Cnty No.	Во	ok	Page	Sale	Date										
91	20	20	1672	6/22	/2020	Base: 6	55-00	11	Αfi	filiated:		Unif	ied:		
Location	ID	Sale	Number	Useability	& Code#					Parcel N	umber				
0011022	201	,	143	1		GeoCde	Twn	Rng	S	ect Ort	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		0000	000 2 9		1	5 0	00000	1	000	0000	
Land		Imp	rovements	r	otal		D	ate of	Sal	e Property	Classifica	tion (			
152	,795				L52,795	Status	s Property Ty		ре	Zoning	Location	City Size		Parcel Size	
	Irrigation Type: NO		IRRIGAT	CION	A) 2 B) 05			c) <b>5</b>	D) <b>3</b>	E)	0	F) <b>9</b>			
LCG		ACRES:		VAI	UE:		LCG			ACRI	es:	VALUE:			
IRRIGATE	D IAI					GR	ASSLA	ND 10	G1	2	0.790		28,380		
	1A							]	lG	1	8.270	24,94			
	2A1					2G1				2.	9.880	40,785			
	2A						2	2G							
	3A1							30	31		0.660			900	
	3A						3G								
	4A1						4G1								
	4A							4	₽G :						
DRYLANI	D 1DI					S	helterbe	lt/Timb	er						
	1D		1.280		2,990			Accretic	on						
	2D1							Was	te						
	2D		27.110		53,135			Oth							
	3D1					AG L	AND T	OTA	$\mathbf{L}$		8.870		1	52,795	
	3D							Roa	ds	:	1.250	Politica Politica	The state		
	4D1						F	arm Sit	es						
	4D	A Control of the Control	0.880		1,665		Н	ome Sit	es						
							R	ecreatio	n						
	wellings			***************				Oth							
Outh	ouildings					Nor	ı-AG T	OTA	$\mathbb{L}$		L.250				

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**

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

1 County Name 2 County Number	
	3 Date of Sale/Transfer 4 Date of Deed 2020
WEBSTER - 91 ▼	1010 Day 2 11 1010 Day 11
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Kevin Herrick and Kandice R. Herrick	Grantee's Name (Buyer) Anthony J. Bohaty
Street or Other Mailing Address 1249 Road 2100	Street or Other Mailing Address 1618 Road O-1150
City State Zip Code Guide Rock NE 68942	City State Zip Code York NE 68467
Phone Number (402) 257-7101	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   V Number   Yes   Yes   V Number   Yes   Ye
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C i	Landard Control of the Control of th
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	_ course to
8 Type of Deed Conservator Distribution La	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Le	
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim Warranty
9 Was the property purchased as 10 Type of Transfer Distribution Forec	osure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
✓ Yes	r 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
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	ild 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.)
\$205,000	☐ Yes ✓ No \$ %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
✓ Yes  No	of the agent or title company contact.)   Yes Agri Affiliates, Inc.
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Land	Grantee
Ag Land	Grantee
	Grantee
Ag Land	Grantee
Ag Land  18a  No address assigned  18b  Vacant land  20 Legal Description	Grantee
Ag Land  18a  No address assigned  18b  Vacant land	Grantee
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached	Grantee
Ag Land  18a  No address assigned  18b  Vacant land  20 Legal Description	Grantee
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached	Grantee 22 \$ 205,000,00
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed	\$ 005,000
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed	ter dollar amount and attach itemized list.)
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed	22 \$ 205,000.00 ter dollar amount and attach itemized list.) 23 \$ 205,000.00
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed	22 \$ 205,000.00 ter dollar amount and attach itemized list.) 23 \$ 205,000.00
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed 100  23 Was non-real property included in the purchase? Yes No (If Yes, et al., 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 100  25 If this transfer is exempt from the documentary stamp tax, list the exemption 100 Under penalties of law, I declare that I have examined this statement 100 correct, and that I am duly authorized to sign this statement.	ter dollar amount and attach itemized list.)  22 \$ 205,000.00  \$ 23 \$ 205,000.00  number  It and that it is, to the best of my knowledge and belief, true, complete, and
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed 100  23 Was non-real property included in the purchase? Yes No (If Yes, et al., and that I am duly authorized to sign this statement.  100  100  100  100  100  100  100  1	ter dollar amount and attach itemized list.)  22 \$ 205,000.00  \$ 23 \$ 205,000.00  24 \$ 205,000.00  number  It and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-2246
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase? Yes No (If Yes, er 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 Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Teresa Theobald  Print or Type Name of Grantee of Authorized Representative	ter dollar amount and attach itemized list.)  22 \$ 205,000.00  \$ 23 \$ 205,000.00  number  It and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-2246  Phone Number
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase? Yes No (If Yes, et al., and the 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 Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Teresa Theobald  Print or Type Name of Grantee or Authorized Representative	22 \$ 205,000.00  ter dollar amount and attach itemized list.)  23 \$ 205,000.00  number  It and that it is, to the best of my knowledge and belief, true, complete, and  (402) 746-2246  Phone Number 6/22/2020
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase? Yes No (If Yes, er  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  Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Teresa Theobald  Print or Type Name of Grantee of Authorized Representative	ter dollar amount and attach itemized list.)  22 \$ 205,000.00  \$ 23 \$ 205,000.00  number  It and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-2246  Phone Number
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase? Yes No (If Yes, et al., and the 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 Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Teresa Theobald  Print or Type Name of Grantee or Authorized Representative	ter dollar amount and attach itemized list.)  22 \$ 205,000.00  ter dollar amount and attach itemized list.)  23 \$ 205,000.00  number  It and that it is, to the best of my knowledge and belief, true, complete, and  (402) 746-2246  Phone Number 6/22/2020  Date
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed 100  23 Was non-real property included in the purchase? Yes No (If Yes, et al., list the exemption 100 Vinder penalties of law, I declare that I have examined this statement. Teresa Theobald  Print or Type Name of Grantee or Authorized Representative 100 Name of Grantee 100 Name	ter dollar amount and attach itemized list.)  22
Ag Land  18a No address assigned  18b Vacant land  20 Legal Description  See Attached  21 If agricultural, list total number of acres 100  22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase? Yes No (If Yes, et al., and the 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 Under penalties of law, I declare that I have examined this statement. Teresa Theobald  Print or Type Name of Grantee of Authorized Representative  Signature of Grantee or Authorized Representative  Register of Deed's Use On	ter dollar amount and attach itemized list.)  22 \$ 205,000.00  ter dollar amount and attach itemized list.)  23 \$ 205,000.00  number

A tract of land in the Northeast Quarter (NE¼) of Section 5, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Northwest Corner of said Northeast Quarter (North Quarter Corner), thence S89°57'17"E (assumed bearing) on the North line of said Northeast Quarter (NE¼) a distance of 1654.33 feet; thence S00°10'53"W parallel with the West line of said Northeast Quarter (NE¼) a distance of 2631.84 feet to the South line of said Northeast Quarter (NE¼), thence S89°57'35"W on said South line a distance of 1654.34 feet to the Southwest corner of said Northeast Quarter (NE¼) (center Quarter corner), thence N00°10'53"E on the West line of said Northeast Quarter (NE¼) a distance of 2634.31 feet to the point of beginning, subject to county road right of way on the north.

BK2020, Pg 1672

State of Nebraska 3ss. County of Webster Entered on the numerical index and filed for record in the NEBRASKA DOCUMENTARY Clerk's office of said county this 22 day STAMP TAX of June A.D., 2020 at 10:44 A.M. Recorded in Book 20.20 167 County Clerk <u>ab</u> Deputy 10.00 Carded Assessor Ind\_ \_Comp\_ Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRANTY DEED Kevin Herrick and Kandice R. Herrick, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Anthony J. Bohaty, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): A tract of land in the Northeast Quarter (NE1/2) of Section 5, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Northwest Corner of said Northeast Quarter (North Quarter Corner), thence S89°57'17"E (assumed bearing) on the North line of said Northeast Quarter (NE½) a distance of 1654.33 feet; thence S00°10'53"W parallel with the West line of said Northeast Quarter (NE1/4) a distance of 2631.84 feet to the South line of said Northeast Quarter (NE1/4), thence S89°57'35"W on said South line a distance of 1654.34 feet to the Southwest corner of said Northeast Quarter (NE1/2) (center Quarter corner), thence N00°10'53"E on the West line of said Northeast Quarter (NE1/2) a distance of 2634.31 feet to the point of beginning, subject to county road right of way on the north. Grantors covenant, jointly and severally, with Grantee that Grantors: (1) are lawfully seised of such real estate and that it is free from encumbrances; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend title to the real estate against the lawful claims of all persons. Kantui V. Herrik STATE OF NEBRASKA ) ss. COUNTY OF WEBSTER

and Kandice R. Herrick, husband and wife.

A GENERAL NOTARY - State of Nebraska

TERESA L. THEOBALD My Comm. Exp. August 27, 2021

Notary Public

L Thomas

The foregoing instrument was acknowledged before me on June  $\ensuremath{\mathcal{I}}\xspace^{\ensuremath{\mathcal{I}}}$  , 2020 by Kevin Herrick

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sale Date						S	choo	I Dis	trict C	ode				
91	20	20	1824		6/3	0/2020		Base: 6	55-0	011	Aff	iliate	:d:			Unif	ĭed:		
Location	Ю	Sale	Number	U	seabili	y & Code	#					Par	rcel N	vumbe	r				
0006123	300	•	154		1			GeoCde	Twr	n Rng	Se	ect	Qrt	Subd	iv	Area	Blk	P	arcel
	D	ate of S	ale Assessed	Val	ue			4487			0	0	0	400	10		011	0	000
Land		Imp	rovements			Total		18 13		Date of S	Sale	Pro	perty	Class	ifica	tion (	Code		
	630		5,82	0		6,45	0	Status	P	roperty Type Zoning Location City Size							Parc	cel Size	
Assessor Lo	cation:	GUID	E ROCK	(GR	)			A) <b>1</b>	. B) <b>01</b>			C)	1	D)	1	E)	7	F)	2
					- 17	Residen	tial			4	. !			Com	merc	ial			
Multiple Improvements: Multiple. Improvements. :							Multiple.	Impr	roveme	ents.:				•					
Construction Date: Construction Date: 1910						Construct	ion I	Date:											
Floor: Floor Sq. Ft.: 1,12					8		Floor Sq.	Ft. :											
Building Cost New: Cost: 118,055						Cost:													
Single Family Style: 101 Residential Condition: 10					Comme	rcia	l Occi	upano	cy Code	<b>:</b>		50 15 15 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
(100) □ Mo	bile Hon	ne		(10)	) <b>*</b>	Worn Out				Primary:			Ot	her1:		(	Other2:		
(101) 🗷 One	e Story			(20)	) 🗆 🗆	Badly Worn				Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30)		Average				(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level			(40)	: 🗆 (	Good				(2)	Re	einfor	ced C	oncrete	Frai	ne			
(104) 🗆 11/	2 Story			(50)	· 🗆 ,	Very Good				(3)	M	asonr	у Веа	ring W	alls				
(111) 🗆 Bi-l	Level			(60)		Excellent				(4) 🗆	W	ood c	or Stee	el Fram	ed Ex	ct. Wal	İs		:
(106) □ Oth	ıer									(5) 🗆	M	etal F	rame	and Wa	lls				
Townhouse or	Duplex	Style:		Resi	idential	Quality: 3	0			(6) □	Pc	ole Fra	ame						
(301) 🗆 One	Story			(10)		∞w				Cost Ra	nk;				, C	onditie	n:		
(302) □ Two	Story			(20)		air				(10) 🗆 Low					(1	0) 🗆	Out		
(307) 🗆 11/	2 Story			(30)	<b>*</b>	Average		<u></u>		(20) □ Average (20) □ B					Badly	Badly Worn			
(308) 🗆 Spli	t Level			(40)		Good				(30) ☐ Above Average (30) ☐ Average							ge		
(309) 🗆 21/	2 Story			(50)		Jery Good				` ' · · · · · · · · · · · · · · · · · ·							Good		
(304) 🗆 One	Story I	Juplex		(60)		Excellent					7.		· .		(5		Very (		
(305) 🗆 Two	Story I	Duplex			- : : . 		1							· · ·	(6	0) 🏻	Excell	ent	
Assessor's	•				_`	-):													
Assessor Co	mment	s and R	eason for A	djus	tment:														
JTWD																			
Comments f	ram		W.V.	<del></del>	-			-	 `omn	nents:						•		··	
Comments I	· van								- U.B.I.I	LVIII		-						_	
			<del></del>																
																	(Conti	nue or	ı back)



### Real Estate Transfer Statement

154

**521** 

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

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 2 County Number 4 Date of Deed 2020 Mo. 06 Day 5 O yr. 2020 Mo. 06 Day 30 Yr. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Bobby Bardon & Angela Teague Tom G. & Dene R. McVay Street or Other Mailing Address 1200 S Main, Box 131 Street or Other Mailing Address 215 W Nebraska St Zip Code 68942 Zip Code 68961 City Guide Rock State Nelson √ No √No Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes 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) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Distribution 8 Type of Deed Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Mineral Quit Claim √ Warranty Evecutor 9 Was the property purchased as part of an IRS like-kind exchang (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death -kind exchange? Life Estate **✓** Sale Auction Easement Gift Trustee to Beneficiary Yes ✓ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes 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.) **√** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes √ No ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 215 W Nebraska St same as Grantee Guide Rock, NE 68942 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 41.000.00 22 Total purchase price, including any liabilities assumed . . . . . . . . . 22 0,00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23 41,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Print or Type Name of Grantee o Authorized Representative Phone Number Attorney nature of Grantee of Authorized Representative Title here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Mo. 07 Day 02 92 \$

Nebraska Department of Revenue

Book 2020, Pg 1824

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this and day on the A.D., 20-30, at 11-15 o'clock ft. M. Recorded in Book 50-30 on Page 1834 County Clerk

Daise 1634 County Clerk

Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-3-20
\$ 92.25 By Ltz

#### JOINT TENANCY WARRANTY DEED

Bobby Bardon and Angela Teague, husband and wife, GRANTOR, in consideration of FORTY-ONE THOUSAND AND NO/100 DOLLARS (\$41,000.00) receipt of which is hereby acknowledged, convey to Tom G. McVay and Dene R. McVay, husband and wife as joint tenants, 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;

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 June 30, 2020.

Bobby Bardon

Angela Teague

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 30, 2020, by Bobby Bardon and Angela Teague, husband and wife.

Comm. expires

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

Notary Public

Cnty No.									School District Code												
91 2	020	1827	7/2	/2020	Base: 5	9100	74	Aff	iliated:		Uni	fied:									
Location ID	Sale	Number	Useability	& Code#					Parcel	Number											
001207100		155	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Parc	:el								
	Date of S	ale Assessed	Value -	4241	4241 3 9 1		1	7 4	00000	1	1 000		0								
Land	Imp	provements	Te		D	ate of	y Classifi	ification Code													
1,814,990		309,880	2,:	L24,870	Status	Status Property Type			Zoning	Locatio	n Ci	y Size	Parcel !	Size							
	Irrigation Type: A) 2				A) <b>2</b>	B)	05		c) <b>5</b>	D) <b>3</b>	E)	0	F) 9	,							
LCG ACRES: VALUE:						LCG			AC	RES:		VAL	U <b>E:</b>								
IRRIGATED 1.					GRASSLAND 1G1					44.560			97,33	30							
	A				1G				21.000		28,67	70									
2.	A1				2G1				88.550		20,87	70									
1	2A 20					2G		45.000			61,42	25									
3,	Al						30	<b>3</b> 1		47.900			65,38	35							
	A						3	3G													
4.	Al						40	G1													
2	A						4	IG													
DRYLAND 11	01	1.300		3,035	S	helterbe	elt/Timb	er													
]	D	173.130	4	04,260		<u>, , , , , , , , , , , , , , , , , , , </u>	Accretic	on			ļ										
21	_	22.400		47,155			Was	te		2.000			36	50							
	D	68.970		.35,180			Oth														
31	_	255.610	5	00,995	AG L	AND 7		_		84.230		1,7	79,76	<del>5</del> 5							
	D				Roads				26.500			<u> </u>									
41	-	66.310	<b></b>	25,325	Farm Sites					3.000			20,22								
4	D	47.500		89,775			ome Sit	<del></del>		1.000	-		15,00	10							
			and the desired the Control of Control			R	ecreation	$\dashv$		0 626	<u> </u>										
Dwellin Outbuildin	<del>*                                       </del>			05,125 04,755	<b>T</b> AT		Oth			0.630 31.130											
Оптоппаці	5 <b>&gt;</b>		2	U4,/35	TAOI	I-AG .	UIA	ப		o⊥.13U	L		33,42	12							

Assessor's Adjustment to Sale Price	ce (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adju	ustment:	
WD; TRANSFER UNDIVIDED 1/	/2 INTEREST INTO A REVOC	ABLE TRUST; ALSO INCLUDES
PARCEL'S 12072, 12069, 12	2076, 12077, 12078, 1207	9, 12085, 1208
Comments from	Comm	nents:
		(a i 1 1)
		(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.

FORM **521** 

The deed will not be recorded unless this	statemen	t is signed and items			
1 County Name 2 County Number		3 Date of Sale/Transfer		Date of Deed	<b>3</b> 2020
WEBSTER - 91		Мо. <u>07</u> Day <u>С</u>			<u>0 3 Yr.</u> 2020
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Add		e (Please Print)	
Grantor's Name (Seller) Daniel E. & Debra J. Alber		Grantee's Name (Buyer Daniel E. Alber,	Ttee - Daniel E.	Alber Revoc	able Trust
Street or Other Mailing Address 1565 Rd 2000		Street or Other Mailing 1565 Rd 2000	Address		
Blue Hill NE	Code 68930	City Blue Hi <mark>l</mark> l		State NE	Zip Code 68930
Phone Number (402) 984-1272		Phone Number (402) 984-1272		501(c)(3) organiza Intee a 509(a) found	
Email Address		Email Address			
7 Property Classification Number. Check one box in categories A and B.	Check C if	property is also a mob	oile home.		
(A) Status		Property Type			(C)
✓ Improved Single Family Industrial	Ė	Mineral Interests-Non	producing	State Assessed	Mobile Home
Unimproved Multi-Family Agricultural		Mineral Interests-Prod	ducing	Exempt	
OLL Commercial Recreational					
8 Type of Deed Conservator Distribution	on Lan		=		Other
Bill of Sale Corrective Easement				ust/Trustee	
Cemetery Death Certificate – Transfer on Death Executor	Min			arranty	for an Dooth
9 Was the property purchased as part of an IRS like-kind exchange?  (LR C & 1031 Exchange)  Auction  Easement	☐ Foreclo	Life Estate	rust 📝 Revocable Tru Sale	=	nsfer on Death stee to Beneficiary
(I.R.C. § 1031 Exchange)	Granto		Satisfaction of	=	er (Explain)
11 Was ownership transferred in full? (If No. explain the division.)					o, state the intended use.)
Yes No undivided one-half interest			/es		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneath		_	-		
		SECURIOR SEC	<u>∕</u> Self	Other	·
	ACCOUNT MANAGEMENT OF A PARTY	ınd Grandchild ✓	<b>=</b> '		
1 - 1 (100 EXXXVIII II 200400) - 1 (100 EXXXVIII II 200400)	ents and Ch	15 Was the mortgage a	Step-parent and St		tornat rata \
14 What is the current market value of the real property?		Yes Yes		e the amount and in	nerest rate.)
16 Does this conveyance divide a current parcel of land?				or a title company?	(If Yes, include the name
Yes No		of the agent or title of		Yes	No
18 Address of Property		19 Name and Address	of Person to Whom the	e Tax Statement Sh	ould be Sent
Multiple Rural Properties Webster County, NE		same as Gran	ntee		
18a No address assigned 18b Vacant land					
20 Legal Description					
see attached					
See allabrica					
21 If agricultural, list total number of acres					
22 Total purchase price, including any liabilities assumed				. 22 \$	0,00
		iter 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 e	exemption	number 19			
Under penalties of law, I declare that I have examined the	nis statemer	nt and that it is, to the be	est of my knowledge a	and belief, true, cor	nplete, 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
sign / / / / / / / / / / / / / / / / / / /			Attorney		7-9-21
here Signature of Grantee Authorized Representative		Title			Date
Register of Deed	's Use On	ly			For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	er	28 Recording Data	10 100	7	
Mo. 7 Day 2 Yr. 20 \$ Exempt # 19		DK 90 90	, tg 182°		
Nebraska Department of Revenue				Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)

The Southeast Quarter (SE¼) and the Northwest Quarter (NW¼) of Section Seventeen (17), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The South Half of the Southeast Quarter (S½SE¼) of Section Eighteen (18), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) and the Northwest Quarter (NW¼) of Section Nineteen (19), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT the Northeast Quarter of said Northwest Quarter (NE¼NW¼); AND EXCEPT a tract of land described as follows: With reference to the Northeast corner of said NW¼; thence running on an assumed bearing of N90°00'00"W on the North line of said NW¼ for a distance of 894.00 feet to the actual point of beginning; thence continuing N90°00'00"W on the North line of said NW¼ for 628.00 feet; thence S00°00'00"E for 470.00 feet; thence N90°00'00"E for 628.00 feet; thence N00°00'00"E for 470.00 feet to the point of beginning; AND

The Northwest Quarter (NW¼) and the Southeast Quarter (SE¼) of Section Twenty (20), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

BK2020,fq 1827

State of Nebraska 3ss. County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 2 Unly A.D., 2020 at 1:50 o'clock o M. Recorded in Book 2020 County Clerk \_Deputy \_\_Carded\_

Assessor\_

Comp



#### WARRANTY DEED

Daniel E. Alber and Debra J. Alber, 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 Daniel E. Alber, Trustee of the Daniel E. Alber Revocable Trust dated Tale , 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 Southeast Quarter (SE¼) and the Northwest Quarter (NW¼) of Section Seventeen (17), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The South Half of the Southeast Quarter (S½SE¼) of Section Eighteen (18), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) and the Northwest Quarter (NW¼) of Section Nineteen (19), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT the Northeast Quarter of said Northwest Quarter (NE¼NW¼); AND EXCEPT a tract of land described as follows: With reference to the Northeast corner of said NW1/4; thence running on an assumed bearing of N90°00'00"W on the North line of said NW¼ for a distance of 894.00 feet to the actual point of beginning; thence continuing N90°00'00"W on the North line of said NW1/4 for 628.00 feet; thence S00°00'00"E for 470.00 feet; thence N90°00'00"E for 628.00 feet; thence N00°00'00"E for 470.00 feet to the point of beginning; AND

The Northwest Quarter (NW¼) and the Southeast Quarter (SE¼) of Section Twenty (20), Township Three (3) North, Range Nine (9), 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 July 2, , 2020 Daniel E. Alber

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July 4, 2020, by Daniel E. Alber and Debra J. Alber, husband and wife

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

Notary Public

Page 1 of 1 pages

Cnty No.							School District Code  Base: 91-0074 Affiliated: Unified:												
91	202	20	1828	7/2	2/2020	Base: 9	1-0	074	Afi	iliated:			Unit	ied:					
Location I	D	Sale	Number	Useabilit	y & Code#	Parcel Number													
0012071	00		156	4 05		GeoCde	Twn	Rng Se		ct Qrt		Subdiv	Area Blk		Parcel				
	Da	ate of S	ale Assessed	Value		4241	9	1	7 4	7 4 00000			000	2150					
Land	- J	Imp	provements		l'otal	Date of Sa				е Ргоре	rty	Classific	ation Code						
1,814,	990		309,880	2,	,124,870	Status Property Type			уре	Zonir	g	Location	Cit	y Size	Parcel Size				
		Irrigation Type:			A) 2	B)	05		c) 5	j	D) 3	E)	0	F) 9					
LCG		1	ACRES:	VA	LUE:		LCG			A	CR	ES:		VAL	UE:				
IRRIGATEI	D 1A1 GRAS				ASSL	AND 1	G1		14	4.560		1	197,330						
	1A					1G					2	1.000		28,670					
	2A1							2	Gl		8	8.550		1	20,870				
	2A					2G					4	5.000		61,425					
	3A1							3	G1		4	7.900			65,385				
	3A								3G										
	4A1					4G1													
	4A								4G										
DRYLAND	1D1		1.300		3,035	S	helteri	belt/Tim	ber										
	1D		173.130		404,260			Accreti	on										
	2D1		22.400		47,155			Wa	ste			2.000			360				
	2D		68.970		135,180	Other													
	3DI		255.610		500,995	AG L	AND	TOTA	_			4.230		1,7	79,765				
	3D					-		Ros Farm Si	$\rightarrow$			6.500	<u> </u>						
					125,325				3.000	20,2									
					89,775	Home Sites						1.000			15,000				
								Recreati	on										
				105,125	04101						0.630								
Outbuildings 204,7				204,755	Nor	ı-AG	TOTA	$\mathbf{L}$		3	1.130			35,225					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER UNDIVIDED 1/2 INTEREST	INTO A REVOCABLE TRUST; ALSO INCLUDES
PARCEL'S 12072, 12069, 12076, 12077	, 12078, 12079, 12085, 1208
Comments from	Comments:
, Aller	
	(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.

156

FORM **521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. 07 Day 07 Yr. 2020 Mo. 07 Day 02 Yr. 2020 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Daniel E. & Debra J. Alber Debra J. Alber, Ttee - Debra J. Alber Revocable Trust Street or Other Mailing Address 1565 Rd 2000 Street or Other Mailing Address 1565 Rd 2000 City Blue Hill Zip Code 68930 State Zip Code 68930 State City Blue <u>Hill</u> Phone Number (402) 984-1272 Phone Number (402) 984-1272 √ No No Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt | IOLL Commercial Recreational Distribution Land Contract/Memo Other 8 Type of Deed Conservator Partition Sheriff Lease Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral √ Warranty Executor Quit Claim Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. No undivided one-half interest ✓ Yes Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew ✓ Self Other Brothers and Sisters Grandparents and Grandchild ✓ Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes V No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Multiple Rural Properties same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 0.00 0,00 23 Was non-real property included in the purchase? 🗌 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Phone Number Attorney Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data 1828 2 KK 2020 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

The Southeast Quarter (SE¼) and the Northwest Quarter (NW¼) of Section Seventeen (17), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

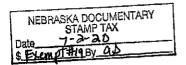
The South Half of the Southeast Quarter (S½SE¼) of Section Eighteen (18), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) and the Northwest Quarter (NW¼) of Section Nineteen (19), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT the Northeast Quarter of said Northwest Quarter (NE¼NW¼); AND EXCEPT a tract of land described as follows: With reference to the Northeast corner of said NW¼; thence running on an assumed bearing of N90°00'00"W on the North line of said NW¼ for a distance of 894.00 feet to the actual point of beginning; thence continuing N90°00'00"W on the North line of said NW¼ for 628.00 feet; thence S00°00'00"E for 470.00 feet; thence N90°00'00"E for 628.00 feet; thence N00°00'00"E for 470.00 feet to the point of beginning; AND

The Northwest Quarter (NW¼) and the Southeast Quarter (SE¼) of Section Twenty (20), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

BK2020, Pg1828

State of Nebras	ka 🎝 \varsigma	
County of Webs	ter	
•		itered on the
numerical index	cand filed for	record in the
Clerk's office of	said county t	hisday
of July	A.D., 20 <u>-30</u>	_ at_ <u>  '-5</u> 2
o'clock_POM.	. Recorded in	Book <u>20 කර</u>
on Rage	828 <u> </u>	
	stock.	County Clerk
10.00	(1)	Deputy
Ind Comp_	_Assessor	_Carded



#### WARRANTY DEED

Daniel E. Alber and Debra J. Alber, 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 Debra J. Alber, Trustee of the Debra J. Alber Revocable Trust dated \_\_\_\_\_\_\_, 2020, GRANTEE, an undivided one-half (½) interest in Grantors' interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) and the Northwest Quarter (NW¼) of Section Seventeen (17), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The South Half of the Southeast Quarter (S½SE½) of Section Eighteen (18), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) and the Northwest Quarter (NW¼) of Section Nineteen (19), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT the Northeast Quarter of said Northwest Quarter (NE½NW¼); AND EXCEPT a tract of land described as follows: With reference to the Northeast corner of said NW¼; thence running on an assumed bearing of N90°00′00″W on the North line of said NW¼ for a distance of 894.00 feet to the actual point of beginning; thence continuing N90°00′00″W on the North line of said NW¼ for 628.00 feet; thence S00°00′00″E for 470.00 feet; thence N90°00′00″E for 628.00 feet; thence N00°00′00″E for 470.00 feet to the point of beginning; AND

The Northwest Quarter (NW½) and the the Southeast Quarter (SE½) of Section Twenty (20), Township Three (3) North, Range Nine (9), 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 July 3, 2020	
Down & Alm	Debra J Alber
Daniel E. Alber	Debra J. Alber ✓
STATE OF NEBRASKA, COUNTY OF W	EBSTER ) ss.
<u> </u>	wledged before me on July, 2020, by
Daniel F. Alber and Debra J. Alber, husband	and wife.
DAVID B. GARWOOD  My Comm. Exp. October 22, 2022	( ) All D
Comm. expires 10-22-2022	fillwell Lawson
	Notary Public

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud,NE 68970 Ph/Fax (402) 746-3613

Page 1 of 1 pages

DAVEF:\WP\750\ALBERDAN\DEBRA.WD.6/30/20

Cnty No. Bo	ook	Page	Sal	e Date			t Code									
91 20	20	1829	7/2	/2020	Base: S	100	02	Aff	liated:			Unif	ed:			
Location ID	Sal	e Number	Useability					Parcel	Num	ıber						
001911600		157	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Sı	ıbdiv	Area	Blk	Pa	arcel	
E	ate of S	Sale Assessed	Value		4371	2	11	2	9 4	00	0000	1	000	88	305	
Land	Im	provements	T		D	ate of	Sale	Propert	y Cl:	assifica	cation Code					
277,245	7,245			277,245	Status	Prop	erty Ty	pe	Zoning I		ocation	Cit	Size	Parcel Size		
	Irrigation Type:				A) <b>2</b>	B)	05		c) <b>5</b>	D	) 3	E)	0	F)	9	
LCG		ACRES:	VA	L <b>UE:</b>		LCG			ACI	RES:			VAL	JE:		
IRRIGATED IA	IAI				GR	ASSLA	ND 10	G1		3.	000	4,095				
13	A.						1	lG								
2A.	1						20	Gl								
2.4	<del></del>							2G								
3A.	<del></del>						30	—		10.	000			13,	650	
3.2	+							3G								
4A.							40	$\dashv$		_	000			4.0		
44	+					1 1, 1		IG		9.	000			14, -	285	
DRYLAND ID:	+				5	helterbe		+								
2D:	+	7.000		14,735			Accretic	_		9.4	000			1	620	
2D.	+	58.000	<u> </u>	113,680			Was	<del>- i-</del>							-	
3D1	1			<b>,</b>	AG L	Other AG LAND TOTAL			15	58.	000		2	77,	245	
31					Roads			ds	••	2.	000				iv i	
4D1						Farm Sites						.,				
40		62.000		117,180		Н	ome Sit	es								
						R	ecreatio	m								
Dwellings							Oth									
Outbuildings	3				Nor	-AG T	OTA	$\mathbb{L}$		2.	000					

Assessor's Adjustment to Sal	e Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason fo	· Adjustment:	
DEED OF DISTRIBUTION	BY PERS REP; BETWEEN PAREN	T & CHILD
Comments from	Con	nments:
		(Continue on back

### NEBRASKA

### **Real Estate Transfer Statement**

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

157

FORM **521** 

. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer Mo. 07 Day 02 Yr. 02 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Tolephone (Please Print) Grantor's Name (Seller) Steven L. Lammers, Personal Representative, Estate of Travis A. Lammers Grantee's Name (Buyer) See Attached Street or Other Malling Address 4470 E Assumption Road Street or Other Malling Address Zip Code 68941 City Glenvil State City State Zio Code Phone Number N/A Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes √ No 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) Improved Single Family Industria! Mineral Interests-Nonproducing Mobile Home State Assessed **√** Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt TIOH Commercial Recreational 8 Type of Dead Distribution Other\_ Conservator Land Contract/Memo Partition Sheriff Bill of Sale Corrective Easement Lease ✓ Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Minera Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer **V** Distribution Irrevocable Trust Revocable Trust Foreciosure Transfer on Death Auction Life Estate Easement Gitt Trustee to Beneficiary Exchange Yes √ No Court Decree Partition Satisfaction of Contract Other (Explain) Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No Yes \_\_\_ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other. Brothers and Sisters Grandparents and Grandchild ☐ Spouse Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$158,000 Yes √ No. \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact) Yes Yes √ No **√** No 18 Address of Property N/A 19 Name and Address of Person to Whom the Tax Statement Should be Sent Casey Lammers 1121 Webster Ave Hastings, NE 68901 18a 🗸 No address assigned 18b Vacant land 20 Legal Description See Attached 21 If agricultural, list total number of acres 1<sup>1</sup>.00 22 23 Was non-real property Included in the purchase? 🔲 Yes 🖳 No (If Yes, enter dollar amount and attach itemized list.) | 23 100 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 76-902 (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. Matthew D. Baack 402-834-3300 Print or Type Name of Grantee or Whorlzed Representative Phone Number Attorney 07/02/20 Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Day 🔑 BK2020 Authorized by Neb. Rev. Stat. \$6 76-214, 77-1327(2)

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

#### 6. Grantee's Name Address and Phone

Name:

Corey Lammers

Address:

1010 University Street

City, State, Zip:

Hastings, NE 68901

Phone Number:

N/A

Email:

N/A

Name:

Casey Lammers

Address:

1121 Webster Ave

City, State, Zip:

Hastings, NE 68901

Phone Number:

N/A

Email:

N/A

### 20. Legal Description

An undivided one-half (1/2) interest in the Southeast Quarter (SE ¼) of Section Twenty-Nine (29), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

\$ Ex015 By AS

Date: 07/06/20

Bk 2020, Pg 1829

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 06 day of July A.D., 2020, at 09:35 o'clock AM. Recorded in Book 2020 on Pages 1829-1830

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

# DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Steven L. Lammers, Personal Representative, Estate of Travis A. Lammers, Deceased, pursuant to appointment by the County Court of Adams County, Nebraska, GRANTOR, conveys to Corey Lammers, a married person, and Casey Lammers, a married person, as tenants in common, GRANTEE, the following described real estate (as defined in Neb. Stat. 76-201):

An undivided one-half (1/2) interest in the Southeast Quarter (SE ¼) of Section Twenty-Nine (29), Township Two (2) North, Range Eleven (11) 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 the same.

Executed: July 2, 2020.

Steven L. Lammers,

Personal Representative

STATE OF NEBRASKA	)
	) ss.
COUNTY OF ADAMS	)

The foregoing instrument was acknowledged before me on July 2, 2020, by Steven L. Lammers, Personal Representatives of the Estate of Travis A. Lammers, Deceased.

GENERAL NOTARY - State of Nebraska MATTHEW D. BAACK My Comm. Exp. January 9, 2021

Notary Public

Cnty No.	Во	ok	Page	Sale Date					School District Code							
91	20	20	1833	7/2/2020	Base:	91-00	02	Affi	liated:			Unified:				
Location	$\mathbf{m}$	Sale Number Useability & Code #				Parcel Number					umber					
0019116	500		158	GeoCde	Twn	Rng	Se	ct Qr	t	Subdiv	Area Blk Parcel			arcel		
Date of Sale Assessed Value			4371	2	11	2	9 4		00000	1	000	8	805			
Land		Im	provements	Total		Date of Sale Property Clas					Classifica	ition (	ode			
277	,245			277,245	Status	Pro	operty Type		Zoning		ng Location		City Size		Parcel Size	
		Irriga	ation Type:	1	A) <b>2</b>	B)	05		ෆ 5		D) 3	E)	0	F)	9	
LCG	et, t		ACRES:	VALUE:		LCG			A(	RI	īs:		VAL	JE:		
IRRIGATE	D 1A1				GF	RASSLA	ND I	Gl		•	3.000			4,	095	
	1A						1	G								
	2A1						20	31								
	2A			: 		,	2	2G								
	3A1						30	<b>3</b> 1		10	0.000			13,	650	
	3A						3	3G								
	4A1						40	<del>3</del> 1								
	4A				<u> </u>			G	•••		9.000			12,	285	
DRYLANI	) 1D1				:	Shelterbe	elt/Timb	er								
	1D						Accretion	on :								
	2D1		7.000	14,735			Was	<del>-</del> -		9	9.000			1,	620	
	2D	-	58.000	113,680			Oth	-+								
	3DI	+			AG I	AND T	ГОТА	$\mathbf{L}$			3.000	·-	2	77,	245	
	3D						Roa	+			2.000				No.	
	4D1						arm Sit									
	4D		62.000	117,180			ome Sit									
						R	Lecreation									
	wellings	1			78.7	100	Oth				2 000					
Outl	uildings				No	n-AG	IOIA	니			2.000					
Aggagarie	Adin	etmen	it to Sale Pri	ce (+ or -)·		,	Cotal	Rec	antur	e T	Value:					

		_
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	4
		_
		$\dashv$
		$\dashv$
	(Continue on back	$\dashv$
	(Continue on oack	_

### Good Life, Great Service

### Real Estate Transfer Statement

FORM

521 To be filed with the Register of Deeds.
 Read instructions on reverse side. DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 2 County Number 4 Date of Deed Mo. \_\_7\_\_ Day \_\_2 2020 2020 WEBSTER - 91 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) See Attached Steven J. Lammers Street or Other Malling Address 4470 East Assumption Road Street or Other Mailing Address Zip Code 68941 City Glenvil City State Zin Code Phone Number N/A Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Emall Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved: √ Agricultural Multi-Family Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Land Contract/Memo Conservator Distribution Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim √ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure In evocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Trustee to Beneficiary ✓ Yes ☐ No Court Decree Exchange Satisfaction of Contract Other (Explain) Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) Yes ☐ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes 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.) \$158,000 **√** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ☐ Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Casey Lammers 1121 Webster Ave Hastings, NE 68901 16a V No address assigned 18b Vacent land 20 Legal Description An undivided one-half (1/2) interest in the Southeast Quarter (SE ¼) of Section Twenty-Nine (29), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres \_ 1.00 22 23 **1**1|00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{\Pi/a}{a}$ 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. 402-834-3300 Phone Number Attorney 07/06/2020 Signature of Grantee of Authorized Representative

Nebraska Department of Revenue Form No. 96-269-2608 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

26 Date Deed Recorded

Day \_

RK2020

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

55

Date

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

For Dept. Use Only

### 6. Grantee's Name Address and Phone

Name:

**Corey Lammers** 

Address:

1010 University Street

City, State, Zip:

Hastings, NE 68901

Phone Number:

N/A

Email:

N/A

Name:

**Casey Lammers** 

Address:

1121 Webster Ave

City, State, Zip:

Hastings, NE 68901

Phone Number:

N/A

Email:

N/A

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/06/20

\$ 355.50 By AS

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 06 day of July A.D., 2020, at 11:53 o'clock AM. Recorded in Book 2020

Bk 2020, Pg 1833

on Pages 1833-1834

Doruse Tetsch County Clerk

Fee: \$16.00 By: AS Deputy

Electronically Recorded

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

### WARRANTY DEED

Steven J. Lammers, a single person, GRANTOR, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Casey Lammers, a married person, and Corey Lammers, a married person, GRANTEE, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

An Undivided One-Half Interest: The Southeast Quarter (SE1/4) of Section Twenty-Nine (29), Township Two (2) North, Range Eleven (11), West of the 6th P.M.

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

EXECUTED: U, ≥

Steven J. Lammers, Grantor

State of Nebraska	)
	) ss.
County of Adams	
<del></del>	ment was acknowledged before me on this 2 day of 10, 2020, rs, a single person, GRANTOR.
MA MA	NOTARY - State of Nebraska TTHEW D. BAACK Innn. Exp. January 9, 2021

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		S	ale Date	School District Code								
91	20	20	1849		6/	5/2009	Base:	91-	0074 Affiliated: Unified:						
Location	ID	Sale	Number	Useability & Code #			Yye y	Parcel Number							
0003191	L00	:	159		4	05	Tw	n Rng	Se	ect Qrt	Subdiv	Area	Bik	Parcel	
Date of Sale Assesse			ale Assessed	Val	ıe		4133			0	0 0	20015		000	8010
Land		Imp	rovements			Total			Date of Sale Property Classification Code						
2	,165		33,045	5		35,210	Status	T	Property Ty	уре	Zoning	Locatio	n Ci	ty Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL (E	H)			A) <b>1</b>	В	) 01	'	O) 1	D) <b>1</b>	E)	6	F) <b>1</b>
		···		17.1.19		Residenti	al				1.40.5.20 1.40.5.20	Comme	rcial		
grant the second	Mul	ltiple Imp	provements:	Multi	ple. Impi	overnents.:			Multiple	Impi	rovements.	<u> </u>	<u> </u>		
			1. 1		ruction I		915		Construc						
		1	Floor:	Floor	Sq. Ft. :	1,	200		Floor Sq	. Ft. :					
	- 1	Buildin		Cost :		115,	285		Cost:						
Single Family	Style:	101		Resi	dential	Condition:	20		Comme	rcia	l Occupar	cy Code:			
(100) 🗆 Mo	bile Hon	ne		(10)	г <u>П</u>	Worn Out			Primary	=	C	therl:		Other2:	
(101) 🗷 One	Story			(20)	<b>*</b> ]	Badly Worn		'	Comme	rcia	l Constru	ction Class		an in the Sec. Sec.	
(102) 🗆 Two	o Story			(30)		Average			(1)	l Fi	reproof St	ructural Ste	el Frame	2	
(103) 🗆 Spli	it Level			(40) 🗆 Good				(2) ☐ Reinforced Concrete Frame							
(104) 🗆 11/	2 Story			(50) □ Very Good				(3) Masonry Bearing Walls							
(111) 🗆 Bi-I	Level			(60)   Excellent				(4) Wood or Steel Framed Ext. Walls							
(106) □ Oth	er								(5)   Metal Frame and Walls						
Townhouse or	Duplex	x Style:		Residential Quality: 30				(6) □ Pole Frame							
(301) 🗆 One	Story			(10)		.ow			Cost Ra	nk:	- 4		Conditi	on:	
(302) 🗆 Two	Story			(20) 🗆 Fair				(10) □ Low (10) □ Wom Out							
(307) 🗆 1 1/2				(30) 🗷 Average				(20)  Average (20)  Badly Worn						Worn	
(308) □ Spli				(40) □ Good				(30)  Above Average (30)  Average							
(309) 🗆 2 1/3				(50)		ery Good			(40) ☐ High (40) ☐ Good						
(304) 🗆 One				(60)   Excellent				(50) □ Very Good							
(305) □ Two	Story I	Duplex											(60)	Excell	ent
Assessor's	Adju	stment	to Sale Pr	ice (	(+ or	-):									
Assessor Co	mment	s and R	eason for Ac	ljust	ment:		1								
AFFIDAY	/IT F	OR TR	ANSFER C	N I	EATH	; INCLUI	DES DEA	TH	CERT 1	FOR	DEAN	ERNESI	1		
KARSTII	N .														
C	<u> </u>					<del></del>		٦					<del></del> .		
Comments f	OIII						9	Jomi	nents:						-
														(Conti	nue on back)

### **Real Estate Transfer Statement**

**FORM** 

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

521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 2009 4 Date of Deed	22 7670
ADAMS - 1	Mo. Day Syr. 400 Mo. Day	1000 yr. 2000
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)	
DEAN E KARSTING	Grantee's Name (Buyer) LAMIRA L. KARSTING	
Street or Other Mailing Address PO BOX 144	Street or Other Mailing Address PO BOX 144	
City State Zip Code BLUE HILL NE 68930	BLUE HILL State NE	Zip Code 68930
Phone Number (000) 000-0000	Phone Number (000) 000-0000 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	
Rmail Address	Email Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C in	f property is also a mobile home.	
1	Property Type	(C)
✓ Improved     ✓ Single Family     ☐ Industrial       ☐ Unimproved     ☐ Multi-Family     ☐ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
	nd Contract/Memo Partition Sheriff	Other Att Valley
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea		or Transle
9 Was the property purchased as part of an IRS like-kind exchange?   10 Type of Transfer		ansfer on Death
(I.R.C. § 1031 Exchange)		ustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	ther (Explain) No, state the intended use.)
Yes No	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	tives? (If Yes, check the appropriate box.)  arthership, or LLC Self Other	
Brothers and Sisters Grandparents a		JI
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
*35 <sub>1</sub> 210	Yes No \$	%
16 Does this conveyance divide a current parcel of land?  ☐ Yes  ✓ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	' (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
301 N WEBSTER	LAMIRA L. KARSTING PO BOX 144	
18a No address assigned 18b Vacant land	BLUE HILL, NE 68930	
20 Legal Description		
SEE ATTACHED		
0127117101120		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	22	0.00
	\$	
	\$	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		
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	it and that it is, to the best of my knowledge and belief, true, co	mplete, and
VENNIFER FLEISCHER		(402) 762-3524
Sign Print or Type Name of Grantee of Authorized Representative	ATTORNEY	Phone Number
	Title	Date
Register of Deed's Use Onl	ly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 1 Day & Yr. ab \$ Exempt #16	BK2020, Kg 1849	014 86 70 014 77 100
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Authorized by Neb. He	ev. Stat. §§ 76-214, 77-1327(2)

A parcel of land in Lot Two (2), Hawley's Sub-division of the Out Lot Four (4), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at the Southwest corner of said Lot 2; thence due East on the South line of said Lot 2 a distance of one hundred forty-five (145') feet; thence due North sixty feet (60'); thence due West one hundred forty-five feet (145'); thence due South along the West lot line of said Lot 2 a distance of sixty (60') feet to the point of beginning.;

BK2020, Pg 1849

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 o day
of July A.D., 20, 20, at 2:04
o'clock OM. Recorded in Book 2016
on Rage 1849-1851
druise Petich County Clerk
ධ <u>ූ අව</u> Deputy
IndCompAssessorCarded

TO THE PROPERTY OF THE PROPERT
NEBRASKA DOCUMENTARY
STAMP TAX
DIVINIL LAND
Data 1-6-2000
Udio
\$ FYENDITE 6 BY CLD
740-21-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1

STATE OF NEBRASKA	)
	)SS.
COUNTY OF WEBSTER	)

#### AFFIDAVIT FOR TRANSFER OF REAL PROPERTY WITHOUT PROBATE

I, Lamira L. Karsting under penalty of perjury (Nebraska Revised Statute §28-915), affirm the following to be true:

- 1. thirty days have passed since the death of Dean E. Karsting and I have attached to this affidavit a certified or authenticated copy of the death certificate;
- 2. The deceased is the sole owner of a one-half interest in the real property described as a parcel of land in Lot Two (2), Hawley's Sub-division of the Out Lot Four (4), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at the Southwest corner of said Lot 2; thence due East on the South line of said Lot 2 a distance of one hundred forty-five (145') feet; thence due North sixty feet (60'); thence due West one hundred forty-five feet (145'); thence due South along the West lot line of said Lot 2 a distance of sixty (60') feet to the point of beginning.;
- 3. Based on the assessed value of the real property through the County Assessor/Register of Deeds in the year of death, the value of all the real property in Nebraska belonging solely to the deceased is \$25,000.00 or less and the value of the entire probate estate (real property *plus* personal property value) is \$17,745.00;
- 4. There is no Personal Representative, application for Personal Representative, or petition for Personal Representative either pending or granted in another court;

BK2020, Pg 1850

- 5. I am entitled to the real property pursuant to the intestacy statutes of Nebraska Revised Statute §20-2302(3) as if was in effect at the time of death.
- 6. I have made an investigation and have been unable to discover or determine that there was a Will.
- 7. No other person has a right to the real property.
- 8. I will file this affidavit with the Register of Deeds Office of the county in which the real property is located (Webster County); and
- 9. I will file the affidavit and certified or authenticated copy of the death certificate in any other county in Nebraska in which the deceased owns real property that is subject to this affidavit.

Dated: 6-27-20

Lamira L. Karsting

PO Box 144

Blue Hill, NE 68930

State of Nebraska )
)ss
County of Webster )

This document was acknowledged before me on 22 nd day of \_\_\_\_\_\_\_, 2020, by Lamira L. Karsting.

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

### STATE OF NEBRASKA

BK2020, Pg 1851

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, IT CERTIFIES THE BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS.

DATE OF ISSUANCE

JUN 2 4 2009

LINCOLN, NEBRASKA

Stanley A. COOREN STANLEY S. COOPER ASSISTANT STATE REGISTRAR DEPARTMENT OF HEALTH AND HUMAN SERVICES

Ł	<del></del>	RASKA – DEPARTI	ERTIF	ICATE	DHUMANSE OF DEAT	HVICES FINA <b>H</b>	NCE AND S	SUPPOPU	9 2548
\$200 <u></u>	1. DECEDENT'S-NAME (First,	Middle,	Last,		Suffix)	2. SE	x	3. DATE (	OF DEATH (Mo., Day,
	Dean  4. CITY AND STATE OR TERRITORY, OR FOREIGH	Ernest	Karst				ale		5, 2009
	WORTH AND STATE ON TERRITORY, OF FOREIGI	N COUNTRY OF BIRTH		iE-Last Birthd 's.)			INDER 1 DAY	6. DATE C	F BIRTH (Mo., Day,
	Hastings, Nebraska			81	MOS.	DAYS HOL	RS MINS		
	7. SOCIAL SECURITY NUMBER	<del></del> -		8a.PLACE O	<u> </u>			Septe	mber 29,
				HOSPITA			_		
	8b. rawikii 7-NAME (If not institution, give	street and number)		nusella	an:	patient	CITABLE:	Nursing Home	ALTC I Hospice Fac
					D E	P/Outpatient	7	Decedent's H	gme
	305 N. Webster Street				0.0	ra ·			
8	8c. CITY OR TOWN OF DEATH (Include Zip Code)			<u> </u>			Y OF DEATH	Other (Specify	<u> </u>
	Blue Hill, 68930						ster		
9		9b. COUNTY		gr.	CITY OR TOWN	1 460	Ster		
	Nebraska	Webster		"	Blue Hi	17			
3-7-4	AL STREET AND NUMBER					e. APT, NO	9f. ZIP CODE		1 2 11101
30	05 N. Webster Street				1		68930		9g. INSIDE CITY
1	Oa. MARUTAL STATUS AT TIME OF DEATH X Marri	ed Never Married	10b, NAME	OF SPOUSE	(First, Middle, La	st. Suffix) If wife	rive maiden or		Q YES
	Married, but separated   Widowed   Diverced	- Unimous			,,	-4	Secomoracit III	allig,	
<b>N</b> —		_ BINDOM	Lami	ra Lou	ise Koe	nke			
11	1. FATHER'S-NAME (First, Middle	. Last,	Suff		MOTHER'S-NAM		Mid	dle	Maiden Surna
<b>—</b>	Ernest	Karsti	ng			Pear1	HIIO		
19	S. EVER IN U.S. ARMED FORCES? Give dates of se res, no, or unk.) Yes	rvice if yes. 14s, INFO	RMANT-HAN	(E				145 001	Robertson
	/es, no, or unk.)Yes, 9-10-1950	La	mira :	Karsti	ng,			į.	fe.
15		ER-SIGNATURE	1/10	7 ]		CENSE NO.			.TE (Mp., Day, Yr.)
3	XBurlet ☐ Donation	And C	SKS	UM.	4	1211	5		10, 2009
	☐ Cremation ☐ Enternament 18d ENETE	RY, CREMATORY OR C	OTHER LOCA	OTON		CITY/TOW	v	o une	STATE
1	☐ Removel ☐ Other (Specify)								-1n=
	Blue	Hill Ceme	tery			Blue	Hill		Nebraska
1/a	R PUNERAL HOME NAME AND MAILING ADDRESS	(Street, City or Town, S	State)						17b. Zip Code
3898	erten-Butler Mortuary,	P.O. Box	185, 1	Blue H	ill, Neb	raska			68930
18.	PART I Enter the chain of weath disease in wife	e mande of the	DO HITE	semustan	ctionsland	examples		A de la	
	PART I. Enter the chain of events—diseases, injuries, respiratory arrest, or ventricular fibriliation without sh	or complications that c	irectly cause	d the death. Do	NOT enter termin	nal events such a	s cardiac erres	t, AP	PROXIMATE INTERVA
	IMMEDIATE CAUSE:	oning the study, DO N	VOI ABBREVI	ALE. Enter on	y one cause on a l	ine. Add addition	al lines if necess	sary.	
								ons	et to death
IMA	MEDIATE CAUSE (Final (8) Respin	ratory arr	est					i In	mediate
	sease or condition resulting DUE TO, OR AS A CO	NSEQUENCE OF:							et to death
Ser	quentially list conditions, if (ii) Chroni	ic roomir-	+					I i	
any	MILETO OR AS A CO.	ic respira	cory 1	usuIII	clency				years
	lines. erthe UNDERLYING CAUSE							l onse	t to death
(dia	sease or injury that initiated (c)							i	
LAST		ISEQUENCE OF:						1 ODES	I to death
	(d)							1	
18. 1	PART II. OTHER SIGNIFICANT CONDITIONS-Conditions	nns contribution to the	footh him and	roculfie - '- '				-	
		and designating to the t	nesthi Daffilofi	resomoù io (uë	underlying cause	given in PART I.			EDICAL EXAMINER
									ONER CONTACTED?
20. I	IF FEMALE:	21a. MANNER C	OF DEATH		215 15 70 **	ISPORTATION IN	Direct as	X YES	
CI N	Not pregnant within past year		☐ Homiskie			ISPORTATION IN It/Operator			Y PERFORMED?
□ P	Pregnant at time of death	☐ Acciden	nt 🔾 Pending I	nyesilaation	Pass	enger		YES A	ои 🗹
	Not pregnant, but pregnant within 42 days of death	☐ Suicide		be determined	☐ Peds	strian	944 140	DE AUTORO	EIMPINOS 412
	Not pregnant, but pregnant 43 days to 1 year before death	1	- COURT NOT	ne ARISHBIJBO	☐ Othe	r (Specify)		MPLETE CAUS	FINDINGS AVAILABLE FOEDEATH?
ט ם	Inknown if pregnant within the past year						1		eofdeath? (1) no
22a.	DATE OF INJURY (Mo., Day, Yc.) 22b. TIME	OF INJURY 22c. P	LACE OF INJ	URY-At home.	farm, street, facto	ory, office buildin			
		m				.,	, someasubit	ver. (oper	
	INJURY AT WORK? 22s. DESCRISE HOW INJU	IRY OCCURAED							
22d, [	YES NO								
	i	COV	/TOWN						
	<del></del>						SIAIE		ZIP CODE
	OCATION OF INJURY - STREET & NUMBER, APT. NO.	. Citi,			M. DATE CONT			T0/F 05	
22f, LI	OCATION OF INJURY - STREET & NUMBER, APT. NO.		<del></del>	_		T) /Ma Paul		TIME OF DEAT	
22f, LI	OCATION OF INJURY - STREET & NUMBER, APT. NO.			NEY		D (Mo., Day, Yr. 15. 200			
22f, LI	OCATION OF INJURY - STREET & NUMBER, APT. NO.	IC. TIME OF DEATH		eled by Pysician Toriney	June	15, 200	9	8:00	P. m
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22f, Li	OCATION OF INJURY - STREET & NUMBER, APT. NO.	ic. TIME OF DEATH	m ce	REF S PHYSICIAN  UNITY ATTORNEY  ONLY	June 24c. PRONOUNCE June	15, 200 ED DEAD (Mo., D 05, 200	9 Jay, Yr.) 24d 9	8:00 TIMEPRONOL 8:33	P. m INCED DEAD P. m
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Attending PHYSICIAN 22	CCATION OF INJURY - STREET & NUMBER, APT. NO.  23a. DATE OF DEATH (Mo., Day, Yr.)  23b. DATE SIGNED (Mo., Day, Yr.)  23d. To the best of my knowledge, death occurred and due to the cause(s) stated. (Signature and	Rc.TIME OF DEATH at the time, date and plea nd Title ) ▼		To be completed by CORONER'S PHYSICIA or COUNTY ATTORNE ONLY	June 24c. PRONOUNCE June 24e. On the basis the time, date	15, 200 ED DEAD (Mo., to 05, 200 of examination are and place and to	9 Day, Yr.) 24d 9 Int/or investigation to the cause	8:00 TIMEPRONOL 8:33 on, in my opinio a(s) stated, (Sig Webs	P. m INCED DEAD P. m
Attending PHYSICIAN 22	COGATION OF INJURY - STREET & NUMBER, APT. NO.  23a. DATE OF DEATH (Mo., Day, Yr.)  23b. DATE SIGNED (Mo., Day, Yr.)  23d. To the best of my knowledge, death occurred and due to the cause(s) stated. (Signature and DTOBACCO USE CONTRIBUTE TO THE DEATH?	Rc.TIME OF DEATH at the time, date and plea nd Title ) ▼		To be completed by CORONER'S PHYSICIA or COUNTY ATTORNE ONLY	June 24c. PRONOUNCE June	15, 200 ED DEAD (Mo., t 05, 200 of examination are and place and t	9 Day, Yr.) 24d 9 diversifyed to the cause	8:00 TIMEPRONOL 8:33 on, in my opinio a(s) stated, (Sig Webs	P. m  NOCED DEAD P. m  on death occurred at posture and Title) \( \psi \) Ster Count Attorney
Attending PHYSICIAN 227	23a. DATE OF DEATH (Mo., Day, Yr.)  23b. DATE SIGNED (Mo., Day, Yr.)  23b. DATE SIGNED (Mo., Day, Yr.)  23d. To the best of my knowledge, death popured a and due to the cause(s) staked. (Signature and DEADLE CONTRIBUTE TO THE DEATH?  YES DING PROBABITY DINKMY	ic. TIME OF DEATH  If the time, date and plet If title )   26a, HAS OR	IGAN OR TIS	Tobe completed by CORONERS PHYSICIA CORONERS PHYSICIA CORONERS PHYSICIA CORONERS PHYSICIA CORONERS PHYSICIA	June 24c. PHONOUNCE June 24c. On the basis the time, date Aar ON BEEN CONSTR	15, 200 ED DEAD (Mo., II 05, 200 of examination are and place and of	9 24d 9 24d 9 24d on the cause of the cause	8:00 TIME PRONOL 8:33 on, in my opinic a(s) stated. (Sign Webs	P. m  NOCED DEAD P. m  on death occurred at posture and Title) \( \psi \) Ster Count Attorney
WW 25 Attending PHYSICIAN 22	COATION OF INJURY - STREET & NUMBER, APT. NO.  23a. DATE OF DEATH (Mo., Day, Yr.)  23b. DATE SIGNED (Mo., Day, Yr.)  23b. DATE SIGNED (Mo., Day, Yr.)  23d. To the best of my knowledge, death occurred a and due to the cause(s) stated, (Signature are an adventional to the cause(s) stated and cause (s) stated and cau	it the time, date and plant time, date and plant time)   26a, HAS OR  LO YES  N. CORONER'S PHYSIC	GAN OR TIS	To be completed by	June 24c. PRONOUNCI June 24c. On the basis the time, date  ON BEEN CONSIDER  TY (Type or Print)	15, 200 ED DEAD (Mo., L 05, 200 of examination are and place and c	9 (24d) 24d (27d) 24d (27d	8:00  TIME PRONOL 8:33  on, in my opiniol a(s) stated. (Sig Webs ENT GRANTEI if 26a is NO	P. m INCED DEAD P. m In death occurred at gnature and Title) ¥ Ster Count Actorney
ANA STATE ONLY STATE ONLY STATE ONLY STATE ONLY STATE ONLY STATE ON THE ONLY STATE OF THE ONLY STATE O	23a. DATE OF DEATH (Mo., Day, Yr.)  23b. DATE SIGNED (Mo., Day, Yr.)  23d. To the best of my knowledge, death occurred a and due to the cause(s) stated. (Signature are to the cause(s) stated.)  DI TOBACCO USE CONTRIBUTE TO THE DEATH?  YES  NO PROBABLY UNKNOWN.  ME. TITLE AND ADDRESS OF CERTIFIER PHYSICIAL  ME. TITLE AND ADDRESS OF CERTIFIER PHYSICIAL  METTY McDole, Webster Co.)	it the time, date and plant that the time, date and plant that the time, date and plant that the time.  26a, HAS OR  27 YES  N. CORONER'S PHYSIC	GAN OR TIS	To be completed by	June 24c. PHONOUNCE June 24c. On the basis the time, date Aar ON BEEN CONSTR	15, 200 ED DEAD (Mo., to 05, 200 of examination are and place and to 05, 200 DERED? 28	9 24d 9 24d 9 24d 9 24d	8:00 LTIME PRONOL 8:33 on, in my opinic a(s) stated. (Sig Webs ENT GRANTER if 25a is NO	P. m  INCEDIDEAD P. m  In death occurred at the later Count Attorney  PYES I NO  68970
ANA STATE ONLY STATE ONLY STATE ONLY STATE ONLY STATE ONLY STATE ON THE ONLY STATE OF THE ONLY STATE O	COATION OF INJURY - STREET & NUMBER, APT. NO.  23a. DATE OF DEATH (Mo., Day, Yr.)  23b. DATE SIGNED (Mo., Day, Yr.)  23b. DATE SIGNED (Mo., Day, Yr.)  23d. To the best of my knowledge, death occurred a and due to the cause(s) stated, (Signature are an adventional to the cause(s) stated and cause (s) stated and cau	it the time, date and plant time, date and plant time)   26a, HAS OR  LO YES  N. CORONER'S PHYSIC	GAN OR TIS	To be completed by	June 24c. PRONOUNCI June 24c. On the basis the time, date  ON BEEN CONSIDER  TY (Type or Print)	15, 200 ED DEAD (Mo., to 05, 200 of examination are and place and to 05, 200 DERED? 28	9 24d 9 24d 9 24d 9 24d	8:00  TIME PRONOL 8:33  on, in my opiniol a(s) stated. (Sig Webs ENT GRANTEI if 26a is NO	P. m  INCEDDEAD P. m  In death occurred at the later Count Actorney  OF SEE NO  68970

Cnty No. Boo		ok	Page	Sal	School District Code										
91	20	20	1865	7/3	/2020	Base: <b>01-0123</b> Af				iliated:		Unified:			
Location ID		Sale	Number	Useability & Code #						Parcel Number					
002008800	0	160		4	05	GeoCde	Twn	Twn Rng S		ct Qrt	Subdiv	Агеа	Blk	Parcel	
Date of Sale Assessed Value						4245	3	11	1	0 0	00000	1	000	0000	
Land Impro			provements	Т	otal	Date of Sa				Property	Classifica	cation Code			
271,3	05		1,830		273,135	Status Property Type		pe	Zoning	Location	n City Size		Parcel Size		
	1,	Irrigation Type:			A) 1	B)	05		C) <b>5</b>	D) <b>3</b>	E)	0	F) <b>9</b>		
LCG			ACRES:	VA	LUE:		LCG			ACR	ES:		VALI	J <b>E:</b>	
IRRIGATED	1A1					GRASSLAND 1G1			6	91,635					
1A						IG				8.390	11,450				
2A1						2G1 <b>11.440</b>			1.440	15,615					
2A						2G									
3A1							3G1 <b>0.220</b>			0.220	300				
	3A							3	G						
	4Al							40	<del>3</del> 1						
	4A					4G			G						
DRYLAND	lD1		20.710		48,360	Shelterbelt/Timber			er						
	ID		17.370		40,560	Accretion			n						
	2D1					Waste		te		2.250	40				
	2D		16.270		31,890	Other		<u> </u>							
	3D1		10.340		20,265	AG LAND TOTAL		L		5.270	262,655				
3D			<del></del>			Roads		ls		3.990					
	4D1		0.090		170		F	arm Site	es	:	1.000			8,650	
	4D	Section 1	1.060		2,005			me Site							
							R	ecreatio	n						
Dwel								Oth							
Outbuildings					1,830	Non	-AG T	OTA	L	4	1.990			8,650	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	-
QCD; TRANSFER 1/3 INTEREST INTO A LLC	
Comments from	Comments:
	(Continue on back)

### **NEBRASKA**

### **Real Estate Transfer Statement**

160

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. Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.							
1 County Name   2 County Number   WEBSTER - 91	3 Date of Sale/Transfer  Mo. 07 Day 03 Yr. 2020  4 Date of Deed  Mo. 07 Day 03 Yr. 2020							
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Of Day O3 Yr. 2020 Mo. O3 Day O3 Yr. 2020  6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) James L. Cronin. Jr.	Grantee's Name (Buver)							
Street or Other Mailing Address	Crystal Land Company, LLC, a Nebraska limited liability company Street or Other Mailing Address							
1,584 Meadowside Drive  City State Zip Code	1061 Road							
St. Louis         MO         63146	Bladen NE 68928							
Phone Number (314) 994-0577	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (314) 994-0577 If Yes, is the grantee a \$09(a) foundation? Yes V No							
Email Address j.cronin@hawkds.com	Email Aridress j.cronin@hawkds.com							
7 Property Classification Number. Check one box in categories A and B. Check C if								
	Property Type (C)							
Joint Single Family Industrial Unimproved Multi-Family ✓ Agricultura	Mineral Interests-Nonproducing State Assessed Mobile Home							
OLL Commercial Recreational	Mineral Interests-Producing Exempt							
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Lea								
Cemetery Death Certificate - Transfer on Death Executor Min								
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1831 Exchange)  10 Type of Transfer  Distribution  Foreck	osure Inrevocable Trust Revocable Trust Transfer on Death  Life Estate Sale Trustee to Beneficiary							
Yes No Court Decree Exchange Granto.								
11 Was ownership transferred in full? (II No, explain the division.)  Yes V No Grantor conveyed 1/3 interest in real estate	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.	✓ Yes No							
✓ Yes No Aunt or Uncle to Niece or Nephew ✓ Family Corp., Pa								
Brothers and Sisters Grandparents and								
Ex-spouse Parents and Chi	ild Step-parent and Step-child							
·	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
273,135  16 Does this conveyance divide a current parcet of land?	Yes V No \$ %  17 Was iransfer through a real estate agent or a title company? (If Yes, include the name							
✓ Yes No	of the agent or title company contact.) Yes							
	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
FILE NE GOOD	Crystal Land Company, LLC 1061 Road T							
I I	Bladen, NE 68928							
20 Legal Description								
Northeast Quarter (NE 1/4), Section Ten (10), Township Three (3) Nor	th, Range Eleven (11) West of the 6th P.M., Webster County,							
Nebraska								
21 If acricultural list total number of acres 160.26								
21 If agricultural, list total number of acres160.26								
22 Total purchase price, including any fiabilities assumed								
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, ent	er dollar amount and attach itemized list.) 23 \$ 0,00							
	\$ 2,00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)								
25 If this transfer is exempt from the documentary stamp tax, list the exemption r	lumber (5)(D)							
correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and beilief, true, complete, and							
Andrew J. Huber	(402) 397-7300							
Sign Print or Type Name of Grantee of Authorized Representative	Attorney Phone Number 07/07/2020							
	Ue Date							
Register of Deed's Use Only 6 Date Deed Recorded 27 Value of Stamp or Exempt Number 2	8 Recording Data							
Mo. 7 Diay 8 Yr. 2020 \$ Exempt # 56	BK2020, Pg 1865							
ebraska Department of Revenue	Authorized by Ne's Rev. Stat. §§ 76-214, 77-1327(2)							

Bk 2020, Pg 1865 Index NEBRASKA DOCUMENTARY Computer STAMP TAX State of Nebraska ss. County of Webster Assessor Date: 07/08/20 Carded \$ Ex05b By AS Entered on the numerical index and filed for record in the Clerk's office of said county this 08 day of July A.D., 2020, at 10:54 o'clock AM. Recorded in Book 2020 on Page 1865 Downer Tetsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded Please Return to: Daniel C. Pauley, Lamson Dugan & Murray LLP, 10306 Regency Parkway Drive, Omaha, NE 68114 SPACE ABOVE THIS LINE FOR RECORDER **QUITCLAIM DEED** JAMES L. CRONIN, JR., an Individual, hereinafter GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from CRYSTAL LAND COMPANY, LLC, a Nebraska limited liability company, hereinafter GRANTEE, hereby quitclaims and conveys to GRANTEE the following described real estate situated in Webster County, Nebraska: An Undivided One-Third (1/3) Interest in the Northeast Quarter (NE1/4), Section Ten (10), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska. TOGETHER with all and singular the hereditaments and appurtenances belonging to such real estate; TO HAVE AND TO HOLD such real estate unto Grantee, and its successors and assigns, forever. This conveyance is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(5)(b). JAMES L. CRONIN, JR., an Individual STATE OF MISSOURI )ss. COUNTY OF ST. LOUIS CITY On this 3ed day of Vilu , 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared James L. Cronin, Jr., an Individual, Grantor.

Page 1 of 1

Notary Public

TELLY M. WILLIAMS
Notary Public - Notary Seal
STATE OF MISSOUR!
St. Louis City
My Commission Expires: Mar. 23, 2023
Commission # 15634176

Cnty No.	Boo	k	Page	age Sale Date School Dis							ol Dis	trict Cod	В			
91	202	20	1911	7/1	/2020	Base: <b>91-0002</b> A				iliate	ed:		Unified:			
Location ID Sale Number Useability & Code #				Parcel Number												
00200470	0	,	161	4 05		GeoCde	Twn	Rng	Rng Se		Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4245	3	11	2	7	0	00000	1	000	9765	
Land Improvements Total					Date of Sale Property Classification Code											
3,118,9	3,118,955 3,118,955			118,955	Status Property Type			ре	Zoning Location			n City Size		Parcel Size		
		Irrigat	ion Type:	1		A) <b>2</b>	B)	05		C)	5	D) <b>3</b>	E)	0	F) 9	
LCG		 	ACRES:	VAI	LUE:	alement de la companya de la company	LCG				ACR	ES:		VAL	UE:	
IRRIGATED	1A1					GR	ASSLA	ND 1	G1		14	9.440		2	03,985	
	1A		86.390	:	1G			1G	28.000			38,220				
	2A1		48.600	:	2G1				41.100			56,105				
	2.A		256.720	9	2G			2G	64.400			87,9				
	3AI		4.000				30	Gl								
	3A							3	3G							
	4A1		35.200	:	127,775			40	31							
	4A		222.590		308,005			Ž	4G							
DRYLAND	1D1					S	helterbe	elt/Timb	ет							
	1D		23.430		54,705			Accreti	on							
	2D1		5.420		11,410			Was	ste			6.300			1,135	
	2D		67.070	1	L31,460			Oth	<del>-</del> -							
	3DI		7.000		13,720	AG L	AND T	ГОТА	$\mathbf{L}$	-		7.810		3,1	18,955	
	3D					<del></del>	<del></del>	Roa	—⊢		2	2.000	77.73	<u> </u>	<u> </u>	
	4D1		2.200	_	4,160			arm Sit	$\dashv$							
	4D		59.950	1	13,305			ome Sit								
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	llings	<u> </u>		-	i	жт	A C C	Oth				2 000		·—·····		
Outbuil	ungs			• •		Non	-AG 7	IUIA	T-		2	2.000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY INTO A REVOCABLE TRUST	
Comments from Com	ments:
	(Continue on back)

Good Life, Great Service. DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

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

**FORM** 521

The deed will not be recorded unless this statement	ent is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	1 2020					
WEBSTER - 91		y1Yr2020					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
Cole Uden, Temp Conservator/Joy P. Uden Estate	Heritage Bank, Trustee, Joy P. Uden Revo	cable Trust					
Street or Other Mailing Address 3014 W. Villa Maria Dr.	Street or Other Mailing Address P. O. Box 329						
City State Zip Code 85053		Zip Code 68818					
Phone Number (402) 672-4538	Phone Number (402) 694-3136 Is the grantee a 501(c)(3) organi. If Yes, is the grantee a 509(a) four	ation? Yes ✓ No No					
Email Address mr.uden@hotmail.com	Email Address arnettst@bankonheritage.com						
7 Property Classification Number. Check one box in categories A and B. Check C		(0)					
	B) Property Type	(C)					
☐ Improved       ☐ Single Family       ☐ Industrial         ☑ Unimproved       ☐ Multi-Family       ☑ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home					
Bill of Sale Corrective Easement L	and Contract/Memo Partition Sheriff ease Personal Rep. Trust/Trustee lineral Quit Claim Varranty	Other					
		ansfer on Death					
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Auction  Easement  Gift	Life Estate Sale T	ustee to Beneficiary ther (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.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)						
	Partnership, or LLC  Self  Oth	er					
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse						
Ex-spouse Parents and 0	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.)					
\$3,118,955	L Yes ✓ No \$	%					
16 Does this conveyance divide a current parcel of land?  ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	(If Yes, include the name					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S						
See attachment	Heritage Bank, Trustee, Joy P. Uden Rev. Trust P. O. Box 329						
18a No address assigned 18b Vacant land	Aurora, NE 68818						
20 Legal Description							
See attachment							
21 If agricultural, list total number of acres 1121 I +/-							
21 if agricultural, list total number of across	1 16						
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.)						
${\bf 24}$ 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							
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.  Michael E. Sullivan	ent and that it is, to the best of my knowledge and belief, true, or	omplete, and (402) 462-2119					
Print of Type Name of Grantee or Authorized Representative		Phone Number					
sign Museuse Cu	Attorney	7- 7-2020					
here Signature of Grantee or Authorized Representative	Title	Date 0					
Register of Deed's Use O	nly	For Dept. Use Only					
26 Date Deed Recorded  Mo. 1 Day 13 yr 20   27 Value of Stamp or Exempt Number   \$ Exempt # 4	28 Recording Data BK 2020 Pa 1911						
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017		ev. Stat. §§ 76-214, 77-1327(2)					

#### ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Grantor: Cole Uden, Temporary Conservator of the Estate of Joy P. Uden, a Protected Person

Grantee: Heritage Bank, Hastings, Nebraska, Trustee of the Joy P. Uden Revocable Trust

#### 14. What is the current market value of the real property:

Property No. 1: \$1,292,690

Property No. 2: \$ 647,475

Property No. 3: \$ 526,550

Property No. 4: \$ 524,915

Property, No. 5: \$ 127,325

Total \$ 3,118,955

#### 20. Legal Descriptions:

#### Property No. 1:

The Northeast Quarter (NE1/4) and the South One-half (S1/2) of Section Twenty-seven (27), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

#### Property No. 2:

The North One-half of the Northwest Quarter (N1/2NW1/4) and the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

#### Property No. 3:

The Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska:

#### Property No. 4:

The Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

#### Property No. 5:

The North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-eight (28), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

BK 2020, Pg 1911

State of Nebraska Sss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of 1.04 A.D., 2020, at 11.26 o'clock a M. Recorded in Book 2020 on Page 1917 1912 County Clerk 10.00 Assessor Carded

NEBRASKA DOCUMENTARY
MEDIAONA DOCUMENTANTA
STAMP TAX
_A.i.\\
Data 1-13-20
L/ALO
CONOMITE BY /IN
Ψ <u></u>

Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

#### WARRANTY DEED

Cole Uden, Temporary Conservator of the Estate of Joy P. Uden, a Protected Person, GRANTOR, for and in consideration of funding the Joy P. Uden Revocable Trust, does hereby grant and convey to Heritage Bank, Hastings Nebraska, Trustee of the Joy P. Uden Revocable Trust, GRANTEE, the following described real estate in Webster County, Nebraska:

See Attached Exhibit "A"

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

Executed: <u>July 1st</u> , 2020.	M. $M$
	By: Cole Uden, Temporary Conservator of the Estate of Joy P. Uden,
	a Protected Person

STATE OF NEBRASKA	)
	) ss:
COUNTY OF ADAMS	)

The foregoing instrument was acknowledged before me on the <a href="lst">1st</a> day of <a href="July">July</a>, 2020, by Cole Uden, Temporary Conservator of the Estate of Joy P. Uden, a Protected Person (the said Joy P. Uden being an unmarried individual).

GENERAL NOTARY - State of Nebraska
NANCY R. KRAFTZIK
My Comm. Exp. April 18, 2023

Mancy & Kapty

BK2020, Pg 1912

#### Exhibit "A"

#### Webster County Real Estate

The Northeast Quarter (NE1/4) and the South One-half (S1/2) of Section Twenty-seven (27), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The North One-half of the Northwest Quarter (N1/2NW1/4) and the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

The North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-eight (28), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	S	ale Date				S	School District Code										
91	20	20	1918	7/	13/2020	Base: 6	55-00	05	Affi	liated:			Unified:							
Location	ID	Sal	e Number	Useabil	ity & Code#				ıber											
0013165	00		GeoCde	Twn	Rng	Se	t Qrt	Sı	ubdiv	Area	Blk	Pa	rcel							
	D	Sale Assessed		4135	4	9	3.	5 2	00	0000	1	000	00	00						
Land		Im	provements		Total		D	ate of	Sale	Proper	ty Cl	assifica	tion C	ode		1,				
167	,130				167,130	Status	Proj	erty Ty	ре	Zoning	I	ocation.	Cit	Size	Parce	el Size				
		Irriga	tion Type:			A) <b>2</b>	B)	05		c) <b>5</b>	D	) 3	E)	0	F)	9				
LCG			ACRES:	v	ALUE:		LCG			AC	RES:			VALI	J <b>E:</b>					
IRRIGATE		1				GR	ASSLA	ND 10	J1		37.				50,	505				
	1A							1	ιG											
	2A1						20	<b>3</b> 1		46.	000			62,	790					
	2A							2	2G					_						
	3A1							30	G1											
	3A							3												
	4A1							40												
	4A							4	IG											
DRYLAND	1D1		13.000		30,355	S	helterbe	lt/Timb	ег											
	1D							Accretion	on											
	2D1		-					Was	ste		55.	000			9,9	900				
	<b>2</b> D		5.000		9,800			Oth												
	3D1	-				AG L	AND I	OTA	$\mathbf{L}$	1.	58.			1	57,1	L30				
	3D							Roa			2.0	000		#K.L.	- :					
	4D1							arm Sit	-											
	4D		2.000		3,780			ome Sit	-											
					Recreation															
	wellings			-		72. T		Oth				000								
Outb	uildings		James Files			Nor	i-AG T	UIA	ᄓ		2.0	000								
					_				~		<b>T</b> T									

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	· · · · · · · · · · · · · · · · · · ·
Assessor Comments and Reason for Adjustment:		
WD		
33.10.40		
Comments from	Comments:	
	· · · · · · · · · · · · · · · · · · ·	
		(Continue on back)

## Good Life, Great Service.

DEPARTMENT OF REVENUE

**Real Estate Transfer Statement** 

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

**FORM** 521

162

The deed will not be recorded unless this sta	tement	is signed and items 1-25 are accurately completed	•
1 County Name 2 County Number		3 Date of Sale/Transfer 4 Date of Deed	13 2020
WEBSTER - 91 ▼		Mo. 7 Day 13 Yr. 2020 Mo. 7 D	ay 13 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) See attached		Grantee's Name (Buyer) Traci Novak	
Street or Other Mailing Address		Street or Other Mailing Address	
City State Zip Co	ode	City / State	Zip Code
Phone Number		Phone Number Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) fo	
Email Address n/a		Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Ch	eck C if	property is also a mobile home.	
(A) Status	(B)	Property Type	(C)
☐ Improved     ☐ Single Family     ☐ Industrial       ✔ Unimproved     ☐ Multi-Family     ✔ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational		Mineral Interests-Nonproducing State Assesse Mineral Interests-Producing Exempt	d Mobile Home
8 Type of Deed Conservator Distribution Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	Land		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 Easement  Court Decree Exchange	Foreclo Gift Grantor	Life Estate Sale	Transfer on Death Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  V Yes No		12 Was real estate purchased for same use? (If	No, state the intended use.)
Brothers and Sisters Grandp	Corp., Pa	artnership, or LLC Self Ot and Grandchild Spouse	her
14 What is the current market value of the real property?	Ī	15 Was the mortgage assumed? (If Yes, state the amount and	d interest rate.)
\$340,000  16 Does this conveyance divide a current parcel of land?	-	Yes V No \$17 Was transfer through a real estate agent or a title company	/2 (If Vas. include the name
Yes No		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 Grantee	Should be Sent
18a 🔽 No address assigned 18b 🔽 Vacant land			
The Northwest Quarter of Section Thirty-five (35) the 6th P.M., Webster County, Nebraska	5), To	ownship Four (4 ) North, Range Nine	(9) West of
21 If agricultural, list total number of acres			
22 Total purchase price, including any liabilities assumed			340,000.00
23 Was non-real property included in the purchase?  Yes  No (If	Yes, ent	er dollar amount and attach itemized list.)	i
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			340,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exer			
Under penalties of law, I declare that I have examined this statement, and that I am duly authorized to sign this statement.  Traci Novak	tatement	, and a second of the second o	202 - 303 - 967 Phone Number
Sign Print or Type Name of Grantee or Authorized Representative		Grantee	Phone Number 71/3/2020
here Signature of Grantee of Authorized Representative	— T	itle	
Register of Deed's U	Jse Onl	y	For Dept. Use Only
26 Date Deed Recorded  Mo Day		BK 2000 Pata 1918	
lebraska Department of Revenue		21442	Rev. Stat. §§ 76-214, 77-1327(2)

Matthew R & Celeste Hawley
1309 Highland Dr
Hastings NE 68901
402-879-1776

Brandon L & Saran Maendele 12205 W DLD Juniata NE 68955 402-879-1776

BK2020, Pg 1918

consessible benefit and	$\bigcup$
State of Nebraska Ss. County of Webster Ss. Entered on the	
numerical index and filed for record in the	
Clerk's office of said county this 13 day	
of Clock DA Recorded in Book 2020	THE PART OF THE PA
on Page 1918  On Auge Petochtounty Clerk	NEBRASKA DOCUMENTARY STAMP TAX
(o. 60 A) Deputy	Date 7-13-30
Ind Comp Assessor Carded	\$ <u></u>
Return to: Southern Title, LLC	
P O Box 221 Red Cloud, NE 68970	
	ANTY DEED
Brandon L. Macndele and Sarah C. Macndele	husband and wife, and Matthew R. Hawley and
Celeste B. Hawley, husband and wife, Grantors	s, in consideration of ONE DOLLAR (\$1.00) and
other valuable consideration received from Gra following described real estate (as defined in N	intee, Traci Novak, convey to Grantee, the
The Northwest Quarter of Section Thirty-five	(35), Township Four (4) North, Range Nine (9)
West of the 6th P.M., Webster County, Nebrask	a
Grantors covenant, jointly and severally, with C	Frantee that Grantors:
(1) are lawfully seised of such real esta	ate and that it is free from encumbrances;
<ul> <li>(2) have legal power and lawful author</li> <li>(3) warrant and will defend title to the</li> </ul>	rity to convey the same; real estate against the lawful claims of all persons.
(c) was an estate the file	real estate against the lawled claims of an persons.
Executed July 13, 2020.	
and,	
	Sand of Manadale
Brandon L. Maendele	Sarah C. Maendele
21-12 TH	Molara P. Harriland
Matthew R Hawley	LUNI / IMMULA
iviaunow ik. powiey	Celeste B. Hawley
STATE OF NEBRASKA )	V
) ss.	
COUNTY OF ADAMS )	
The foregoing instrument was acknowledged be	fore me on July $/3$ , 2020 by Brandon L.
Maendele and Sarah C. Maendele, husband and	wife.
	1 .087
GENERAL NOTARY - State of Nebraska	Seuse A Okwobald
TERESA L. THEOBALD My Comm. Exp. August 27, 2021 Notary	Public
STATE OF NEBRASKA )	
) ss.	
COUNTY OF ADAMS )	
The foregoing instrument was acknowledged bef	fore me on July /3, 2020 by Matthew R.

Hawley and Celeste B. Hawley, husband and wife.

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

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	e Date		1. 18.19		S	School District Code									
91	20	20	1942	7/6,	/2020	Base: 9	100	74	Affi	liated:		Unified:							
Location I	D	Sale	Number	Useability	& Code#					Parcel Number									
0017090	00		163	4	05	GeoCde Twn Rng		Se	ct Qrt	Subdiv	Area Blk		Parcel						
	D	ate of S	ale Assessed \	<sup>7</sup> alue		4133 4 10 1				5 0	00000	1	000	6715					
Land		Imp	rovements	T	otal	Date of Sale Property Classification Code													
746,	746,275				746,275	Status	Proj	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size					
÷ 		Irrigat	ion Type:			A) 2	B)	05		C) <b>5</b>	D) <b>3</b>	E)	0	F) 10					
LCG	+ 1	E	ACRES:	VAI	UE:		LCG			ACR	ES:	VALUE:							
IRRIGATED	) 1A1		8.500		32,130	GR	ASSLA	ND IO	31	2	6.510	36,185							
	1A		83.000	313,740			1	G	2	2.600	30,850								
	2A1							20	31		6.300		***************************************	8,600					
	2A 8.800				32,295			2	G		0.600			820					
	3A1							30	<del>3</del> 1										
	3A							3	G	,									
	4A1		1.700		6,170			40	<del>3</del> 1										
	4A			•.				4	G										
DRYLAND	1D1		1.700		3,970	S	helterbe	lt/Timb	ег										
	1D		65.400	1	52,710			Accretic	m										
	2D1		9.900		20,840			Was	te	1	1.050			1,990					
	2D	<u>-</u>	3.500		6,860			Oth											
	3D1					AG L	AND T		_		2.000	<u> </u>	7	46,275					
	3D							Road			8.000			*					
	4DI		41.840		79,080		F	arm Site	es			-							
	4D 10.600 20,035							me Site											
							R	ecreatic	п										
	ellings							Oth	_			-							
Outbu	ildings					Non-AG TOTAL 8.000													

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

## Nebraska Department of REVENUE

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

i additional space is needed, and an	auachment and identity the item.	
The deed will not be recorded unless this statemen	nt is signed and items 1-25 are accurately completed	l
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	06 2020
WEBSTER - 91		ay06 Yr2020
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)  Veldon Nemecek & Victoria Kroeker, Ttees-Nemecek Family	Grantee's Name (Buyer) Veldon W. Nemecek and Victoria L. & Ken	neth W. Kroeker
Street or Other Mailing Address 1658 Rd X	Street or Other Mailing Address 1658 Rd X	
City State Zip Code NE 68930	City State NE	Zip Code <b>68930</b>
Phone Number	Phone Number Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) for	ization? Yes No No No No
Email Address	Email Address	ondation: Too One
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
(A) Status (B	) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assesse	d Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural [  IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution Lai	nd Contract/Memo Partition Sheriff	Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le: ☐ Cemetery ☐ Death Certificate — Transfer on Death ☐ Executor ☐ Mir	ase Personal Rep. Trust/Trustee neral Quit Claim ✓ Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?		Transfer on Death
(I.R.C. § 1031 Exchange)		Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No No	12 Was real estate purchased for same use? (II	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
	A TOTAL CONTRACTOR CON	her
	and Grandchild Spouse	
Ex-spouse Parents and Cl		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	d interest rate.)
\$995,000	☐ Yes	%
16 Does this conveyance divide a current parcel of land?  Yes   No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)	y? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	
Rural Property Webster County, NE	same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
The South Half of Section Fifteen (15), Township Four (4) North, Rar EXCEPT The South 495 feet of the East 245 feet of the Southwest Q Southeast Quarter (SE1/4) of said Section.  21 If agricultural, list total number of acres		
	22  \$	0.00
	nter dollar amount and attach itemized list.) 23	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	00	
Under penalties of law, I declare that I have examined this statemen		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
sign / Must Mind to	Attorney	7-16-20
here Signature of Grangee or Authorized Representative	Title	Date
Register of Deed's Use-On		For Dept. Use Only
26 Date Deed Recorded  No. 1 Day 16 Y 20 \$ Exemp of Exempt Number  \$ Exemp of Hand	28 Recording Data RK2020 Pa 1942	
Nebraska Department of Revenue	UNACC 10	Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014		

BK2020, Pg

State of Nebraska 3ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day Tuly A.D., 2020 at 2 Recorded in Book County Clerk Deputy \_Carded\_ Comp

NEBRASKA DOCUMENTARY STAMP TAX

#### WARRANTY DEED

Veldon W. Nemecek and Victoria L. Kroeker, Co-Trustees of the Nemecek Family Trust under agreement dated July 3, 2001, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and DISTRIBUTION FROM TRUST, receipt of which is hereby acknowledged, conveys to Veldon W. Nemecek an undivided one-half interest and to Victoria L. Kroeker and Kenneth W. Kroeker, Co-Trustees and their successors in trust under the Victoria L. Kroeker Trust dated June 11, 1999, an undivided one-half interest, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of Section Fifteen (15), Township Four (4) North, Range Ten (10), West of the 6th P.m., Webster County, Nebraska, EXCEPT The South 495 feet of the East 245 feet of the Southwest Quarter (SW14) and the South 495 feet of the West 966 feet of the Southeast (SE¼) of said Section.

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 July \_\_\_\_\_, 2020.

Veldon W. Nemecek, Trustee

Victoria L. Krocker Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

Veldon W Names k, Trustee of the Nemecek Family Trust Trust.

DAVID B. GARWOOD My Comm. Exp. October 22, 2022

Comm. expires

STATE OF NEBRASKA, COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me on July 13 th, 2020, by Victoria L. Kroeker, Trustees of the Nemecek Family Trust Trust.

Comm. expires 8-16-2623

Aus an K. Scan lan

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale D	ate	School District Code													
91	20	20	1946		7,	/20/2	Base:	91	-0002 Affiliated: Unified:												
Location	m	Sale	Number	Useability & Code #					Parcel Number										skij. Geografie		
0001695	500	•	164		1			GeoCde	Tw	n B	նոg	Sec	t	Qrt	Sub	liv	Area	Blk	P	arcel	
	D	ate of S	ale Assessed	Val	ue		o Periodo A La companio	4491				00	)	0	101	15		000	00	000	
Land	1	Imp	rovements			Tota	i			Date	of S	Sale	Proj	ert	y Clas	sific	ation (	Code			
	865		18,405	05 19,270				Statu	s 1	Propert	roperty Type			ning	Loc	cation	Cit	City Size		el Size	
Assessor Lo	cation:	RED	CLOUD (F	C)			A) <b>1</b>	В	) (	01		C)	1	D)	1	E)	6	F)	1		
				Residential							· / /	T.	1 (0)		Com	mer	cial			V	
	Mul	tiple Im <sub>j</sub>	provements:	Mult	iple. In	nproveme	ents.:			Mult	iple.	Impro	veme	nts.:							
	1 1	Constr	uction Date:	Cons	tructio	n Date :	19	20		Cons	struct	ion D	ate :								
			Floor:	Floor	Sq. F	t.:	1,0	74	'	Floo	r Sq.	Ft.:									
		Buildin	g Cost New:	Cost	:		107,5	75	·	Floor Sq. Ft. :  Cost :											
Single Family	Style:	101		Resi	denti	al Cond	ition: 1	0		Con	nme	rcial	Occi	ıpan	cy Cod	e:	in de la	i de la composition della comp	1.44		
(100) 🗆 Mol				(10)	*	Wom	Out			Commercial Occupancy Code:  Primary: Other1: Other2:											
(101) 🗷 One	Story			(20)		Badly	Wom			Commercial Construction Class:											
(102) 🗆 Two	Story			(30) □ Average								Fire	ертос	f Str	uctural	Stee	Frame				
(103) 🗆 Spli	t Level			(40) Good								Rei	nfor	ed C	Concret	e Fra	me				
(104) 🗆 11/2	2 Story			(50) □ Very Good						(3)		Ma	sonry	7 Bea	aring W	alls					
(111) 🗆 Bi-I	.evel			(60)   Excellent						(4)		Wo	od o	r Ste	el Fran	red E	xt. Wal	ls			
(106) 🗆 Oth	er											Ме	tal Fi	ame	and W	alls					
Townhouse or	Duplex	Style:		Residential Quality: 30							(6) □ Pole Frame										
(301) 🗆 One	Story			(10) 🗆 Low							Cost Rank: Condition:										
(302) □ Two	Story			(20)						(10)											
(307) 🗆 11/2				(30)	*	Averag	ge			(20) 🗆 Average (20) 🗀 Badly Worn											
(308) 🗆 Spli	t Level			(40)		Good				(30)  Above Average (30)  Average											
(309) 🗆 2 1/2		····		(50)		Very C				(40) □ High (40) □ Good											
(304) 🗆 One				(60)		Excelle	ent			(50) 🗆 Very Good											
(305) 🗆 Two	Story D	ruplex			10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 1	14 p 31 pr								a 1, 1, 1, 1		(6	50) 🗆	Excelle	ent		
Assessor's					·	· · · · · · · · · · · · · · · · · · ·															
Assessor Co			eason for Ac	ljus	tmen	t:															
PERS. F	REP.	JTWD																			
			·																		
Comments fi	rom	W-9							Comi	nents	:				· · ·				<u> </u>	<del>:</del>	
					-					•											
																	•				
																		(Conti	nue on	back)	



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

164

FORM **521** 

· 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. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. \_ 07 Mo. 07 Day 20 WEBSTER - 91 ٧r 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kelley Dingman, PR - Estate of Patricia L. Christensen, dec'd Donald G. & Diane A. Hoffman Street or Other Mailing Address 541 N Jefferson St Street or Other Mailing Address 1007 Signature Circle Zip Code 80<u>504</u> State Zip Code 68970 City Red Cloud Longmont Is the grantee a 501(c)(3) organization? V No Phone Number (720) 935-7800 Phone Number (402) 746-2941 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family √ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Trust/Trustee Bill of Sale Lease ✓ Personal Rep. Corrective Easement Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate √ Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) Court Decree Yes **√** No Grantor Trust Partition Satisfaction of Contract Other (Explain) Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No. explain the division.) No √ Yes √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Brothers and Sisters 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.) **√** No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 442 N Jefferson St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description The North Sixty feet (60') of Lot B in Subdivision of Annex Lot Twelve (12) in the City of Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 10.000.00 22 Total purchase price, including any liabilities assumed ..... 0,00 23 10.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Phone Number afborized Representati Attorney here Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day <u>a</u>l orized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

State of Nebraska 355. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this a day of July A.D., 20 26 at 9:23 o'clock a M. Recorded in Book 20 County Clerk Deputy Carded\_ Comp Assessor

NEBRASKA DOCUMENTARY

#### PERSONAL REPRESENTATIVE'S JOINT TENANCY WARRANTY DEED

Kelley Dingman, Personal Representative of the Estate of Patricia L. Christensen, Deceased, in consideration of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) received from GRANTEES, Donald G. Hoffman and Diane A. Hoffman, husband and wife as joint tenants, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Sixty feet (60') of Lot B in Subdivision of Annex Lot Twelve (12) in the City of Red Cloud, Webster County, Nebraska;

subject to easements and restrictions of record.

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

Executed July 30, 2020.

ESTATE OF PATRICIA L. CHRISTENSEN, DECEASED

STATE OF COLORADO, COUNTY OF BOULDER ) ss.

The foregoing instrument was acknowledged before me on July  $\gtrsim$  2020, by Kelley Dingman, Personal Representative of the Estate of Patricia L. Christensen, Deceased.

Comm. expires

Notary Public

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

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Ph/Fax (402) 746-3613

Page 1 of 1 pages

DAVEF:\WP\700\CHRISTEN\HOFFMAN.JTD.7/20/20

# Residential & Commercial Sales Worksheet

Cnty No.	Bool	k	Page			Sale I	Pate		NA.			Scho									
91	202	0	1949		7/	21/2	2020	Base:	91	0002	Af	filia	ited:	Unif	Unified:						
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	Dat	e of Sa	le Assessed	Val	ue			4371			O	0	0	10	025	. 2001 - 2017, 1	004	0000			
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						R	esidential							Cor	mmer	cial					
, 11 y 12 h	Multip	ole Imp	rovements:	Mult	iple. Im	provem	ents.:			Multiple. Improvements. :											
	(	Constru	ıction Date:	Cons	truction	Date :	18	95		Constr											
			Floor:	Floor	Sq. Ft.	. :	9:	20		Floor S	q. Ft.	;									
		Floor Sq. Ft. : Cost :																			
Single Family	Style: 1	01		Resi	identia	d Con	lition: 20	0		Commercial Occupancy Code:											
(100) 🗆 Mo	bile Home	·		(10)		Worn	Out			Prima	у:		Ot	her1:		(	Other2:				
(101) 🗷 One	Story			(20)	**	Badly	Worn			Commercial Construction Class:											
(102) 🗆 Two	Story			(30)		Avera	ge			(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spli	t Level			(40) Good							□ R	einfo	orced C	oncre	ete Fra	me					
(104) 🗆 1 1/	2 Story			(50) U Very Good							(3)   Masonry Bearing Walls										
(111) 🏻 Bi-I	Level			(60) □ Excellent							(4) U Wood or Steel Framed Ext. Walls										
(106) □ Oth	ет							(5)   Metal Frame and Walls													
Townhouse or	Duplex S	tyle:		Resi	dentia	l Qual	ity: 30	(6) □ Pole Frame													
(301) □ One	Story			(10) □ Low							Cost Rank: Condition:										
(302) 🗆 Two				(20)		Гаіг				(10)	□ Lo	w	-		(1	<u> </u>	Worn				
(307) 🗆 1 1/3	2 Story			(30)	*	Ауета	ge			(20)	□ A	vera	ge		(2	20) 🗆	Badly	Wom			
(308) □ Spli				(40)		Good				(30) ☐ Above Average (30) ☐ Average											
(309) 🗆 21/				(50)		Very				(40) ☐ High (40) ☐ Good											
(304) 🗆 One				(60)		Excell	ent		. 1 .52	(50) □ Very Good											
(305) □ Two	Story Dur	olex							Age of the		4	# . <u>*</u>			(6	0) 🗆	Excelle	en,t			
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#### Real Estate Transfer Statement

165

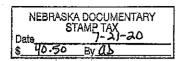
• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

FORM **521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. \_ 07 Day 21 Yr Mo. \_07 \_ Day \_ 2020 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller Luke & Dacie Kruciak Timothy Kruciak Street or Other Mailing Address 429 West 5th Avenue Street or Other Mailing Address 429 West 5th Avenue Zip Code 68970 State Zip Code 68970 State Red Cloud Red Cloud Is the grantee a 501(c)(3) organization? Phone Number Yes Phone Number If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type ✓ Improved Industrial ✓ Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt 10LL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other. 8 Type of Deed Conservator Lease Personal Rep. Trust/Trustee Easement Corrective Bill of Sale Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Cemetery Was the property purchased as Transfer on Death Foreclosure Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Life Estate Sale Trustee to Beneficiary ✓ Gift Auction Easement Partition Satisfaction of Contract Other (Explain) Yes ✓ No Court Decree Exchange Grantor Trust 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Aunt or Uncle to Niece or Nephew ✓ Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$17,175 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ☐ Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 429 West 5th Avenue same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description The East Two-thirds of the Southwest Quarter (E2/3SW1/4) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 0,00 22 0,00 23 Was non-real property included in the purchase? Tyes Vollet No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B Garwood Phone Number Attorney Title For Dept. Use Only Register of Deed's Use Only Value of Stamp or Exempt Number Recording Data 26 Date Deed Recorded 50 20 0 DKADAD Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

BK2020, Pg 1949

State of Nebra:	ska (cc	
County of Webs	ster 2 33.	
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numerical inde		
Clerk's office o	f said county 1	this 21 day
of July.		
o'clock 40M.	. Recorded in	Book <u> <i>ක</i>නෙ</u> ව
on Page	949	
Anu	se Petern	County Clerk
10.0	٥	<u> </u>
Ind Comp	Assessor	Carded



#### WARRANTY DEED

Luke Kruciak and Dacie Kruciak, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Timothy Kruciak, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Two-thirds of the Southwest Quarter (E2/3SW¼) of Block Four (4), LeDuc's Addition to the City 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 July 2020

Luke Kruciak

Dacie Kruciak.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July \_\_\_\_\_\_, 2020, by Luke Kruciak and Dacie Kruciak, husband and wife.

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

Comm. expires <u>10-32-2-673</u>

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date			School District Code													
91	20	20	1971		7/	23/	2020	Base:	91	0	002	Aff	iliated	:			Unif	ied:		
Location	D	Sale	Number	U:	seabil	ity &	Code#						Parc	el N	Number					-
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	D	ate of S	ale Assessec	l Val	ue	* - **y** *		4371				0	0 0		1013	5		005	0	000
Land		Imp	rovements			Tota	al		Date of Sale Property Classification Code											
1	,200						1,200	Statu	S	Pro	roperty Type Zoning			Locat	ion	City	y Size	e Parcel S		
Assessor Lo	cation:	RED	CLOUD (	RC)				A) 2		B)	01		C) ;	1	D) :	L	E)	6	F)	4
	1 1					R	esidentia	1 .			Commercial									
	provements:	Multi	ple. Imp	proven	nents.:		·		Multiple.	Impr	ovemen	ts. :								
Construction Date				Const	truction	Date:					Construc	ion E	Date:							
	Floor				Sq. Ft.	:					Floor Sq.	Ft. :								
		Buildin	g Cost New:	Cost	-						Cost:									
Single Family	Style:			Resi	dentia	l Con	dition:				Comme	rcial	Occuj	pano	y Code:					
(100) □ Mo	bile Hor	ne		(10)		Won	ı Out				Primary			Ot	her1:		C	Other2:		
(101)  One Story				(20) 🗆 Badly Wom							Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30) 🗆 Average						(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spl		(40)		Good	1				(2)	Re	inforce	ed C	oncrete l	rame	е					
(104) □ 1 1/2 Story				(50)		Very	Good				(3)	Ma	asonry	Bear	ring Wal	ls				
(111) □ Bi-l				(60) 🗆 Excellent						(4) □	W	ood or	Stee	I Frame	l Ext.	. Wall	.S			
(106) □ Oth									<u> </u>		` ′				and Wal	s				
Townhouse or		Style:			dential		lity:						le Fran	ne			·/····································	·	<del></del>	
(301) □ One				(10)		Low					Cost Ra				. + +1 <u>()      </u>		nditio		٠	
(302)  Two				(20)		Fair				_	(10)					(10)		Worn		
(307) 🗆 11/				(30)		Avera				_	(20)  Average (20) Badly Wom							1		
(308) 🗆 Spl				(40)					$\dashv$	(30) ☐ Above Average (30) ☐ Average (40) ☐ High (40) ☐ Good										
(309) 🗆 2 1/		. 1		(50) Uery Good					$\dashv$	(40) ☐ High (40) ☐ Good (50) ☐ Very Good										
(304)  One			-	(60)	Ц	Excel	Lent			-	<u> </u>			<u>. 71</u>		_				
(305) 🗆 Two		-				- 1						:		11.		(60)	) Ц	Excelle	ent	
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Assessor Co			eason for A	djust	ment:	:														
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Comments f	rom								Co	mme	ents:			-						
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#### NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

**FORM** 521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1202A 23 yr. 2020 Webster 91 Mo. \_\_\_\_\_ Day Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Edward Alan Amack and Vonda Sharon Amack, Trustees Eric Brown & Lori Brown Street or Other Mailing Address Street or Other Mailing Address 3117 S. Signal Butte Rd. #554 Zip Code Red Cloud Mesa, AZ. 85212 Phone Number Is the grantee a 501(c)(3) organization? Yes 402-746-0 n/a If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Multi-Family ✓ Unimproved Agricultural Mineral Interests-Producing ☐ Exempt 10LL Commercial Recreational 8 Type of Deed Conservator Distribution ☐ Land Contract/Memo Partition Sherriff Other Bill of Sale Corrective Fasement Lease Personal Rep. ▼ Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim Warranty 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? Auction Easement ☐ Gift Life Estate X Sale Trustee to Beneficiary (IRC § 1031 Exchange) Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) ☐ Yes 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) X Yes П No X Yes □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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.) \$5000.00 Yes No. 16 Does this conveyance divide a current parcel of land?

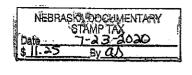
Yes No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes X No of the agent or title company contact.) 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Same as #6 18a No address assigned 18b Vacant Land 20 Legal Description Lot 3, Lambrecht Subdivision, City of Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres \$ 5.000 00 22 Total purchase price, including any liabilities assumed 22 \$ 23 Was non-real property included in the purchase?  $\square$  Yes  $\boxtimes$  No (If Yes, enter dollar amount and attach itemized list.) 23 \$ 5.000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ... 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Eric Brown or Lori Brown Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee or Authorized Representative Signature of Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 23 BK 2020, H Yr 2020

BK2020, Pg 1971

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of 10.4 A.D., 20.20, at 9.20 o'clock 2 M. Recorded in Book 20.20 on Page 1971

According to the New York County Clerk 10.00 Peputy Ind Comp Assessor Carded



AFTER RECORDING RETURN TO:

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

#### TRUSTEE'S DEED

For the consideration of One Dollar and other goods and valuable consideration, , hereby conveys to Edward Alan Amack and Vonda Sharon Amack, Trustees of the Amack Family Revocable Trust Dated December 17, 1985

Eric Brown and Lori Brown, husband and wife as joint tenants with right of survivorship,

the following described real estate in Webster County, Nebraska:

Lot 3, Lambrecht Subdivision, City of Red Cloud, Webster County, Nebraska.

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

(I) is lawfully seized of such real estate that it is free from encumbrances

(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against any

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

Executed this 14 day of July, 2020.

Edward Alan Amack, Trustee

Louda Sharow (Imack, Trustee

Vonda Sharon Amack, Trustee

STATE OF ANOTONIA
COUNTY OF MAKECOPA

The foregoing instrument was acknowledged before me this 14 day of July, 2020 by Edward Alan Amack and Vonda Sharon Amack, Trustees of the Amack Family Revocable Trust dated December 17, 1985

Muitilege Notary Public

My Commission expires 11-12-2020



# Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page	e Sale Date			Algaria Algaria	School District Code									
91	202	20	1975		7/	24/2020	Base:	65-0	0011 Affiliated: Unified:								
Location	ID	Sale	Number	U	seabil	ity & Code#					Parcel I	Number					
0006172	200		167		1		GeoCde	Twi	n Rng	Sec	ct Qrt	Subdiv	Агеа	Blk	Parcel		
	Da	te of Sa	ale Assessed	Val	це		4487			00	0 0	40020		004	0000		
Land		Imp	rovements			Total			Date of	Sale	Propert	y Classific	ation	Code			
	420		20,92	20 21,		21,340	Status	P	roperty Ty	erty Type Z		Location	ı Cit	y Size	Parcel Size		
Assessor Lo	cation:	GUID	E ROCK	(GR)			A) <b>1</b>	В)	01		C) <b>1</b>	D) <b>1</b>	E)	7	F) <b>2</b>		
				Residential					Commercial								
	Mult	iple Imp	rovements:	Multi	ple. Im	provements. :			Multiple.	Impro	ovements.:				·		
Construction Date					ruction	4.0	00		Construc								
				Floor	Sq. Ft.	1,6	46		Floor Sq.	Ft. :							
Building Cost New				Cost		159,1	.45		Cost:								
Single Family				Resi	dentia	l Condition: 2	0		Comme	rcial	Occupan	cy Code:					
(100)  Mo			·	(10)		Worn Out			Primary		O	ther1:		Other2:			
(101) 🗷 One	e Story			(20) B Badly Worn					Commercial Construction Class:								
(102) 🗆 Two	Story			(30)  Average					(1) ☐ Fireproof Structural Steel Frame								
(103) □ Spli	t Level			(40)		Good			(2) □	I Re	inforced C	Concrete Fra	me				
(104) 🗆 1 1/:	2 Story			(50)		Very Good			(3) □	l Ma	sonry Bea	ring Walls					
(111) 🗆 Bi-I	Level			(60)		Excellent			(4) □	Wo	ood or Ste	el Framed I	ext. Wal	ls			
(106) 🗆 Oth	er								(5) 🗆	Me	tal Frame	and Walls					
Townhouse or	Duplex	Style:		Resi	dentia	Quality: 30			(6) 🗆	Pol	le Frame						
(301) 🗆 One	Story			(10) □ Low					Cost Ra	nk:		. (	Conditio	m:			
(302) 🗆 Two	Story			(20)				(10)									
(307) 🗆 11/2	2 Story			(30)	*	Average			(20)   Average (20)   Badly Worn								
(308) 🛮 Spli	t Level			(40) 🗆 Good					(30)  Above Average (30)  Average								
(309) 🗆 2 1/2	2 Story			(50) □ Very Good					(40) ☐ High (40) ☐ Good								
(304) □ One	Story Du	ıplex		(60)		Excellent			(50) □ Very Good								
(305) 🗆 Two	Story Di	uplex										- Carl	60) 🗆	Excelle	ent		
Assessor's	Adjust	tment	to Sale Pi	rice (	(+ or	·-):	MIN 1 1 1 0 M 1										
Assessor Co	mments	and Re	eason for A	djust	ment:												
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167



#### **Real Estate Transfer Statement**

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

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. \_ 07 Mo. 07 Day 24 WEBSTER - 91 Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buye Grantor's Name (Seller) Adam Giger & Shae Tuma Brandi Smith Street or Other Mailing Address 650 W Nebraska St Street or Other Mailing Address PO Box 161 Guide Rock City Guide Rock State Zip Code 68942 State Zip Code 68942 V No Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Fmail Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Single Family Industrial State Assessed ✓ Improved Mineral Interests-Nonproducing Mobile Home Unimproved Mineral Interests-Producing Multi-Family Agricultural Exempt □ IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Ren Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim ✓ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Fasement Gift Life Estate √ Sale Trustee to Beneficiary Yes ✓ No Grantor Trust Partition Satisfaction of Contract Other (Explain) Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes No. √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Yes Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 650 W Nebraska St same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description The North 100' of Lot Eight (8), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska. 21 If agricultural, list total number of acres 35,000,00 22 0.00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 35.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Title Signature of Grantee or Authorize Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data Day 24 BK 2020 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

State of Nebraska
County of Webster

Entered on the

numerical index and filed for record in the
Clerk's office of said county this all day

of lab. A.D., 20 a.D., at 10:0

o'clock a.M. Recorded in Book about
on Page 1975

Ounty Clerk
Lo. Deputy
Lo. County Clerk
Lo. Cou

BK2020, fg 1975

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-24-2020
\$ 78,15 By 42

#### JOINT TENANCY WARRANTY DEED

Brandi Smith, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Adam Giger, a single person, and Shae V. Tuma, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North 100' of Lot Eight (8), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska.

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

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

Executed <u>July 24,</u> 2020.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on 2020, by Brandi Smith, a single person.

Comm. expires

SENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Corinn, Brp. August 27, 2022

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	e Sale Date		School District Code											
91	20	20	1985		7/2	4/2020	Base:	91(	0002	Aff	iliat	ed:	Unified:				
Location	ID I	Sale	Number	U	seabilit	y & Code #					Pa	ircel N	Number				
000154	500		168		4	05	GeoCde	Twi	n Rng	Se	ct	Qrt	Subdiv	Агеа	Blk	Parcel	
	D	ate of S	ale Assessed	l Value			4491			0	0	0	10065		009	0000	
Land		Imp	rovements			<b>Fotal</b>		Date of Sale Property Classification Code									
1	,345		8,16	5		9,510	Status	P	ype Zoning I		Locatio	n Ci	ly Size	Parcel Size			
Assessor Lo	cation:	RED	CLOUD (F	RC)			A) 1	B)	01		C)	1	D) <b>1</b>	E)	6	F) 2	
						Residentia	1						Comme	cial			
Multiple Improvements: Mu					iple. Impr	ovements.:			Multiple	. Impr	oven	nents.:				·	
Construction Date				Cons	struction I	)ate : 18	80		Construc	tion I	Date :						
Floor				Floor	r Sq. Ft. :	9	14		Floor Sq	. Ft. :							
		Buildin	g Cost New:	Cost	:	91,6	40	'	Cost:	·							
Single Family	Style:	101		Res	idential	Condition: 2	0	Fre t	Comm	ercial	l Oc	cupano	cy Code:				
(100) 🗆 Mo	bile Horr	ne		(10)	7 🗆 (	Vorn Out			Primary	7:		Ot	herl:		Other2:		
(101) 🗷 On	e Story			(20)	) 🗷 F	Badly Worn			Comme	ercial	l Cor	nstruci	tion Class				
(102) 🗆 Tw	o Story	(30) □ Average							(1) [	] Fi	repro	oof Str	uctural Ste	el Frame	9		
(103) 🛮 Spl	it Level			(40)		<del>J</del> ood			(2)	] Ŗe	einfo	rced C	oncrete Fra	me		_	
(104) 🗆 11/	2 Story			(50)	, 🗆 1	ery Good			(3)	] M:	ason	гу Веа	ring Walls				
(111) 🗆 Bi-l	Level			(60)		xcellent			(4) E	) W	ood	or Stee	el Framed l	Ext. Wal	lls		
(106) 🗆 Oth	ıer								(5) E	1 M	etal I	Frame :	and Walls				
Townhouse of	r Duplex	Style:		Resi	idential	Quality: 30			(6) E	I Po	le Fi	ame					
(301) 🗆 One	e Story			(10)		ow			Cost Rank: Condition:								
(302) 🗆 Two	o Story			(20)	□ F	air			(10) E	l Lo	)₩		(	(10) <b></b>	Wom	Out	
(307) 🛘 1 1/				(30)	<b>*</b> A	verage				I Av				20) 🗆	Badly	Worn	
(308) □ Spli				(40) □ Good					(30) □ Above Average (30) □ Average								
(309) 🗆 21/				(50)		егу Good							Good				
(304) 🗆 One				(60)	□ E	xcellent	· · · · · · · · · · · · · · · · · · ·	····.					. (	50) 🗆	Very (	Good	
(305) 🗆 Two	Story D	uplex			. 4.14									60) 🗆	Excell	ent	
Assessor's	Adjus	tment	to Sale Pı	ice	(+ or -	-):											
Assessor Co	mments	and R	eason for A	djus	tment:		•										
QCD; B	CTWEE	NUA N	T TO NEI	PHE	W												
•			<del></del>														
Comments f	***							Y 0 12-2-									
сошшенся г	I GHI							omn.	nents:								
																<del></del>	
								_							(Conti	nue on back)	

## Nebraska Department of REVENUE

### **Real Estate Transfer Statement**

168

FORM **521** 

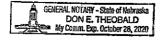
• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	40 0000
Select County & County Number	Mo7 Day24Yr2020	ay16Yr2020
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Kim Danehey-Nibbe, Jamie and Robert Schwarte	Grantee's Name (Buyer) Ryan Danehey	
Street or Other Mailing Address	Street or Other Mailing Address	
740 S. 30th	5116 Shadowridge Drive	
City State Zip Code Lincoln NE 68510	City State KS	Zip Code 66503
Telephone Number	Telephone Number Is the grantee a 501(c)(3) organ	zation? Yes No
(402) 746-0130 Email Address	If Yes, is the grantee a 509(a) fo	undation? Yes No
Linai Address	LITALI Address	
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
(A) Status (B	) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assesse	d Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
OLL Commercial Recreational	The state of the s	
	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee	
	neral	
part of an IRS like-kind exchange?		ransfer on Death
(I.R.C. § 1031 Exchange)		rustee to Beneficiary
Yes V No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract () Satisfaction of Contract () 12 Was real estate purchased for same use? (If	Other (Explain) Clear title
Yes NoNoNo	Yes No	No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
		ner
	and Grandchild Spouse	
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	I interest rate.)
\$11,360	Yes No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	
☐ Yes ✓ No	of the agent or title company contact.) Yes	(D)No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent
205 S. Walnut, Red Cloud, NE 68970	Grantee	
_		
18a No address assigned 18b Vacant land		
20 Legal Description		
Lots One (1), Two (2), Three (3) and Four (4), Block	Nine (9), Railroad Additon to Red Cl	oud, Webster
County, Nebraska		
21 If agricultural, list total number of acres		
	\$	ماد
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.)	†
	\$	0100
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 stateme		omplete, and
correct, and that I am duly authorized to sign this statement.  Don E. Theobald		(402) 746-2774
Print of Type Name of Granjee or Authorized Representative		Phone Number
sign Sign Sign Sign Sign Sign Sign Sign S	Attachan	7/24/20
Signature of Grantee of Authorized Representative	Title	Date
TICIC .	l	
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number  \$ Fuller of H H	BK abao £ 1985	
Mo. Day 24 Y2020 \$ Exempt # 4		
Nebraska Department of Revenue		Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster S. Entered on the numerical index and filed for record in the Clerk's office of said county this all day of luly A.D., 20 aD, at 10.56 o'clock AM. Recorded in Book abad on Page 1905 County Clerk 10.00 Deputy Ind Comp Assessor Carded	BK2020, Rg 198  NEBRASKA DOCUMENTARY  STAMP TAX  Date  ST
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970	
QUITCLAIN	M DEED
Jamie Schwarte, formerly Jamie Hoffman, and Kimberly A. Danehey-Nibbe, a single person, C Danehey, the following described real estate (as	Grantors, convey to Grantee, Ryan
Lots One (1), Two (2), Three (3) and Fo to Red Cloud, Webster County, Nebrask	ur (4), Block Nine (9), Railroad Addition a.
Executed <u>July 16</u> , 2020.	
Jamie Schwarte, formerly Jamie Hoffman	Robert Schwarte
Kimberly A. Danshey Nibbe Kimberly A. Danshey-Nibbe	ر ا
STATE OF NEBRASKA	
COUNTY OF LAW CASTER	
The foregoing instrument was acknowled 2020 by Jamie Schwarte, formerly Jamie Hoffmacouple.	ged before me on WW VC , an and Robert Schwarte, a married
GENERAL NOTARY - State of Net DAWN SCHWIND My Comm. Exp. May 23, 2	ot China Marian It
STATE OF NEBRASKA )	,

STATE ( ) ss. ) COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on 2020 by Kimberly A. Danehey-Nibbe, a single person.



Notary Public

## Agricultural Land Sales Worksheet

Cnty No. Bo	ook	Page	Sal	e Date				S	chool Dis	trict Code				778 234				
91 20	20	1987	7/24	1/2020	Base: 0	01-01	.23	Aff	iliated:		Unif	ied:						
Location ID	Sale N	umber	Useability	/ & Code #	The April 1965													
002008800	16	59	1		GeoCde	Twn	Rng	Se	ct Ort	Subdiv	Area	Blk	Parcel					
D	ate of Sal	e Assessed V	Value V		4245 3 11 10 0 00000 1 000													
Land	Impro	ovements	7	otal		Date of Sale Property Clas						fication Code						
271,305	1,830			273,135	Status	Status Property Type		ре	Zoning	Location	Cit	y Size	Parcel Size					
	Irrigation	n Type:	1	·	A) <b>1</b>	B)	05		c) <b>5</b>	D) <b>3</b>	E) <b>0</b>		F) <b>9</b>					
LCG ACRES: VALUE:						LCG		s vii S S	ACF	ES:		VAL	UE:					
IRRIGATED 1A	-T-				GR	ASSLA	ND 1	G1	6	7.130			91,635	5				
1.4	X.							1G		8.390			11,450	)				
2A1	Ţ						24	G1	1	1.440			15,615	5				
2.A	Δ				2G													
3A1	<u> </u>						36	<b>31</b>				300	)					
3A	<b>\</b>							3G										
4A1	!			<u>.</u>			40	<b>3</b> 1										
4A	+						4	1G										
DRYLAND 1D1		20.710		48,360	5	Shelterb	elt/Timb	er										
10		17.370		40,560			Accreti	on										
2D1							Was			2.250			405	<u>5</u>				
2D		16.270		31,890			Otl	<del>-</del>										
3D1	<u> </u>	10.340		20,265	AG L	AND '		_	15	5.270	964 (# <del>1</del> 35)	2	62,655	<u> </u>				
3D	1			450			Roa	_		3.990		<u>Markilei</u>	0.656	_				
4D1	_	0.090		170			arm Sit	$\dashv$		1.000			8,650	<u>,</u>				
4D		1.060		2,005			ome Sit							_				
						F	Lecreation											
Dwellings Outbuildings				1,830	Noi	1-AG [	Oth FOTA			4.990			8,650					
	1 - 1 - 1 - 1 - 1 - 1			-								•	·	_				

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

### NEBRASKA Good Life, Great Service.

#### **Real Estate Transfer Statement**

169

FORM **521** 

Life. Great Service.

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

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

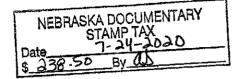
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name 2020 Mo. 7 Day 24 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deborah L. Palanza Grantee's Name (Buyer)
Crystal Land Company, LLC Street or Other Mailing Address 650 South town Center Drive #1061 Street or Other Mailing Address 1061 Road T Zip Code 89144 City Las Vegas State Zip Code Bladen 68928 NE Phone Number Number NA Is the grantee a 501(c)(3) organization? V No If Yes, is the grantee a 509(a) foundation? 1a Email Address **Email Address** n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Industrial Mobile Home Mineral Interests-Nonproducing Improved Single Family State Assessed **✓** Unimproved ✓ Agricultural Mineral Interests-Producing Multi-Family Exempt IOLL Commercial **Recreational** Distribution Conservator Land Contract/Memo Partition Sheriff Other 8 Type of Deed Bill of Sale Corrective Personal Ren Trust/Trustee Fasement Lease Mineral Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Was the property purchased as Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) Yes Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No 1/3 share ✓ 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.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$106.333 Yes V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 

Yes Southern Title, LLC Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description an undivided 1/3 interest in and to: The Northeast Quarter of Section Ten (10), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska 160+-21 If agricultural, list total number of acres 106.000<sup>l</sup>.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 106,000,00 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 Tereson Theobald Print or Type Name of Grantee or Authorized Representative Date Signature of Grantee or Authorized Representative Title here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 24 50 2020 Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

BK2020, Pg 1987

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 24 day of July A.D., 20 20, at 11:03 o'clock 2M. Recorded in Book 2020 on Page 1987 County Clerk 10.00 Deputy Ind Comp Assessor Carded



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

#### WARRANTY DEED

Deborah L. Palanza, a non-resident of the State of Nebraska, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Crystal Land Company, LLC, a Nebraska limited liability company, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third interest in and to: The Northeast Quarter (NE¼) of Section Ten (10), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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

(1) is lawfully seised of such real estate and that it is free from encumbrances;

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

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

Executed July 15 , 2020.

Deborah I. Palanza

STATE OF Ywdg ) ss. COUNTY OF Clark )

The foregoing instrument was acknowledged before me on July Palanza, a non-resident of the State of Nebraska.

15 , 2020 by Deborah L.

MICHAEL TURNER
Notary Public - State of Nevada
County of Clark
APPT. NO. 12-9075-1
My App. Expires Oct. 12, 2020

Notary Public

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date				S	cho	ol Dis	trict C	ode	1.000			1 144																	
91	202	20	1988	7/2	4/2020	Base: (	Base: <b>01-0123</b> Affiliated:							Unified:																				
Location I	D	Sale	Number	Useabilit	y & Code #					Pa	rcel P	Number	r																					
00200880	00	-	170	1		GeoCde	Twn	Rng	Ring Se		t Qrt Subdly		v	Area Blk		Parcel																		
	Da	ite of S	ale Assessed V	Value		4245	4245 3 11 10 0 00000 1 000								0	000																		
Land		Imp	provements Total			Date of Sale Property Classification Code																												
271,	305		1,830		273,135	Status	Pro	perty T	ре	Z	oning	Loca	ıtion	Cit	y Size	Par	cel Siz																	
		Irrigati	ion Type:			A) <b>1</b>	B)	05		C)	5	D)	3	E)	0	F)	9																	
LCG		A	ACRES:	<b>V</b> A	LUE:		LCG			3	ACR	ES:			VAL	UE:																		
IRRIGATED	1Al					GR	ASSLA	ND 1	G1		6	7.13	0			91,	635																	
	1A								1G			8.39	0			11,	450																	
	2A1					2G1			11.440		11.440		11.440		11.440		11.440		11.440		11.440		11.440		11.440		11.440		11.440				15,	615
	2A								2G																									
	3A1					3G1 <b>0.22</b>			0				300																					
	3A								3G																									
	4A1							4	G1																									
	4A								4G																									
DRYLAND	1D1		20.710		48,360		Shelterb	elt/Tunl	рег				_																					
	1D		17.370		40,560			Accreti	on				_																					
	2DI	_	45.5-5		24 222	. "	-	Wa	_			2.25	0				405																	
	2D		16.270		31,890	401	A NTD	Oti			4 =	E 27	+			62	655																	
	3D1		10.340		20,265	AG L	AND '		_			5.27 3.99				04,	000																	
	3D 4D1		0.090		170			Roa Farm Si				1.00			44 <u>111  </u>	0	650																	
	4D1 4D		1.060		2,005				+			±.00	-			٥,	050																	
	40							ome Si Recreati					-																					
D <del>u</del>	ellings				in hai dhailinn dha a dhailinn a dhailinn a dh			Otl					+																					
	ildings	<u> </u>			1,830	TAT .	n-AG					4.99	$\rightarrow$	***		_	650																	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
	<del></del>
New York	(Continue on back)

## Good Life. Great Service.

**Real Estate Transfer Statement** 

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

**FORM** 521

DEPARTMENT OF REVENUE III AUGILIONIAI SPACE IS NECEUCI, aug an attacti		
	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	19 2020
WEBSTER - 91   ▼	Mo7 Day24Yr2020Mo7 Day _	70 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Crystal C. Strasburg & Patrick Strasburg	Grantee's Name (Buyer) Crystal Land Company, LLC	
Street or Other Mailing Address 517 North Henrietta Street	Street or Other Mailing Address 1061 Road T	
Okawyi] le State IL Zip Code 62271	Bladen State NE	Zip Code 68928
Phone Number	Is the grantee a 501(c)(3) organization of the property of the	
Email Áddress N/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	L	
(A) Status (B)	Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min		
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Yes V No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)  Yes No 1/3 share	osure Irrevocable Trust Revocable Trust Tran	sfer on Death tee to Beneficiary er (Explain)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)	
	artnership, or LLC Self Other and Grandchild Spouse	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	erest rate.)
\$106,333	☐ Yes	%
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (I of the agent or title company contact.)  ves Southern Title	f Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	
Ag Land	Grantee	
18a 🔽 No address assigned 18b 🗹 Vacant land		
20 Legal Description		
an undivided 1/3 interest in and to: The Northeast Q North, Range Eleven (11) West of the 6th P.M., Web	어린 사람들은 사이에 가게 되었다. 그는 사람은 마시아 이렇게 되었다면 하는데 아니라 아니라 아니는 아니는 아니는 아니는 아니라 나를 보는데 그렇게 하는데 아니라 나를 보는데 아니라 그를 보는데 아니라 그를 보는데 아니라 그를 보는데 아니라 그를 보는데 아니라 그렇게 되었다면 하는데 아니라	Three (3)
• •	•	
21 If agricultural, list total number of acres160+	1 10	
22 Total purchase price, including any liabilities assumed	22 \$	106,666,67
23 Was non-real property included in the purchase?	ter dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		106,666,67
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 statemen correct. and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, com	plete, and
Print or Type Name of Grantee or Authorized Representative	40) -	746 2346 Phone Number
sign Julya A Judgalah	Grantee	72412020
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use Onl	W T	For Dept. Use Only
	28 Recording Data BK 2020 P 1988	. c. popu dae omy
lebraska Department of Revenue		Stat. §§ 76-214, 77-1327(2)
orm No. 96-269-2008 6-2019 Ray Supercodes 96-269-2008 Ray 9-2017		

BK2020, Pg 1988

State of Nebraska	55.
County of Medarer	entered on the
numerical index and i	filed for record in the
1153 10 00 00	[ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [
of_ <u>Ullu</u> _A.D.,	orded in Book 2020
o'clock_ a.M. Recon Page_ 1988	
Louise Pet	County Clerk Deputy
10.00	
IndCompAs	sessorCarded



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

#### WARRANTY DEED

Crystal C. Strasburg and Patrick Strasburg, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Crystal Land Company, LLC, a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third interest in and to: The Northeast Quarter (NE¼) of Section Ten (10), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

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

Executed July 18, 2020.

UM STELL STEA Crystal C. Strasburg

Patrick Strasburg

STATE OF IL

COUNTY OF Washington

The foregoing instrument was acknowledged before me on July 18th, 2020 by Crystal C. Strasburg and Patrick Strasburg, wife and husband.

Notary Public

OFFICIAL SEAL
DEBBIE L KOETTING
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/22/22

# Residential & Commercial Sales Worksheet

Cnty No.	nty No. Book Page Sa			Sale	Date	School District Code															
91	91 2020 203		2035	7/23/2020			Base:	0074	:	Affili	ated:	Unif	Unified:								
Location ID Sale Number			Useability & Code#						an kar Kabup		Parcel I	Numb	b <b>er</b>								
000328000			171		1			GeoCde	Tw	n R	ng	Sect	Qrt	Sub	liv	Area	Blk	Parcel			
Date of Sale Assessed			l Val	ue			4133	,			00	0	200	20035		004	0000				
Land Improvements					Total					Date	Date of Sale Property Classification Code										
2,905 172,07			75 174,980			Status	ı	ropert	у Туј	pe	Zoning	Los	ation	n City Size		Parcel Size					
Assessor Location: BLUE HILL (					BH)			A) <b>1</b>	В	3) 01		(	) 1	D)	1	E)	6	F) 2			
					Residential						Commercial										
	Mul	tiple Im	provements:	Multiple. Improvements. :						Multiple. Improvements.:											
		Consti	uction Date:	Construction Date : 1880				80		Cons	tructi	ion Dat	æ:								
	* * *	11.4	Floor:	2 206				96	'	Floor Sq. Ft. :											
		Buildir	g Cost New:							Cost:											
Single Family	Style:			Residential Condition: 35						Commercial Occupancy Code:											
(100) 🗆 Mol	oile Hon	ne		(10) Worn Out					Primary: Other1: Other2:												
(101) ☐ One Story				(20) □ Badly Worn						Com	Commercial Construction Class:										
(102)  Two Story				(30) 🗷 Average						(1)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1										
(103) □ Split Level			(40) <b>E</b> Good					(2)	(2) Reinforced Concrete Frame												
(104) 🖼 1 1/2 Story			(50) Uery Good					(3)	(3) Masonry Bearing Walls												
(111) 🗆 Bi-Level			(60)   Excellent					(4)	(4) Wood or Steel Framed Ext. Walls												
(106) 🗆 Other			(5)																		
Townhouse or Duplex Style:			Resi	identia	l Qı	ıality: 30			(6)		Pole	Frame									
(301) One Story			(10)		Lov	W			Cost	Cost Rank: Condition:											
(302) □ Two Story			(20)	. 🗆	Fai	r			(10)		Low			(1	.0) 🗆	Worn	Out				
(307) □ 1 1/2 Story			(30) 🗷 Average					(20)		Aver	age		(2	(0)	Badly	Worn					
(308) □ Split Level			(40) □ Good					(30)		Abo	ve Avera	ge	(3	10) 🗆	Ачегад	ge					
(309) 🗆 2 1/2 Story			(50)   Very Good						(40)		High			(4	10) 🗆	Good					
(304) 🗆 One	Story D	uplex		(60) 🗆 Excellent											(5	0) 🗆	Very C	<del>l</del> ood			
(305) ☐ Two Story Duplex													de Breit		(6	0) 🗆	Excelle	ent			
Assessor's	Adjus	stment	to Sale P	rice	(+ o	r -)	:		ĺ												
Assessor Cor	mments	and R	eason for A	djus	tment	:															
WD																					
																	.,				
Comments from							(	omn	nents:												
									,												
<del></del>																					
																	(Contin	nie on back)			

#### NEBRASKA Good Life, Great Service,

**FORM** Real Estate Transfer Statement 521 • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE 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 23 WEBSTER - 91 Day \_ Mo Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) Ronald D. Ostdiek and sharan Ann Ostdiek Richard Ashley Holden Street or Other Mailing Address 510 Redwood Dr. Street or Other Mailing Address 102 W. Gage St. Zip Code Zip Code State City Blue Grand 68803 68930 √ No √ No Phone Number (402) 257-7043 Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type ✓ Single Family State Assessed ✓ Improved Industrial Mineral Interests-Nonproducing Mobile Home Unimproved Multi-Family ☐ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Conservator Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Easement Trust/Trustee Lease Personal Rep. Bill of Sale Corrective Quit Claim √ Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Irrevocable Trust Revocable Trust Was the property purchased as 10 Type of Transfer Distribution Foreclosure Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate **✓** Sale Trustee to Beneficiary Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other **Brothers and Sisters** Grandparents and Grandchild Spouse Step-parent and Step-child Ex-spouse Parents and Child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$151,500 Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Chrish Esch Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 102 W. Gage St., Blue Hill, NE 68930 Grantee 18a No address assigned 18b Vacant land 20 Legal Description Lots 11 and 12, Block 4, Grusel's Subdivision of Rohrer'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 151.500.00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 151,500100 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

342.00

correct, and that I am duly authorized to sign this statement.

Print or Type Name of Grantee or Authorized Representative

Recording Data 2035

Grantee

Date

Phone Number

7-23-2020

For Dept. Use Only

Day 27

2020

Richard Ashley Holden

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

BK2020, fg 2035

General Notary - State of Nebraska MICHAEL L. BONIFAS My Comm. Exp. April 14, 2023.

	$\mathcal{L}$
State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of July A.D., 20 20, at 11:34 o'clock AM. Recorded in Book 2020 on Page 2035  August Petro In County Clerk 10.00 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 7-27-2000 \$ 342.20 By (1)
Return To: Richard Ashley Holden, 102 W. Gage St., Blue Hill NE 68	930
WARRANTY	Y DEED
RONALD D. OSTDIEK AND SHARAN AND GRANTORS, in consideration of One Dollar (\$ consideration, receipt of which is hereby acknow ASHLEY HOLDEN, a single person, GRANT defined in Neb. Rev. Stat. Section 76-201):	11.00) and other good and valuable wledged, convey to RICHARD
Lots Eleven (11) and Twelve Grusel's Subdivision of Roh Village of Blue Hill, Webst according to the recorded p	rer's Addition to the er County, Nebraska,
GRANTORS covenant (jointly and severally, i GRANTORS:	f more than one) with GRANTEE that
<ol> <li>are lawfully seised of such real estate and easements and restrictions of record;</li> </ol>	that it is free from encumbrances except
(2) have legal power and lawful authority to	convey the same;
(3) warrant and will defend title to the real estate	against the lawful claims of all persons.
Dated: 14/22, 2020.	
Ponald Dottlick SE	Sharan Ann Ostliek IARAN ANN OSTDIEK
STATE OF NEBRASKA )	
)SS: COUNTY OF ADAMS )	
The foregoing warranty deed was acknowledg 2020, by Ronald D. Ostdiek and Sharan Ann Os	ed before me on $\frac{\sqrt{U/x}  dQ}{1}$ , tdiek.
$\Omega h$ -	11/1/15-11

My commission expires: 4-14-23

## Agricultural Land Sales Worksheet

Caty No.	Во	ok	Page	Sal	e Date					School District Code								
91	91 202		20 2041		7/23/2020		Base: <b>01-0123</b> Af							Unified:				
Location ID Sale Number Useability & Code #						Parcel Number												
002103601		,	172		1		Twn Rng		Sec	t Q	Qrt Su		ıbdiv	Агеа	Blk	Parcel		
Date of Sale Assessed Value							4	11	22	1	0	00	000	1	000	0	000	
Land		Imp	provements	T	otal	Date of Sale Property Classification Code												
16,345				16,345		Status	Status Property Type		ре	Zoning Loca		ocation	on City Size		Parcel Size			
		Irrigat	ion Type:	A) <b>2</b>	B)	05	c) <b>5</b>		D) <b>3</b>		E)	0	F)	6				
LCG		1	ACRES:	VA	L <b>UE:</b>		LCG			A	CR	EŚ:		Away Tanan	VAL	U <b>E:</b>		
IRRIGATED 1A1					•	GR	ASSLA	ND 10	31									
1A								lG										
2A1							2G1											
2A								2	:G									
3A1						3G1			G1									
3A								3	3G									
4A1							31											
4A								4	ıG									
DRYLAND 1D1			3.000		7,005	S	helterbe	lt/Timb	er									
1D			4.000		9,340			Accretic	on									
2D1								Was	te									
2D							_	Oth	_									
3D1						AG L	AND T	COTA	$\mathbb{L}$			7.0	000			16,	345	
<b>3</b> D								Road	ds						3, 4,	•		
4D1					·		F	arm Sit	es									
4D		northine to the control	No. and American Section 1800 and 1800				Н	ome Site	es					<del> </del>				
and the second s							Recreation											
Dwellings								Oth	<del></del>									
Outb	uildings					Non	-AG 7	OTA	L									
Assessor's Adjustment to Sale Price (+ or -):							7	otal 1	Rec	aptu	re `	Val	ue:					
Assessor Comments and Reason for Adjustment:																		
WD																		

3	
Outbuildings	Non-AG TOTAL
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Comments from	Comments:
	(Continue on back)
	PAT 96-106-99

## NEBRASKA Good Life, Great Service.

Nebraska Department of Revenue

#### **Real Estate Transfer Statement**

172

FORM **521** 

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

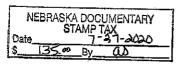
• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. 7 Day 23 7 Day WEBSTER - 91 Mo. -5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buye Daniel R. Engel and Staci M. Engel Coopertive Producers, Inc. Street or Other Mailing Address 74014 M Road Street or Other Mailing Address P.O. Box 1008 City Holdrege Zip Code 68949 City Hastings State Zip Code State 68902 √ No Phone Number (308) 991-1336 Phone Number (402) 463-5148 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Industrial State Assessed Improved Single Family Mineral Interests-Nonproducing Mobile Home ✓ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial Distribution Partition 8 Type of Deed Conservator Land Contract/Memo Sheriff Other Easement Trust/Trustee Bill of Sale Lease Personal Rep. Corrective Executor Cemetery Death Certificate - Transfer on Death Quit Claim √ Warranty Mineral Irrevocable Trust Revocable Trust Was the property purchased as 10 Type of Transfer Distribution Foreclosure Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate √ Sale Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Yes Aunt or Uncle to Niece or Nephew Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$60,000 Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 

Yes Prairie Title Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Grantees 18a No address assigned 18b Vacant land 20 Legal Description See Attachment 21 If agricultural, list total number of acres 60,000,00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 60.000100 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. Laremy Seelow (402) 463-5148 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 7-23-2020 Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day 27 204 SK 2020

#### Exhibit A

A parcel of land located in the Southeast Quarter (SE%) of Section Twenty-Two (22), Township Four (4) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska, being described as follows: Referring to the Southwest corner of the Southeast Quarter of said Section 22; thence N00°07′09″E (assumed bearing) on the West line of said Southeast Quarter a distance of 77.60 feet to the North right of way line of Highway 4 as described and recorded in Deed Book 34, Page 310; thence continuing N00°07′09″E on said West line a distance of 394.46 feet; thence S89°50′33″E parallel with said North right of way line a distance of 773.00 feet; thence S00°07′09″W parallel with said West line a distance of 394.46 feet to said North right of way line; thence N89°50′33″W on said North right of way line a distance of 773.00 feet to the point of beginning.

and the control of th



Return to: Prairie Title, Inc., P.O. Box 309, Hastings NE 68902

BK2020, fg 2041

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 2 A.D., 2020, at 1149 o'clock A. M. Recorded in Book 2020 on Page 2011.

DANIEL R. ENGEL AND STACI M. ENGEL, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to COOPERATIVE PRODUCERS, INC., GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

A parcel of land located in the Southeast Quarter (SE%) of Section Twenty-Two (22), Township Four (4) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska, being described as follows: Referring to the Southwest corner of the Southeast Quarter of said Section 22; thence NO0°07′09″E (assumed bearing) on the West line of said Southeast Quarter a distance of 77.60 feet to the North right of way line of Highway 4 as described and recorded in Deed Book 34, Page 310; thence continuing NO0°07′09″E on said West line a distance of 394.46 feet; thence S89°50′33″E parallel with said North right of way line a distance of 773.00 feet; thence S00°07′09″W parallel with said West line a distance of 394.46 feet to said North right of way line; thence N89°50′33″W on said North right of way line a distance of 773.00 feet to the point of beginning.

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

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

Dated: 7-21-2020, 2020.

| Daniel R. Engel | STACI M. ENGEL |
| STATE OF NEBRASKA | Staci M. Engel |
| The foregoing warranty deed was acknowledged before me on 7/21 |
| 2020, by Daniel R. Engel and Staci M. Engel.

GENERAL NOTARY - State of Nebraska
TRACHE A, LUDEKE
My Comm. Exp. September 13, 2022

Notary Public

Cnty No.	Book	Page		Sale Date				S	chool Dis	strict Cod	e						
91	2020	2043	7,	27/2020	Base: 65-0011 Affiliated: Unified:												
Location I	D Sa	ale Number	Useabi	lity & Code#		ere Br			Parcel I	Number							
00060200	0	173	1		GeoCde	Tw	n Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel				
	Date of	Sale Assessed	Value		4487			00	0	40005	. De la serige	005	0000				
Land	l In	nprovements		Total		7 7	Date of Sale Proper			Classific	ation (	Code					
•	385	960		1,345	Status	F	roperty Ty	ре	Zoning	Location	n Cit	y Size	Parcel Size				
Assessor Loca	tion: GUI	DE ROCK (	∃R)	A) 1	В	01	1	C) <b>1</b>	D) <b>1</b>	E)	7	F) 2					
	right (Special) Communication			Residentia	1					Comme	cial						
	Multiple I	mprovements:	Aultiple. In	provements. :		<u></u>	Multiple. Improvements. :										
	7 7 7 7	44 44, 41, 41, 44	Construction		10		Construc	_									
		Floor: I	- loor Sq. Ft	1,4	18		Floor Sq.	. Ft. :									
	Build	15 a (14) 184, 540 a	Cost :	133,4	75		Cost:										
Single Family S			Residenti:	al Condition: 1	0	ur ur i Johann	Comme	rcial	Occupan	cy Code:							
(100) 🗆 Mobil			(10) 🗷	Worn Out			Commercial Occupancy Code:  Primary: Other1: Other2:										
(101) 🗆 One S	Story		(20) 🗆	Badly Worn	Comme	rcial	Construc	tion Class:									
(102) <b>M</b> Two S	Story		(30) 🗆	Average	(1)	Fire	eproof Str	uctural Stee	el Frame	:							
(103) 🗆 Split I	_evel		(40)	Good			(2)	I Rei	inforced C	oncrete Fra	me						
(104) 🗆 1 1/2 3	Story		(50)	Very Good		,	(3)	Ma	sonry Bea	ring Walls							
(111) 🗆 Bi-Lev	vel		(60) 🗆	Excellent			(4)	Wo	ood or Stee	el Framed E	Ext. Wal	ls					
(106) 🗆 Other		4.30				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	(5) 🗆	Me	tal Frame	and Walls							
Townhouse or D	uplex Style:	I	Lesidentia	l Quality: 30			(6)	Pol	e Frame								
(301)  One S	tory		10) 🗆	Low	Cost Rank: Condition:												
(302) 🗆 Two S	tory		(20) □ Fair					(10) □ Low (10) □ Worn Out									
(307) 🗆 1 1/2 5	Story		30) 🗷	Average			(20) ☐ Average (20) ☐ Badly Worn										
(308) 🗆 Split I			40) 🗆	Good			(30)  Above Average (30)  Average										
(309) 🗆 21/25			(50) □ Very Good					(40) ☐ High (40) ☐ Good									
(304) □ One S			60) 🗆	Excellent	(50) □ Very Good												
(305) □ Two S	tory Duplex									(	60) 🗆	Excelle	ent .				
Assessor's A	djustme	nt to Sale Pri	ce (+ o	r -):			•										
Assessor Com	ments and	Reason for Adj	ustment	•		<u></u>				_							
WD																	
								,									
<u> </u>											_						
Comments fro	m	, ,				omn	nents:										
								-									
				···								(Contin	me on back)				

Good Life, Great Service.

### **Real Estate Transfer Statement**

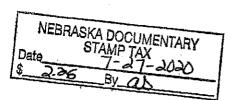
• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

**FORM** 521

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	Jr. 7						
Select County & County Number	Mo Day 22_ Yr. 2020 Mo Day 24_ Yr. 2020							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller)	Grantee's Name (Buyer)							
Street or Other Mailing Address  Carrand AU	Street or Other Mailing Address							
City State Zip Code LS UC94	City Guide Rock NE (1	Zio Code 18942						
Phone Number 785-048-037	Phone Number 402-4(69-3877) Is the grantee a 501(c)(3) organization?  If Yes, is the grantee a 509(a) foundation?	Yes No Yes No						
Email Address Surry Mari 2 @ yahoo com	Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C								
	Property Type	(C)						
Improved   Single Family   Industrial     Unimproved   Multi-Family   Agricultural     IOLL   Commercial   Recreational	Mineral Interests-Producing State Assessed  Mineral Interests-Producing Exempt	Mobile Home						
	and Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Le	Personal Rep. Trust/Trustee							
	closure Irrevocable Trust Revocable Trust Transfer on Di	eath						
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Auction  Easement  Gift	Life Estate X Sale Trustee to Ber	neficiary						
Yes No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other (Explain  12 Was real estate purchased for same use? (If No, state the							
Yes	No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
	Partnership, or LLC Self Other							
	and Grandchild Spouse							
Ex-spouse Parents and C								
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?  Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, inci of the agent or title company contact.)							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Se							
345 East Republican St.		••••						
18a No address assigned 18b Vacant land	JEFF WULF							
20 Legal Description	<u></u>							
Lots 1+2 Chile Rock Origin	ral Town							
21 If agricultural, list total number of acres								
22 Total purchase price, including any liabilities assumed	22 \$ GC	0 - C						
	nter dollar amount and attach itemized list.) 23	<del></del>						
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 stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and	<del>!</del>						
Print or Type Name of Grantee or Authorized Representative	<u></u>	-648-031-						
Sign Print or Type Name of Grantee of Authorized Representative	Phone N	iumper						
	Title Date	1180						
Register of Deed's Use Or	ily For Den	t. Use Only						
26 Date Deed Recorded   27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 7 Day 27 2020 \$ 2.25	BK 2020, Hg 2043							
lebraska Department of Revenue	Authorized by Neb, Rev. Stat. §§ 76	-214, 77-1327(2)						

State of Nebraska ] County of Webster]	SS.
County of Webster	Entered on the
numerical index and	filed for record in the
Clerk's office of said	20 20 a 3.41
of Judy AD	corded in Book 2020
on Page 204	5 to a 11 Clark
- dayse 12	Deputy
and Comp Ass	sessor Carded
H 10 4 1	

### Warranty Deed



Sherry R. Benge GRANTOR, in consideration of \$600.00 Dollars receipt of which is hearby acknowledged, convey to Jeff Wulf, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Loots One (1) and Two (2), Original Town of Guide Rock, Webster County, Nebraska. Block 5 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 defined title to the real estate against the lawful claims of all persons.

Executed July 24, 2020

I heroug Burge

Sherry R. Benge

STATE OF NEBRASKA, COUNTY OF WABSTER ) SS.

The foregoing instrument was acknowledged before me on July 24, 2020, by Sherry Benge,

GENERAL NOTARY - State of Nebraska
JUDITH A. GROVE
Wy Comm. Exp. September 26, 2023

Comm. Expires 9-26-2023

Notary Public Judith a. Slove

Cnty No.	Во	ok	Page			Sal	e Date			i.y		Sc	hool Di	strict Co	de					
91	20	20	2047		7/	28	/2020	Base:	01	012	<b>123</b> Affiliated: Unified:									
Location	ID	Sale	Number	Useability & Code #							Parcel Number									
0005030	000	•	174		1			GeoCde	Tw	m .	Rng	Sec	t Qrt	Subdiv	A	rea	Blk	Parcel		
	Da	ale Assesse	l Va	lue			4131				00	0	3000	5		006	0220			
Land		Imp	rovements			T	otal			Dat	te of S	Sale	Propert	y Classii	icat	on (	Code			
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				Residential					Commercial											
Multiple Improvement:				Mul	tiple. In	prov	rements.:	<u> </u>		Multiple. Improvements. :										
1 1 1			uction Date:					00			nstruct									
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(100) 🗆 Mo	bile Hom	ιe		(10	) 🗆	W	om Out			Commercial Occupancy Code:  Primary: Other1: Other2:										
(101) □ One	Story			(20	) 🗆	Ba	dly Worn			Commercial Construction Class:										
(102) 🗆 Two	Story			(30) Average					(1	(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spli	t Level			(40	) 🗷	Go	od			(2	2) 🗆		nforced C							
(104) 🖼 11/	2 Story			(50	) 🗆	Ve	ry Good			(3	3) 🗆	Ma	sonry Bea	ring Wall	s					
(111) □ Bi-I	_evel			(60	) 🗆	Ex	cellent			(4			od or Ste			Wall	s			
(106) 🗆 Oth	er				n tu indi			ng e 1 December Nga 13 dan 1934		(5	5) 🗆	Me	tal Frame	and Wall	s			•••		
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(301) 🗆 One	Story			(10) □ Low					Cost Rank: Condition:											
(302) □ Two	Story			(20)	) 🗆	Fai	r			(10)								Out		
(307) 🗆 1 1/2	2 Story			(30)	) 🗷	Av	erage			(20) Average (20) Badly Worn								Worn		
(308) □ Spli	t Level			(40)	) 🗆	Go	od			(30) ☐ Above Average (30) ☐ Average								e		
(309) 🗆 2 1/2	2 Story				) 🗆	Ve	ry Good			(40) ☐ High (40) ☐ Good										
(304) □ One	Story D	uplex		(60)	) 🗆	Exc	cellent			(50) 🗆 Very Good							lood			
(305) □ Two	Story D	uplex		· 1,5							1 1				(60)		Excelle	ent		
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Comments from								(	Comr	nent	ts:									
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### Real Estate Transfer Statement

**FORM** 521

Good Life, Great Service,

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

 If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Cate of Sale/Transfer County Name Yr. <u>2</u>0270 Dav 28 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buve Grantor's Name (Seller Daniel Buerer & Courtney Buerer Zachary Harold Crowe & Caitlin Ann Crowe Street or Other Mailing Address 321 N Main Street Street or Other Mailing Address city Bladen State State City 68928 is the grantee a 501(c)(3) organization? √ No Phone Number (402) 469-4638 Phone Number (402) 469-3512 If Yes, is the grantee a 509(a) foundation? Yes Email Address bruckman 91@hotmail.com cbuerer@harvardcardinals.org 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home State Assessed Industrial Mineral Interests-Nonproducing Single Family Improved Agricuttural Exempt Mineral Interests-Producing Multi-Family Unimproved Commercial Recreational TIOLL Sheriff Other. Land Contract/Memo Partition Distribution 8 Type of Deed \_\_\_ Trust/Trustee Personal Rep. Lease Bill of Sale Corrective Easement Quit Claim √ Warranty Mineral Executor Cemetery Death Certificate - Transfer on Death Foreciosure Interocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchang (LR.C. § 1031 Exchange) Distribution 10 Type of Transfer -kind exchange **√** Sale Life Estate Trustee to Beneficiary Gift Auction Other (Explain) Grantor Trust Partition Satisfaction of Contract ✓ No Court Decree Exchange Yes 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes √ Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ☐Yes ✓ No. \$64,000

20 Legal Description Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Six (6), Original Town of Bladen. Webster County, Nebraska.

Granteels

22 Total purchase price, including any liabilities assumed	22	5	64,000,00	0
•	22	\$		
23 Was non-real property included in the purchase?    Yes	20	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	<u> </u>	64,000 00	<u> </u>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number				
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge an	id beli	et, true, co	mplete, and	

correct, and that I am duly authorized to sign this statement.  Daniel Buerer &/or Courtney Buerer		(402) 469-4638
Printer Type Name of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative  Title	Grantee	Phone Number 7 28 2020 Date
Register of Deed's Use Only		For Dept. Use Only

Nebraska Department of Revenue Form No. 93-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 3-2017

16 Does this conveyance divide a current parcel of land?

18b Vacant land

27 Value of Stamp or Exempt Number 144.00

✓ No

321 N Main & 313 N Main Street

21 If agricultural, list total number of acres

Yes

18 Address of Property

Bladen, NE 68928

18a 🔲 No address assigned

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

28 Recording Data

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

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

of the agent or title company contact.) Ves Ideal Title LLC

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/29/20

\$ 144.00

By AS

Bk 2020, Pg 2047

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 29 day of July A.D., 2020, at 08:38 o'clock AM. Recorded in Book 2020 on Page 2047

Jourse Letsel County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

#### JOINT TENANCY WARRANTY DEED

ZACHARY HAROLD CROWE, also known as ZACHARY H. CROWE, and CAITLIN ANN CROWE, husband and wife, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEES, DANIEL BUERER and COURTNEY BUERER, husband and wife, convey to GRANTEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Six (6), Original Town of Bladen, Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEES that GRANTORS:

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

	persons;		
	Executed the 28th day of July	, 2020	
<u></u>	Zachary Haroid Crowe	Caitlin Ann Crowe	
	STATE OF NEBRASKA )  COUNTY OF Nuckolls )  The foregoing instrument was acknowledged before me	by Zachary Harold Crowe on the Branch	, 2020.
	GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2022 (SEAL)	Print Name My Commission Expires: 6-19-2020	
	STATE OF NEBRASKA ) iss. COUNTY OF Nuckolk) The foregoing instrument was acknowledged before me	by Calitin Ann Crowe on the 28 day of July	_ <b>.</b> 2020.
	GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Cemm. Exp. June 19, 2622 (SEAL)	Print Name My Commission Expires: b-19-2020	

Cnty No. Bo	ook	Page		Sale Date	School District Code											
91 20	20	2059	7	/28/2020	Base: 91-0074 Affiliated: Unified:											
Location ID	Sale 1	Number	Useability & Code #					P			Parcel Number					
000311900	1	.75	1		GeoCde	T	wn R	ing	Sec	t Qrt	Subdiv	Aı	rea	Blk	Р	arcel
D	Date of Sale Assess				4133				00	0	2001	0		002	7:	160
Land	Impr	rovements		Total		Date of Sale Property Classification Co								ode		
1,615		43,115		44,730 Status Property Type Zoning		Locat	ion	City	y Size Parcel		el Size					
Assessor Location:	BLUE	HILL (B	I) _	_	A) <b>1</b>		B) <b>(</b>	)1		<b>ී 1</b>	D) <b>1</b>	<u> </u>	E)	6	F)	1
				Residentia	1					17.4	Comm	ercia	l			
Mul	tiple Imp	rovements: N	Aultiple. I	mprovements.:	· · · · · · · · · · · · · · · · · · ·	,	Mult	iple.	Impro	vements,						
	Constru	ction Date:	onstructi	on Date : 19	25	,	Cons	truct	ion Da	ate:						
		Floor: F	loor Sq. I	1,0	40		Floor	Sq.	Ft. :							
	Building		cst :	120,5	85		Cost				_					
Single Family Style:	101	F	Resident	ial Condition: 3	0		Con	ımeı	rcial	Occupan	cy Code:			iter ja		
(100) 🗆 Mobile Hon		(	(10) 🗆	Worn Out				Commercial Occupancy Code:  Primary: Other1: Other2:								
(101) 🗷 One Story		(	20) 🗆	Badly Worn		_	Con	Commercial Construction Class:								
(102)   Two Story		(	(30) 🗷 Average						Fire	proof St	ructural St	eel Fra	ame		<u> </u>	
(103) 🗆 Split Level		(	40) 🗆	Good			(2)				Concrete F					
(104) 🗆 1 1/2 Story		(	50) 🗆	Very Good			(3)		Mas	sonry Be	aring Wall	s	-			
(111) 🗆 Bi-Level		- (	(60)   Excellent							<u>-</u>	el Framed		Wall	s		
(106) 🗆 Other							(5)		Met	tal Frame	and Wall	S				
Townhouse or Duplex	Style:	R	Residential Quality: 30						Pole	e Frame						
(301)  One Story			(10) □ Low						ık:		, , , , , , , , , , , , , , , , , , ,	Conc	ditio	п:		
(302) 🗆 Two Story		(	(20) ☐ Fair						Lov	V		(10)		Wom	Out	
(307) 🗆 1 1/2 Story			30) 🗷	Average			(20)  Average (20)  Badly Wom									
(308) 🗆 Split Level			40) 🗆	Good			(30)  Above Average (30)  Average									
(309) 🗆 2 1/2 Story		(	50) 🗆	Very Good			(40) ☐ High (40) ☐ Good									
(304)  One Story D	uplex	(	60) 🗆	Excellent			(50) U Very Good									
(305) □ Two Story □	Duplex								1.3	1		(60)		Excelle	nt	
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### NEBRASKA

### **Real Estate Transfer Statement**

175

FORM **521** 

Good Life. Great Service. • To be filed wit

• 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. DEDLOTHERY AS DESCRIP 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 Mo. \_\_07 WEBSTER - 91 Mo. <u>07</u> Day \_ 2020 28 2020 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brancia Hall 7/18/4 Brancia Myers 8/14/a Grantea's Name (Buyer) Brencia Scheman 4/K/a Brencia Wilbern & Michael L. Hall Street or Other Mailing Address 209 S. Payne Betty Eggers Street or Other Mailing Address 207 E. 35th Street Zip Code 68930 city Keamey Zio Cade Blue Hill ΝĒ 68845 Phone Number (402) 984-0316 Phone Number (308) 293-8818 Is the grantee a 501(c)(3) organization? Yes ZNo ZNo If Yes, is the grantee a 509(a) foundation? 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 (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt LIOT Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other ☐ Bili of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral **Quit Claim** ✓ Warranty Executor Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Revocable Trust Irrevocable Trust Transfer on Death Auction Gift Life Estate (I.R.C. § 1031 Exchange) Sasement. √ Sale Trustee to Seneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Soouse 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.) \$52,000 Yes **√** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a fille company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co √ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 405 W. Otoe St. See Grantel Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description An Undivided One-Half (1/2) Interest in And To: The West Six Feet (W6') of Lot Two (2) and all of Lot Three (3), Block Two (2), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, fist total number of acres 26.000<sup>1</sup>00 22 Total purchase price, including any liabilities assumed ...... 22 23 Was non-real property included in the purchase? Ves Vo (if Yes, enter dollar amount and attach itemized (ist.) 23 26,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Print of Type Name of Grantee of Authorized Representative Phone Number Escrow Closing Agent 07-28-2020 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 25 Date Deed Recorded Value of Starng or Exernot Number 28 Recording Data ~9090 BK2020 Pa 50 \$ Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

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

ndex Computer Assessor Carded	Bk 2020, Pg 2059  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 29 day of July A.D., 2020, at 10:34 o'clock AM. Recorded in Book 2020 on Page 2059  County of Webster ss.  Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of July A.D., 2020, at 10:34 o'clock AM. Recorded in Book 2020 on Page 2059  County of Webster ss.  Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of July A.D., 2020, at 10:34 o'clock AM. Recorded in Book 2020 on Page 2059  County of Webster ss.										
	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902										
	Warranty Deed										
	The Grantors, BRENDA HALL F/K/A BRENDA MYERS F/K/A BRENDA SCHUMM F/K/A BRENDA WIBBEN AND MICHAEL L. HALL, WIFE AND HUSBAND, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to BETTY EGGERS, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):  AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO:  The West Six Feet (W6') of Lot Two (2) and all of Lot Three (3), Block Two (2), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.										
	GRANTORS covenant with GRANTEE that GRANTORS:  (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;  (2) have legal power and lawful authority to convey the same;  (3) warrant and will defend title to the real estate against the lawful claims of all persons.  Executed 7-22 .2020  Brenda Hall f/k/a Brenda Myers f/k/a Brenda Schumm f/k/a Brenda Wibben										
!	STATE OF NEBRASKA COUNTY OF Adams  State of Nebraska										

On this 2200 day of 1044, 2020, before me personally appeared Brenda Hall f/k/a Brenda Myers f/k/a Brenda Schumm f/k/a Brenda Wibben and Michael L. Hall.

GENERAL NOTARY - State of Nebraska
DUSTY S. MCKENNA
My Comm. Exp. August 8, 2023

Notary Public - Dusty S McKenna

Cnty No.	Bo	ok	Page		Sa	le Date			School District Code										
91	20	20	2060	7/28/2020 Base: 9				1-0	0074	Af	filiat	ted:			Unif	ied:			
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	Da	ate of S	ale Assessed	l Val	це		4133				00	0	2001	כ		002	7160		
Land		Imp	rovements			Total .			Date	of Sal	e Pr	operty	y Classii	icati	ion (	Code			
1	,615		43,11	5		44,730	Status	P	roperty	Туре	z	oning	Locat	on	Cit	y Size	Parcel Size		
Assessor Lo	cation:	BLUE	HILL (	BH)			A) 1	B)	0	1	C)	1	D) 1	.	E)	6	F) <b>1</b>		
	i.					Residential							Comm	ercia	ıl				
	Multiple Improvemen					vements.:		· · · · · ·	Multiple. Improvements. :										
1 1 1 1 1 1	7 1/2		uction Date:				25			ruction									
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, st. 1.	:	Buildin	g Cost New:	Cost		120,5	85		Cost :										
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(100) 🗆 Mo	bile Hom	ie		(10)	□ ∇	Jorn Out			Commercial Occupancy Code:  Primary: Other1: Other2:										
(101) 🗷 One	Story			(20)						Commercial Construction Class:									
(102) 🗆 Two	Story			(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli	t Level			(40)	□ G	ood			(2)	□R	einfo	rced C	oncrete F	rame	;				
(104) 🗆 11/	2 Story			(50)	□ V	ery Good			(3)		ſason	иу Веа	ring Wall	5					
(111) 🗆 Bi-I	Level			(60)	□ E	xcellent			(4)		Vood	or Stee	el Framed	Ext.	Wall	s			
(106) 🗆 Oth	er		-						(5)		[etal]	Frame	and Wall	š					
Townhouse or	Duplex	Style:		Resi	dential (	Quality: 30			(6)	□₽	ole F1	rame							
(301) 🗆 One	Story			(10) □ Low						Cost Rank: Condition:									
(302) 🗆 Two	Story			(20)						(10) □ Low (10) □ Worm Out									
(307) 🛘 1 1/:	2 Story			(30)	<b>₩</b> A	verage			(20)	□ A	verag	ge		(20)		Badly '	Wom		
(308) □ Spli	t Level			(40) □ Good					(30)  Above Average (30)  Average							șe ·			
(309) 🗆 2 1/2				` ′	□ V	ery Good			(40) ☐ High (40) ☐ Good										
(304) 🗆 One		-		(60)	□ E:	koellent								(50)		Very G	lood		
(305) 🗆 Two	Story D	uplex												(60)		Excelle	ant		
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Assessor Co	mments	and Re	eason for A	djust	ment:									·					
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### NEBRASKA

Nebraska Department of Revenue

Form No. 96-269-2008 5-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

### Real Estate Transfer Statement

**FORM** 

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

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. \_\_07 Mo. 07 Day 28 Yr. 2020 WEBSTER - 91 28 2020 Day \_ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Heidi A. Farrall f/k/a Heidi A. Frahm & Christopher Waddle Betty Eggers Street or Other Mailing Address 207 E. 35th Street Street or Other Mailing Address 735 N. Derby Ave. State Zip Code 68841 City Kearney State NE Zip Code 68845 Giltner NE Phone Number (402) 705-2427 Рћоле Number (308) 293-8618 Is the grantee a 501(c)(3) organization? **√**No Yes If Yes, is the grantee a 509(a) foundation? Emeil 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) ✓ Single Family ✓ Improved Industrial Mineral interests-Nonproducing Mobile Home State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt HOLL Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo 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) 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Distribution Transfer on Death Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Yes Court Decree Satisfaction of Contract Other (Explain) Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes No. ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild 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.) \$52,000 Yes **V** No \$\_ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 405 W. Otoe St. Blue Hill, NE 68930 Grantel 18a 🔲 No address assigned 18b Vacant land 20 Legal Description An Undivided One-Half (1/2) Interest In And To: The West Six Feet (W6') of Lot Two (2) and all of Lot Three (3), Block Two (2), Rohrer'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 . . . 26.000.00 22 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 26,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Print or Type Name of Grantee or Authorized Representative Phone Number Escrow Closing Agent 07-28-2020 Title Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data \_\_\_\_<u>29</u> 50

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

Index _ Computer _ Assessor _ Carded _	Bk 2020, Pg 2060  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 29 day of July A.D., 2020, at 10:34 o'clock AM. Recorded in Book 2020 on Page 2060  County of Webster ss.  Entered on the Clerk's office of said county this 29 day of July A.D., 2020, at 10:34 o'clock AM. Recorded in Book 2020 on Page 2060  County of Webster ss.  Entered on the Clerk's office of said county this 29 day o'clock AM. Recorded in Book 2020 on Page 2060  County of Webster ss.  Entered on the Clerk's office of said county this 29 day o'clock AM. Recorded in Book 2020 on Page 2060  County of Webster ss.  Entered on the Clerk's office of said county this 29 day o'clock AM. Recorded in Book 2020 on Page 2060  County of Webster ss.
į	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902
	Warranty Deed
	The Grantors, HEIDI A. FARRALL f/k/a HEIDI A. FRAHM, AND CHRISTOPHER WADDLE,
	WIFE AND HUSBAND, in consideration of One Dollar and other valuable consideration, the receipt of
	which is hereby acknowledged, conveys to BETTY EGGERS, whether one or more, the following
	described real estate (as described in Neb. Stat. 76-201):
	AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO:
	The West Six Feet (W6') of Lot Two (2) and all of Lot Three (3), Block Two (2), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.
	GRANTORS covenant with GRANTEE that GRANTORS:
	<ol> <li>are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;</li> <li>have legal power and lawful authority to convey the same;</li> <li>warrant and will defend title to the real estate against the lawful claims of all persons.</li> </ol>
	Executed July 28 . 2020.  Heidi A. Farrall  Charles Wall
	Christopher Waddle

ss

, 2020, before me personally appeared Heidi A. Farrall

Notary Public - Christine L. Vought

STATE OF NEBRASKA

COUNTY OF HAMILTON

On this 26 day of Jucy, 202 f/k/a Heidi A. Frahm and Christopher Waddle.

GENERAL NOTARY - State of Nebraska CHRISTINE L VAUGHT My Comm. Exp. October 25, 2022

Cnty No.	Во	ok	Page	Sale Date						School District Code										
91	20	2.5 2.7 4.8.0 4.0.0		7/27/2020			Base: <b>65-0</b>			011 Affiliated:					Unified:					
Location ID Sale Number			Useability & Code #						Parcel Num					mber						
000603000 177		177		1			GeoCde	Ī	ľ <b>w</b> n	Rng	Se	ct	Qrt	Sub	odiv	Агеа	Blk	Parcel		
Date of Sale Assesse				l Valu	ie			4487	1 175			0	0	0	400	005	4 94	006	0000	
Land Improvements				Total				Test 5	19, 13, 1950 1968	D	Date of Sale Property Clas					assification Code				
395		395			Status		Proj	Property Ty		pe Zoning		Lo	Location City Size		y Size	Parcel Size				
Assessor Location: GUIDE ROCK				(GR)			A) 2		B)	B) <b>01</b>		ර)	1	D)	1	E)	7	F) 2		
101 100						Resid	lential			W See		Çile j	737		Con	nmer	cial			
Multiple Improvements:				Multiple, Improvements. :						Multiple. Improvements. :										
Construction Date:					······································						Construction Date :									
Floor:				Floor Sq. Ft. :						F	Floor Sq. Ft. :									
Building Cost New:					Cost:						Cost:									
Single Family Style:					Residential Condition:						Commercial Occupancy Code:									
(100) □ Mobile Home				(10) Worn Out						_	Primary: Other1: Other2:									
(101) □ One Story				(20) 🗆 Badly Worn						C	Commercial Construction Class:									
(102)  Two Story				(30)  Average							(1) ☐ Fireproof Structural Steel Frame									
(103) □ Split Level				(40) ☐ Good						(2)   Reinforced Concrete Frame										
(104) 🗆 1 1/2 Story				(50) Uery Good						(3)  Masonry Bearing Walls										
(111) 🗆 Bi-Level				(60) 🗆 Excellent						(4) U Wood or Steel Framed Ext. Walls										
(106) □ Other											(5)									
Townhouse or Duplex Style:				Residential Quality:							(6) □ Pole Frame									
(301)  One Story			(10) □ Low					C	Cost Rank: Condition:											
(302)   Two Story			(20) □ Fair					(	10) 🗆	Lo	w			(1	0) 🗆	Worn	Out			
(307) 🗆 1 1/2 Story			(30) Average						(20) Average (20) Badly Won							Worn				
(308)  Split Level			(40) □ Good						(30) Above Average (30) Average								ŗe			
(309) 🗆 2 1/2 Story			(50) U Very Good					(	(40) ☐ High (40) ☐ Good											
(304)  One Story Duplex			(60) 🗆 Excellent						(50) □ Very Good								iood			
(305)  Two Story Duplex									i N						(6	0) 🗆	Excelle	nt		
Assessor's	Adjus	tment	to Sale P	rice (	(+ o	r -):														
Assessor Co	mments	and R	eason for A	djusti	nent	:														
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-100																				
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Comments from Comments:																				
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																		(Contin	ше on back)	



### **Real Estate Transfer Statement**

**FORM** 

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

521 • To be filed with the Register of Deeds. • Read instructions on reverse side • If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2020 2020 Mo. 07 Day Mo. 07 Day 2 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)

James & Dorothi Henry Grantee's Name (Buyer)
Jeff R. & Syn Dee Wulf Street or Other Mailing Address 4125 Colfax Ave Street or Other Mailing Address 2640 Rd F Zip Code 68504 Zip Code 68942 City Lincoln State Guide Rock Phone Number Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an income (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Yes Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **√** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No 18 Address of Property 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 10 through 13, inclusive, Block 6, Original Town of Guide Rock, Webster County, Nebraska. 21 If agricultural, list total number of acres 300,00 22 Total purchase price, including any liabilities assumed . . . . . . . . . 22 0,00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23 300100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 Kory J. McCracken Print or Type Name of Grantee or Authorized Representative Phone Number sign Attorney Title Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded

\$

Day 30 Yr. 202

Br 2020, Pg 2046

State of Nebraska 7<sub>55</sub>. County of Webster\_ Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day \_\_A.D., 20<u>, 20</u>, at 10:45 \_M. Recorded in Book <u>202</u>0 County Clerk Deputy Carded

Assessor

NEBRASKA DOCUMENTARY STAMP TAX

#### JOINT TENANCY WARRANTY DEED

James Henry and Dorothi Henry, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jeff R. Wulf and Syn Dee Wulf, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

Lots 10 through 13, inclusive, Block 6, Original Town Of Guide Rock, Webster County, Nebraska.

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

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

Executed July 7, 2020.

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me on July \_\_\_\_\_, 2020, by James Henry and Dorothi Henry, husband and wife.

Comm. expires NOV 8, 7077