1, 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>5</u> Day <u>1</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2020, Pg 1182

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1183	5/1/2020	Base: 91-0002	Affiliated:			Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002300600	101	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	4	3	00000	1	000	1660
Land	Improvements	Total		Date of Sale Property Classification Code								
2,649,370	199,095	2,848,465		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	67.020	253,335		GRASSLAND 1G1	301.090	410,985						
1A	22.370	84,560		1G	94.000	128,310						
2A1	67.110	253,680		2G1	71.830	98,050						
2A	46.920	172,200		2G	51.900	70,845						
3A1				3G1								
3A				3G								
4A1				4G1								
4A	114.770	416,615		4G	34.000	46,410						
DRYLAND 1D1	19.000	44,365		Shelterbelt/Timber								
1D	110.870	258,885		Accretion								
2D1	46.120	97,085		Waste	9.000	1,620						
2D	65.340	128,065		Other								
3D1	6.050	11,860		AG LAND TOTAL	1,204.600	2,622,795						
3D				Roads	22.880							
4D1				Farm Sites	2.000	11,575						
4D	77.210	145,925		Home Sites	1.000	15,000						
				Recreation								
Dwellings		122,225		Other								
Outbuildings		76,870		Non-AG TOTAL	25.880	26,575						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; BETWEEN SELF & SPOUSE GOING TO A REVOCABLE TRUST; ALSO INCLUDES	
PARCEL'S 23054, 23008, 2300801, 23009, 2300901, 23010, 23012, 23057, 23017,	
24042 & 241	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

101

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>01</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>05</u> Day <u>01</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Leland O. & Susan L. Erickson Street or Other Mailing Address 143 Rd N City Campbell State NE Zip Code 68932 Phone Number (402) 746-3732 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Leland O. Erickson, Ttee-Leland O. Erickson Revocable Trust Street or Other Mailing Address 143 Rd N City Campbell State NE Zip Code 68932 Phone Number (402) 746-3732 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input 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 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 1/2 interest of Grantor's Interest

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

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

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

14 What is the current market value of the real property?
\$1,500,000.00

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

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

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

18 Address of Property
**Multiple Rural Properties
Webster County, Nebraska**

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 **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

David B. Garwood
Print or Type Name of Grantee or Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney
Title

(402) 746-3613
Phone Number

5-1-2020
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>1</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ Exempt #5b	28 Recording Data BK 2020, pg 1183

The Northwest Quarter (NW $\frac{1}{4}$) and the West Half of the West Half of the Southwest Quarter (W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, AND

The West Half (W $\frac{1}{2}$) of Section Five (5), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The East Half (E $\frac{1}{2}$) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Eight (8), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

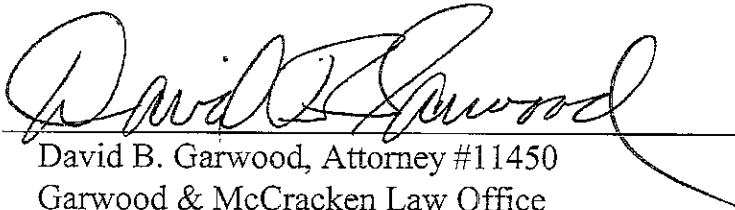
The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32), and the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-three (33), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s).

Dated this 15th day of May, 2020



David B. Garwood, Attorney #11450
Garwood & McCracken Law Office
401 N. Webster
Red Cloud, NE 68970
(402) 746-3613

Leland O. and Susan L. Erickson to Trustee of Revocable Trust.

BK2020, Pg 1183

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of May A.D., 2020, at 2:28 o'clock PM. Recorded in Book 2020 on Page 1183 by Douise Petach County Clerk 10.00 Deputy ds Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date 5-1-2020
\$ Exempt #56 BY DA

WARRANTY DEED

Leland O. Erickson and Susan L. Erickson, husband and wife, GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to the benefit of a grantor, convey to Leland O. Erickson, Trustee of the Leland O. Erickson Revocable Trust dated May 1st, 2020, GRANTEE, an undivided one-half (1/2) interest in Grantors' interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW1/4) and the West Half of the West Half of the Southwest Quarter (W1/2W1/2SW1/4) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, AND

The West Half (W1/2) of Section Five (5), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The East Half (E1/2) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northwest Quarter (N1/2NW1/4) of Section Eight (8), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW1/4) of Section Thirty-two (32), and the Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with the 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.

Executed May 1, 2020

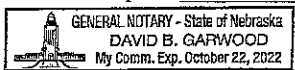
Leland O. Erickson
Leland O. Erickson

Susan L. Erickson
Susan L. Erickson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 1st, 2020, by Leland O. Erickson and Susan L. Erickson, husband and wife.

Comm. expires 10-22-2022



David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1184	5/1/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002300600	102	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	4	3	00000	1	000	1660
Land	Improvements	Total		Date of Sale Property Classification Code								
2,649,370	199,095	2,848,465		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	67.020	253,335		GRASSLAND 1G1	301.090	410,985						
1A	22.370	84,560		1G	94.000	128,310						
2A1	67.110	253,680		2G1	71.830	98,050						
2A	46.920	172,200		2G	51.900	70,845						
3A1				3G1								
3A				3G								
4A1				4G1								
4A	114.770	416,615		4G	34.000	46,410						
DRYLAND 1D1	19.000	44,365		Shelterbelt/Timber								
1D	110.870	258,885		Accretion								
2D1	46.120	97,085		Waste	9.000	1,620						
2D	65.340	128,065		Other								
3D1	6.050	11,860		AG LAND TOTAL	1,204.600	2,622,795						
3D				Roads	22.880							
4D1				Farm Sites	2.000	11,575						
4D	77.210	145,925		Home Sites	1.000	15,000						
				Recreation								
Dwellings		122,225		Other								
Outbuildings		76,870		Non-AG TOTAL	25.880	26,575						

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; BETWEEN SELF & SPOUSE GOING INTO A REVOCABLE TRUST; ALSO INCLUDES
PARCEL'S 23054, 23008, 2300801, 23009, 2300901, 23010, 23012, 23057, 23017,
24042, 241

Comments from

Comments:

(Continue on back)

Real Estate Transfer Statement

102

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 05 Day 01 Yr. 2020		Mo. 05 Day 01 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Leland O. & Susan L. Erickson				Grantee's Name (Buyer) Susan L. Erickson, Ttee - Susan L. Erickson Revocable Trust			
Street or Other Mailing Address 143 Rd N				Street or Other Mailing Address 143 Rd N			
City Campbell		State NE		Zip Code 68932		City Campbell	
State NE		Zip Code 68932		City Campbell		State NE	
Phone Number (402) 746-3732		Phone Number (402) 746-3732		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - 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 1/2 interest of Grantor's Interest.

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

Yes No

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

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

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

\$1,500,000.00

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

Multiple Rural Properties
Webster County, Nebraska

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 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.

David B. Garwood
Print of Type Name of Grantee or Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613
Phone Number

5-1-2020
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 1 Yr. 2020	\$ Exempt # 5b	BK 2020, Pg 1184

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

The Northwest Quarter (NW¹/₄) and the West Half of the West Half of the Southwest Quarter (W¹/₂W¹/₂SW¹/₄) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, AND

The West Half (W¹/₂) of Section Five (5), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The East Half (E¹/₂) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northwest Quarter (N¹/₂NW¹/₄) of Section Eight (8), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

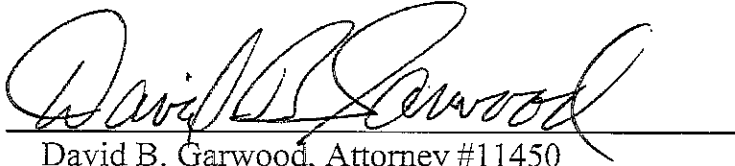
The Southwest Quarter (SW¹/₄) of Section Thirty-two (32), and the Northwest Quarter (NW¹/₄) of Section Thirty-three (33), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s).

Dated this 1st day of May, 2020

A handwritten signature in cursive script, reading "David B. Garwood", is written over a horizontal line.

David B. Garwood, Attorney #11450
Garwood & McCracken Law Office
401 N. Webster
Red Cloud, NE 68970
(402) 746-3613

Leland O. and Susan L. Erickson to Trustee of Revocable Trust.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of May A.D., 2020, at 2:31 o'clock p M. Recorded in Book 2220 on Page 1184
Leland O. Erickson County Clerk
10.2 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date 5-1-2020
\$ Exempt # 6 By AD

WARRANTY DEED

Leland O. Erickson and Susan L. Erickson, husband and wife, GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to a trust for the benefit of a grantor, convey to Susan L. Erickson, Trustee of the Susan L. Erickson Revocable Trust dated May 1st, 2020, GRANTEE, an undivided one-half (1/2) interest in Grantors' interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW1/4) and the West Half of the West Half of the Southwest Quarter (W1/2W1/2SW1/4) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, AND

The West Half (W1/2) of Section Five (5), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The East Half (E1/2) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northwest Quarter (N1/2NW1/4) of Section Eight (8), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW1/4) of Section Thirty-two (32), and the Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with the 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.

Executed May 1, 2020

Leland O. Erickson
Leland O. Erickson

Susan L. Erickson
Susan L. Erickson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 1st, 2020, by Leland O. Erickson and Susan L. Erickson, husband and wife.

Comm. expires 10-22-2022
GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2022

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1185	4/20/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001411700		103		4	05	GeoCde.	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4489	1	10	28	4	00000	1	000	4245
Land		Improvements		Total		Date of Sale Property Classification Code								
251,205				251,205		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		9.490		12,955				
1A						1G		0.020		25				
2A1						2G1		5.130		7,005				
2A						2G		69.440		94,785				
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		1.830		4,275		Accretion								
2D1						Waste								
2D		51.110		100,175		Other								
3D1						AG LAND TOTAL		153.940		251,205				
3D						Roads		4.950						
4D1		7.610		14,385		Farm Sites								
4D		9.310		17,600		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		4.950						

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; ALSO INCLUDES
PARCEL #1411**

Comments from	Comments:
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(Continue on back)

Real Estate Transfer Statement

103

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. 4 Day 20 Yr. 20	4 Date of Deed Mo. 4 Day 20 Yr. 20
---------------	---------------------------------	--	---------------------------------------

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Chad R. Timm & Traci L. Olson, Co-Pr's Est of Holly L. Timm Street or Other Mailing Address SEE ATTACHED City State Zip Code		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chad R. Timm Street or Other Mailing Address 1104 S. ELM STREET City State Zip Code HASTINGS NE 68901	
Phone Number		Phone Number (402) 984-6698	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No
Email Address NA		Email Address NA	

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input 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?
\$138,793

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
 CHAD R. TIMM
 1104 S. ELM STREET
 HASTINGS, NE 68901

18a No address assigned 18b Vacant land

20 Legal Description
 The East Half of the East Half (E1/2E1/2) of Section Twenty-eight (28), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input 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

Bradley D. Holbrook
 Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney for the Grantee

(308) 234-5579
 Phone Number

4-21-2020
 Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 5 Day 4 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK2020, Pg 1185	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

BK 2020, Pg 1185

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 4 day of May A.D., 20 20, at 8:21 o'clock AM. Recorded in Book 2020 on Page 1185-1186
Louise Petch County Clerk
16.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-4-2020
\$ Exempt #15 By AS

Jacobsen, Orr, Lindstrom & Holbrook, P.C., L.L.O.
P.O. Box 1060
Kearney, NE 68848-1060

DEED OF DISTRIBUTION
PERSONAL REPRESENTATIVE

CHAD R. TIMM AND TRACI L. OLSON, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF HOLLY L. TIMM, DECEASED, pursuant to appointment by the County Court of Buffalo County, Nebraska, hereinafter referred to as "GRANTOR", conveys and releases to CHAD R. TIMM, hereinafter referred to as "GRANTEE", the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

The East Half of the East Half (E1/2E1/2) of Section Twenty-eight (28), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

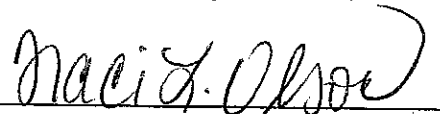
subject to easements and restrictions of record.

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

Executed this 20 day of April, 2020.



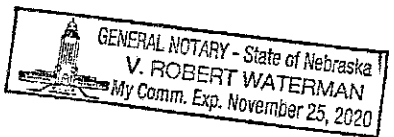
Chad R. Timm, Personal Representative of the Estate of Holly L. Timm, Deceased



Traci L. Olson, Personal Representative of the Estate of Holly L. Timm, Deceased

STATE OF NEBRASKA)
COUNTY OF Adams) SS:

The foregoing instrument was acknowledged before me on the 20 day of April, 2020, by Chad R. Timm, Co-Personal Representative of the Estate of Holly L. Timm, Deceased.

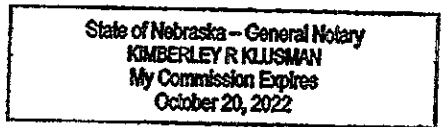


[Signature]
Notary Public

STATE OF NEBRASKA)
COUNTY OF Adams) SS:

The foregoing instrument was acknowledged before me on the 20th day of April, 2020, by Traci L. Olson, Co-Personal Representative of the Estate of Holly L. Timm, Deceased.

[Signature]
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1187	4/27/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000335400		104		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		009	9630		
Land		Improvements		Total		Date of Sale Property Classification Code								
8,640		92,085		100,725		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 2,300	Floor Sq. Ft. :
Building Cost New:	Cost : 268,140	Cost :
Single Family Style: 102	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input checked="" 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
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; BETWEEN PARENT & CHILD; ALSO INCLUDES PARCEL 335401	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

104

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.

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 4 Day 27 Yr. 2020	4 Date of Deed Mo. 4 Day 27 Yr. 2020
--------------------------------------	------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) vaden and mary ann lane Street or Other Mailing Address 9001 s. 71st st. City lincoln State ne Zip Code 68516 Phone Number 402-261-8680 Email Address bn18lane@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kristi lane-burrell Street or Other Mailing Address 5105 Bueno drive City granbury State tx Zip Code 76049 Phone Number 402-705-3838 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 ksl1burrell@gmail.com	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<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"/> Step-parent and Step-child	
	<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child			

14 What is the current market value of the real property?
179000

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
1101 west saline st. blue hill, ne 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Kristi lane burrell
5105 Bueno drive Granbury, tx 76049

18a No address assigned 18b Vacant land

20 Legal Description
lots 1-3 and 10-12 block 9 hoovers addition blue hill webster

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0
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 **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

Kristi S. Lane Burrell Print or Type Name of Grantee or Authorized Representative	402-705-3838 Phone Number
Kristi S. Lane Burrell Signature of Grantee or Authorized Representative	5/1/2020 Date
_____	_____
Title	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 4 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2020, Pg 1187

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

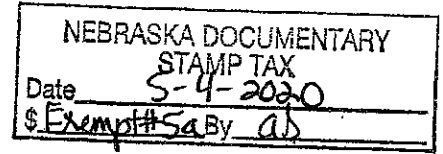
BK 2020, Pg 1187

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 day of May A.D., 2020 at 11:27 o'clock 20 M. Recorded in Book 2020 on Page 1187-1189
Rouge Peterson County Clerk
AS Deputy
Ind Comp Assessor Carded

RECORDING REQUESTED BY: Kristi Lane-Burrell

INSTRUMENT PREPARED BY: Vaden Lane
906 w. saline st.
Blue Hill, Nebraska 68930



(Above reserved for official use only)

RETURN DEED TO:
Kristi Lane-Burrell
1101 W. Saline St.
Blue Hill, Nebraska 68930

QUIT CLAIM DEED FOR NEBRASKA

STATE OF NEBRASKA
COUNTY OF WEBSTER

THIS DEED is made this day of October 25, 2019 by and between the "Grantors,"

Vaden Lane , a married individual residing at 906 w. saline st., Blue Hill, Nebraska 68930

Mary Ann Lane, a married individual residing at , , Nebraska

AND the "Grantee,"

Kristi Lane-Burrell, a married individual residing at 1101 W. Saline St., Blue Hill, Nebraska 68930

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging thereto, located in Webster county, Nebraska, subject to any restrictions herein:

Property Address: 1101 W. Saline St., Blue Hill, Nebraska 68930

Legal Description: Lots 1-3 and Lots 10-12 Block 9 Hoovers Addition

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on _____
(date).

Grantor (or authorized agent)

x/ Vaden Lane

Print Name: Vaden Lane

Grantor (or authorized agent)

x/ Mary Lane

Print Name: Mary Lane

Grantee's Spouse (or authorized agent)

I, _____ (name of Kristi Lane-Burrell's spouse), residing at _____, acknowledging that my spouse is receiving title hereunder as a sole owner, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.

x/ _____

NOTARY ACKNOWLEDGMENT

NEBRASKA
COUNTY OF WEBSTER

On 4-28-20 before me, CHAD OTTO, personally appeared **Vaden Lane**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: May 23, 2020

Chad M. Otto
Notary Public, Nebraska



NOTARY ACKNOWLEDGMENT

NEBRASKA
COUNTY OF WEBSTER

On 4-28-20 before me, CHAD OTTO, personally appeared **Mary Ann Lane and Mary Ann Lane's spouse**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: May 23, 2020

Chad M. Otto
Notary Public, Nebraska



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2020	1222	4/10/2020	Base: 91-0002		Affiliated:		Unified:									
Location ID	Sale Number	Useability & Code #		Parcel Number													
002308800	105	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value				4369	2	12	19	4	00000	1	000	1985					
Land	Improvements	Total		Date of Sale Property Classification Code													
208,980		208,980		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			32.100			43,815		
1A									1G			1.930			2,635		
2A1									2G1			57.970			79,130		
2A									2G								
3A1									3G1								
3A									3G								
4A1									4G1								
4A									4G			61.100			83,400		
DRYLAND 1D1									Shelterbelt/Timber								
1D									Accretion								
2D1									Waste								
2D									Other								
3D1									AG LAND TOTAL			153.100			208,980		
3D									Roads			3.940					
4D1									Farm Sites								
4D									Home Sites								
									Recreation								
Dwellings									Other								
Outbuildings									Non-AG TOTAL			3.940					

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

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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 item.

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>10</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>04</u> Day <u>24</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Anne Craig Ttee - James M. & Anne L. Craig Living Trust Street or Other Mailing Address 407 Steven St City Perryville State MO Zip Code 63775 Phone Number (701) 650-9806 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry & Diana Morris Street or Other Mailing Address 132 Cindy Drive City Russell, KS State KS Zip Code 67665 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

<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 checked="" 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?

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 & Title** No

18 Address of Property
**Rural Property
 Webster County, Nebraska**

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
The Southeast Quarter (SE1/4) of Section Nineteen (19), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 157 +/-

22 Total purchase price, including any liabilities assumed	22 \$ 160,000.00
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 \$ 160,000.00

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

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

David B. Garwood
 Print of Type Name of Grantee or Authorized Representative

David B. Garwood
 Signature of Grantee or Authorized Representative

Attorney
 Title

(402) 746-3613
 Phone Number

5-7-2020
 Date

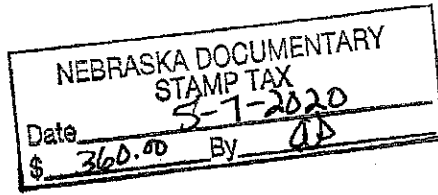
Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>5</u> Day <u>7</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>360.00</u>	28 Recording Data BK2020, Pg 1222	For Dept. Use Only
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BK 2020, Pg 1222

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 1 day of May A.D., 20 20, at 3:56 o'clock PM. Recorded in Book 2020 on Page 1222
Louise Patoch County Clerk
10.00 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

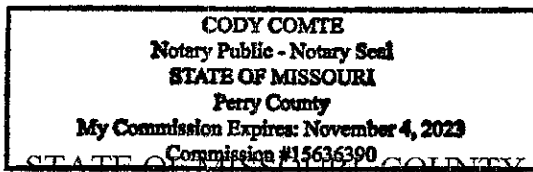
Anne L. Craig, Trustee of the James M. Craig and Anne L. Craig Living Trust, dated May 12, 2016, GRANTOR, whether one or more, in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Terry Morris and Diana Morris, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Nineteen (19), Township Two (2) North, Range Twelve (12), West of the 6th P. M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except 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 April 24, 2020.



Anne L. Craig
Anne L. Craig, Trustee

~~STATE OF MISSOURI~~, COUNTY OF Perry) ss.

The foregoing instrument was acknowledged before me on April 24th, 2020, by Anne L. Craig, Trustee of the James M. Craig and Anne L. Craig Living Trust, dated May 12, 2016.

Comm. expires 11/4/2023

Cody Comte
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1226	5/7/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002502601		106		1		GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	22	4	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
28,675		136,330		165,005		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 1	B) 03	C) 5	D) 3	E) 0	F) 5					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements : 4
Construction Date:	Construction Date :	Construction Date : 2004
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 725
Building Cost New:	Cost :	Cost : 129,270
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 344 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 4
(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 checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 25 Condition: 30
(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 checked="" 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

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>04⁰⁵</u> Day <u>07</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>04⁰⁵</u> Day <u>07</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Daren Niemeyer, Ttee - Niemeyer Family Trust Street or Other Mailing Address 942 Rd T City Bladen State NE Zip Code 68928 Phone Number (402) 756-1016 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Norder Holding Company Street or Other Mailing Address PO Box 176 City Bladen State NE Zip Code 68928 Phone Number (402) 756-1345 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**Rural Property
Webster County, NE**

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres **11.29 Total including prior land.**

22 Total purchase price, including any liabilities assumed	22	\$	60,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	60,000.00

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

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

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

David B. Garwood Attorney 5-7-2020
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>7</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>135.00</u>	28 Recording Data BK 2020, Pg 1226

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

A tract of land located in the Southeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-two (22), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Section 22; thence N00°00'00"E (assumed bearing) on the East Line of said Southeast Quarter a distance of 65.00 feet to the POINT OF BEGINNING and also being the North right of way line of Highway Number 4; thence N00°00'00"E continuing on said East Line of the Southeast Quarter a distance of 1002.00 feet; thence N90°00'00"W perpendicular to said East Line a distance of 486.64 feet; thence S00°28'57"W a distance of 1002.48 feet to the said North right of way line of Highway Number 4; thence N89°56'52"E on said North right of way line a distance of 495.09 feet to the POINT OF BEGINNING, containing 11.29 acres more or less, of which 0.76 acres is currently being occupied as public road right of way; EXCEPT a tract previously conveyed to Grantee herein described as follows: Commencing at the Southeast Corner of said Section 22; running thence N00°00'00"E (assumed bearings) and along the East line of the SE $\frac{1}{4}$ of said Section 22 a distance of 65.00 feet to the ACTUAL POINT OF BEGINNING; thence continuing N00°00'00"W and along the said East Line a distance of 509.08 feet; running thence N89°30'58"W a distance of 244.81 feet; running thence S42°28'31"W a distance of 171.65 feet; running thence S45°11'02"W a distance of 183.76 feet; running thence S00°28'57"W a distance of 256.05 feet to a point located on the Northerly Right-of-Way line of Nebraska Highway #4; running thence N89°52'54"E and along the said Northerly Right-of-Way line of Highway #4 a distance of 493.22 feet, more or less, to the ACTUAL POINT OF BEGINNING, the East 33 feet of said tract being county road right of way;

BK 2020, Pg 1226

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of May A.D., 2020, at 4:03 o'clock p.m. Recorded in Book 2020 on Page 1226
David B. Garwood County Clerk
D. B. Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-7-2020
\$ 135.00 By

WARRANTY DEED

Daren Niemeyer, Trustee of the Niemeyer Family Trust, GRANTOR, in consideration of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) receipt of which is hereby acknowledged, convey to Norder Holding Company, a Nebraska corporation, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast corner of the Southeast Quarter (SE¼) of Section Twenty-two (22), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Section 22; thence N00°00'00"E (assumed bearing) on the East Line of said Southeast Quarter a distance of 65.00 feet to the POINT OF BEGINNING and also being the North right of way line of Highway Number 4; thence N00°00'00"E continuing on said East Line of the Southeast Quarter a distance of 1002.00 feet; thence N90°00'00"W perpendicular to said East Line a distance of 486.64 feet; thence S00°28'57"W a distance of 1002.48 feet to the said North right of way line of Highway Number 4; thence N89°56'52"E on said North right of way line a distance of 495.09 feet to the POINT OF BEGINNING, containing 11.29 acres more or less, of which 0.76 acres is currently being occupied as public road right of way; EXCEPT a tract previously conveyed to Grantee herein described as follows: Commencing at the Southeast Corner of said Section 22; running thence N00°00'00"E (assumed bearings) and along the East line of the SE¼ of said Section 22 a distance of 65.00 feet to the ACTUAL POINT OF BEGINNING; thence continuing N00°00'00"W and along the said East Line a distance of 509.08 feet; running thence N89°30'58"W a distance of 244.81 feet; running thence S42°28'31"W a distance of 171.65 feet; running thence S45°11'02"W a distance of 183.76 feet; running thence S00°28'57"W a distance of 256.05 feet to a point located on the Northerly Right-of-Way line of Nebraska Highway #4; running thence N89°52'54"E and along the said Northerly Right-of-Way line of Highway #4 a distance of 493.22 feet, more or less, to the ACTUAL POINT OF BEGINNING, the East 33 feet of said tract being county road right of way;

GRANTOR covenants with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, reservations, 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 May 7, 2020

Daren Niemeyer, Trustee
Daren Niemeyer, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 7, 2020, by Daren Niemeyer, Trustee of the Niemeyer Family Trust.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2022
Comm. expires 10-22-2022

David B. Garwood
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 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. 4 Day 16 Yr. 20	4 Date of Deed Mo. 4 Day 16 Yr. 20
---------------	---------------------------------	--	---------------------------------------

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) EDGAR L SCHMIDT Street or Other Mailing Address 1100 N 6TH AVE APT 116 City HASTINGS State NE Zip Code 68901 Phone Number (000) 000-0000 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) KEITH SCHMIDT Street or Other Mailing Address 4375 WEST POWERLINE ROAD City AYR State NE Zip Code 68925 Phone Number (000) 000-0000 Email Address N/A	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input 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 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? (I.R.C. § 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 checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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 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?
\$ 42,710.00

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

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

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

18 Address of Property
437 GAGE ST, BLUE HILL, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
KEITH SCHMIDT
4375 WEST POWERLINE ROAD
AYR, NE68925

18a No address assigned 18b Vacant land

20 Legal Description
LOT 10, BLOCK 6, ROHER'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	\$	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 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.

JENNIFER FLEISCHER
Print or Type Name of Grantee or Authorized Representative

(402) 762-3524
Phone Number

ATTORNEY
Title

Signature of Grantee or Authorized Representative
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 8 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2020, Pg 1231

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

BK 2020, Pg 1231

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 8 day of May A.D., 2020, at 10:53 o'clock a M. Recorded in Book 2020 on Page 1231.
Louise Petroch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-8-2020
\$ Exempt # 5a By AD

WARRANTY DEED

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

EDGAR L. SCHMIDT, a single person, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, **KEITH SCHMIDT**, a married person the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

LOT TEN (10), BLOCK SIX (6), ROHER'S ADDITION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

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

Executed: 4/16/2020

Edgar L. Schmidt
Edgar L. Schmidt, Grantor

State of Nebraska - General Notary
STEPHANIE G. TORCZON
My Commission Expires
November 2, 2020

STATE OF NEBRASKA)
)SS.
COUNTY OF Adams)

Before me, a notary public qualified for said county, personally came EDGAR L. SCHMIDT, a single person, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on 16th Day of April, 2020.

Stephanie G. Torczon
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1232	5/8/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002310600		108		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369	2	12	26	4	00000	1	000	2105
Land		Improvements		Total		Date of Sale Property Classification Code								
45,490		9,940		55,430		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		16.000		21,840				
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		16.000		21,840				
3D						Roads								
4D1						Farm Sites		1.000		8,650				
4D						Home Sites		1.000		15,000				
						Recreation								
Dwellings				8,410		Other								
Outbuildings				1,530		Non-AG TOTAL		2.000		23,650				

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 5 Day 8 Yr. 2020		4 Date of Deed Mo. 05 Day 01 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry C. Fitz and Catherine L. Fitz Street or Other Mailing Address 931 S Kansas			
City		State		City		State	
Hastings		NE		Hastings		NE	
Zip Code		68901		Phone Number (402) 984-5061		Is the grantee a 501 (a)(3) organization? If Yes, is the grantee a 509(a) foundation?	
No		Yes		No		Yes	
Email Address N/A				Email Address N/A			

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

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

8 Type of Deed

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other cousins
<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 type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child				

14 What is the current market value of the real property?
\$40,000

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
576 Road H
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
All that part of the Southeast Quarter (SE¼) of Section Twenty-Six (26), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, lying South of the Bostwick Irrigation canal and East of the Bostwick Irrigation lateral, as now located thereon.

21 If agricultural, list total number of acres 18+.

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

sign here
Terry C. Fitz and Catherine L. Fitz
Print or Type Name of Grantee or Authorized Representative
Terry C. Fitz Catherine L. Fitz
Signature of Grantee or Authorized Representative
402 984 5061
Phone Number
5-8-2020
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 8 Yr. 2020	27 Value of Stamp or Exempt Number \$ 90.00	28 Recording Data BK2020, Pg 1232

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

Henry L. Brown
806 E 2nd St
Hastings, NE 68901
402-463-1498

Clara Louise Crookston
P O Box 1187
Pinedale, AZ 85934
801-592-0570

Gayle L. Thompson
615 Krueger Ave
Oconto, WI 54153
920-321-4782

Ruth L. Stephens
2618 Pecan St
Green Bay, WI 54311
920-562-3462

BK2020, Pg 1232

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 8 day of May A.D., 2020, at 3:13 o'clock P.M. Recorded in Book 2020 on Page 1232-1235
Gause Petch County Clerk
28.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>5-8-2020</u>
\$ <u>90.00</u>	By <u>AS</u>

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

WARRANTY DEED

Clara Louise Crookston and Paul Crookston, wife and husband, Henry L. Brown, a single person, Gayle L. Thompson and Douglas Thompson, wife and husband, and Ruth L. Stephens and Scott Stephens, wife and husband, and, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Terry C. Fitz and Catherine L. Fitz, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that part of the Southeast Quarter (SE¼) of Section Twenty-Six (26), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, lying South of the Bostwick Irrigation canal and East of the Bostwick Irrigation lateral, as now located thereon.

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

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

Executed May 1st, 2020.

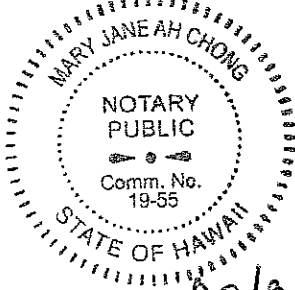
Clara Louise Crookston
Clara Louise Crookston

Paul Crookston
Paul Crookston

Henry L. Brown
Henry L. Brown

STATE OF HAWAII)
) ss.
COUNTY OF HONOLULU)

The foregoing instrument was acknowledged before me on May 1st, 2020 by Clara Louise Crookston and Paul Crookston, wife and husband.

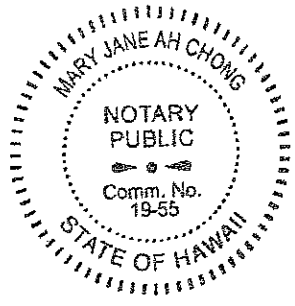


M. An Chong
Notary Public

My commission expires: 02/24/23

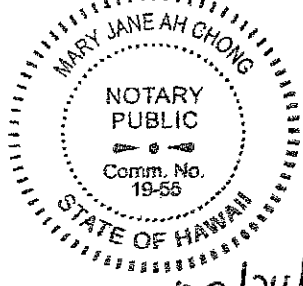
Doc Date: 5/1/2020 # Pages: 4
Notary Name: MARY JANE AH CHONG Circuit 1
Doc. Description: DEED (Stamp or Seal)

M. An Chong 5/1/2020
Notary Signature Date



STATE OF HAWAII)
) ss.
COUNTY OF HONOLULU)

The foregoing instrument was acknowledged before me on May 1st, 2020 by Henry L. Brown, a single person.

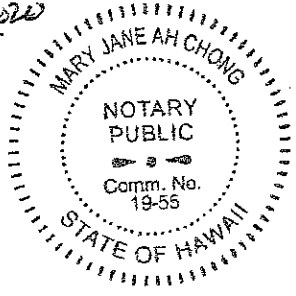


M. An Chong
Notary Public

My commission expires: 02/24/23

Doc Date: 5/1/2020 # Pages: 4
Notary Name: MARY JANE AH CHONG Circuit 1
Doc. Description: WARRANT (Stamp or Seal)

M. An Chong 5/1/2020
Notary Signature Date



Gayle L. Thompson
Gayle L. Thompson

Douglas Thompson
Douglas Thompson

STATE OF Wisconsin)
COUNTY OF Oconto) ss.

The foregoing instrument was acknowledged before me on May 1, 2020 by ~~Henry L. Brown, a single person~~ Gayle L. Thompson and Douglas Thompson, wife ^{at} and husband. _{DL} 1

MARY JO HIPKE
NOTARY PUBLIC
STATE OF WISCONSIN

Mary Jo Hipke
Notary Public

My commission expires: 5/28/22

