

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2524	9/29/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000107200		227		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10005		013	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,045		59,540		61,585		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
				<b>Residential</b>					<b>Commercial</b>					
<b>Multiple Improvements:</b>				Multiple Improvements. :					Multiple Improvements. :					
<b>Construction Date:</b>				Construction Date : 1875					Construction Date :					
<b>Floor:</b>				Floor Sq. Ft. : 2,280					Floor Sq. Ft. :					
<b>Building Cost New:</b>				Cost : 279,990					Cost :					
<b>Single Family Style:</b> 102				<b>Residential Condition:</b> 30					<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out					Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn					<b>Commercial Construction Class:</b>					
(102) <input checked="" type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b> 50					(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low					<b>Cost Rank:</b>		<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average					(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input checked="" type="checkbox"/> Very Good					(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
DEED OF DISTRIBUTION BY PERS REP; BETWEEN PARENT & CHILD														
<b>Comments from</b>						<b>Comments:</b>								
000107200														
(Continue on back)														

# Real Estate Transfer Statement

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

227

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 09 Day 29 Yr. 2020	4 Date of Deed Mo. 09 Day 29 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elaine I. Bean, PR Estate of Rose Iris Nichols, Dec'd Street or Other Mailing Address 630 West Lindsborg Street City Lindsborg State KS Zip Code 67456 Phone Number (785) 227-5768 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Raeann Marie Cabana Street or Other Mailing Address 544 North Seward Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 750-9120 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ 32,069 4.50 %

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

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

18 Address of Property  
544 North Seward Street  
Red Cloud, NE 68970

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

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

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

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

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

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

*David B. Garwood* Attorney 10-5-20  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 5 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt #15	28 Recording Data BK 2020, Pg 2524	

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

State of Nebraska } ss.  
County of Webster }

BK 2020 Pg 2524

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of Oct A.D., 2020 at 2:40 o'clock P M. Recorded in Book 2000 on Page 2524  
Louise Patsch County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX  
Date 10-5-2020  
\$ 5.00 # 15 By VO

**DEED OF DISTRIBUTION BY  
PERSONAL REPRESENTATIVE**

Elaine I. Bean, Personal Representative of the Estate of Iris Rose Nichols, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, in Case No. PR 20-10, GRANTOR, conveys and releases to Raeann Marie Cabana, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska;

subject to liens, easements and restrictions of record.

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

Dated September 29, 2020. Estate Of Iris Rose Nichols, Deceased.

Elaine I. Bean  
By: Elaine I. Bean, Personal Representative

STATE OF KANSAS, COUNTY OF MCPHERSON ) SS

The foregoing instrument was acknowledged before me on September 29th, 2020, by Elaine I. Bean, Personal Representative of the Estate of Iris Rose Nichols, Deceased.

Comm. expires 2/1/2024

D.A.H.  
Notary Public

NOTARY PUBLIC - State of Kansas  
**DAVID A. HAY**  
My Appt. Exp. 2/1/2024

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	2525	10/5/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000172000	228	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10130		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,365	39,770	41,135		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial				
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :				
<b>Construction Date:</b>				Construction Date : 1974				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. : 1,170				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost : 142,530				Cost :				
<b>Single Family Style: 101</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
JTWD												
<b>Comments from</b>						<b>Comments:</b>						
000172000												
(Continue on back)												



# Real Estate Transfer Statement

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FORM 521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 05 Yr. 2020		4 Date of Deed Mo. 09 Day 14 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Anna Marie Eck Street or Other Mailing Address 906 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Oliver W. Lunbery, Jr & <sup>KATHU</sup> Karen E. Lunbery Street or Other Mailing Address 906 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

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

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

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

14 What is the current market value of the real property? \$83,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

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

18 Address of Property 906 N Franklin St Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description  
Lots 1, 2, 3 & 4, Stokes Subdivision to the City of Red Cloud, Webster Co, NE

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

22 Total purchase price, including any liabilities assumed	22	\$	83,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	83,000	00

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

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

sign here	Kory J. McCracken	Attorney	(402) 746-3613
	Print or Type Name of Grantee or Authorized Representative		Phone Number
	Signature of Grantee or Authorized Representative	Title	10/05/2020
			Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 5 Yr. 20	27 Value of Stamp or Exempt Number \$ 186.75	28 Recording Data BK 2020, Pg 2525	

BK 2020, Pg 2525

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 5 day of Oct A.D., 2020, at 3:33 o'clock PM, Recorded in Book 2020 on Page 2525  
Denise Potech County Clerk  
16.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-5-20  
\$ 186.75 By AD

**JOINT TENANCY WARRANTY DEED**

Anna Marie Eck, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Oliver W. Lunbery, Jr. and Kathy E. Lunbery, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) Three (3) and Four (4), Stokes Subdivision to the City of Red Cloud, Webster County, Nebraska.

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

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

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

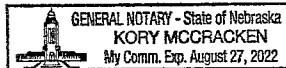
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

September  
Executed October 14, 2020.

Anna Marie Eck  
Anna Marie Eck

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 14, 2020, by Anna Marie Eck, a single person.



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

Kory McCracken  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	2537	10/2/2020	Base: 65-0005		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001300200	229	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	1	1	00000	1	000	2665
Land	Improvements	Total		Date of Sale Property Classification Code								
285		285		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 4			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	1.590		285					
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>1.590</b>		<b>285</b>					
3D				Roads	0.130							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>0.130</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
001300200	

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 02 Yr. 2020		Mo. 09 Day 30 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) MARLYS HABA				Grantee's Name (Buyer) MERLE A. & JANIS K. SCHMIEDING			
Street or Other Mailing Address 6525 E. SILVERLAKE RD				Street or Other Mailing Address 365 KANSAS ST.			
City LAWRENCE		State NE		City UTICA		State NE	
Zip Code 68957				Zip Code 68456			
Phone Number (402) 756-7391		Phone Number (402) 643-0124		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N/A				Email Address MJSCHMIEDING@YAHOO.COM			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
 \$2,000

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
 Grantee (#6)

18a  No address assigned    18b  Vacant land

20 Legal Description  
 A strip of land 100 feet in width upon and thru the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section One (1), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, formerly known as the right of way of the Missouri Pacific Railroad.

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

22 Total purchase price, including any liabilities assumed .....	22	\$	2,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	2,000	00

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

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

**sign here** Dusty S. McKenna      Title Agent

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

(402) 463-4198      Phone Number  
 10-06-2020      Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 6 Yr. 20	27 Value of Stamp or Exempt Number \$ 4.50	28 Recording Data BK 2020 Pg 2537



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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 10/06/20  
\$ 4.50 By AS

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 06 day of October A.D., 2020, at 02:43 o'clock PM. Recorded in Book 2020 on Page 2537

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

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

### Warranty Deed

The Grantor, **MARLYS HABA, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **MERLE A. SCHMIEDING AND JANIS K. SCHMIEDING, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

**A strip of land 100 feet in width upon and thru the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section One (1), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, formerly known as the right of way of the Missouri Pacific Railroad.**

GRANTOR covenants with GRANTEES that GRANTOR:

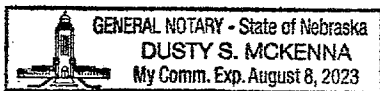
- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will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

Executed Sept. 30, 2020.

*Marlys Haba*  
\_\_\_\_\_  
Marlys Haba

STATE OF NEBRASKA }  
COUNTY OF ADAMS } ss

On this 30<sup>th</sup> day of Sept., 2020, before me personally appeared **Marlys Haba, a single person.**



*Dusty S. McKenna*  
\_\_\_\_\_  
Notary Public - Dusty S. McKenna

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	2556	10/2/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000145000	230	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10030		006	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
680	25,455	26,135		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial				
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :				
<b>Construction Date:</b>				Construction Date : 1915				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. : 884				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost : 114,570				Cost :				
<b>Single Family Style: 101</b>				<b>Residential Condition: 15</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
WD; BETWEEN GRANDPARENT & GRANDCHILD												
<b>Comments from</b>						<b>Comments:</b>						
000145000												
(Continue on back)												

# Real Estate Transfer Statement

230

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>02</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>10</u> Day <u>02</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>William D. McCracken &amp; Sheryl K. McCracken</b> Street or Other Mailing Address <b>1022 N Elm St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Dalton L. Long</b> Street or Other Mailing Address <b>41 N Cedar St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$12,500**

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

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

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

18 Address of Property  
**41 N Cedar St  
Red Cloud, NE 68970**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**Lots 4 & 5, Block 6, Garber's Addition to Red Cloud, Webster Co, NE**

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

22 Total purchase price, including any liabilities assumed	\$ 12,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 12,500.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **3**

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

**sign here** \_\_\_\_\_  
Print or Type Name of Grantee or Authorized Representative

\_\_\_\_\_ Attorney  
Title

(402) 746-3613  
Phone Number  
10/05/2020  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>7</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 3</u>	28 Recording Data <u>BK 2020, Pg 2556</u>

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

BX 2000 Pg 2556

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Oct A.D., 2020, at 3:55 o'clock P. M. Recorded in Book 200 on Page 2556  
Louise Patsch County Clerk  
10.00 10 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-7-2020  
\$ Extend #3 By 10

**WARRANTY DEED**

William D. McCracken and Sheryl K. McCracken, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Dalton L. Long, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4) and Five (5), Block Six (6), Garber's Addition to 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 October 2, 2020.

William D. McCracken  
William D. McCracken

Sheryl K. McCracken  
Sheryl K. McCracken

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 2, 2020, by William D. McCracken and Sheryl K. McCracken, husband and wife.

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

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

Kory McCracken  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code							
91	2020	2598	10/9/2020	Base: 91-0002		Affiliated:		Unified:			
Location ID		Sale Number		Useability & Code #		Parcel Number					
000120600		231		1		4371	00	0	10020	001	0000
Date of Sale Assessed Value				Date of Sale Property Classification Code							
Land		Improvements		Total		Status	Property Type	Zoning	Location	City Size	Parcel Size
950		8,175		9,125		A) 1	B) 01	C) 1	D) 1	E) 6	F) 1
Assessor Location: RED CLOUD (RC)											

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements :	Multiple Improvements :
<b>Construction Date:</b>	Construction Date : 1885	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 840	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 76,905	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 20</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 20</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000120600	
(Continue on back)	

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 09 Yr. 2020 4 Date of Deed Mo. 10 Day 02 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print) Donna McLaughlin, Temp. Guardian of the Estate of Betty J. 6 Grantee's Name, Address, and Telephone (Please Print) J. Derek Henry and Jill Henry

City Kearney State NE Zip Code 68845 City Nampa State ID Zip Code 83686 Phone Number (208) 713-3709 Is the grantee a 501(c)(3) organization? Yes No

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

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Yes No Aunt or Uncle, Brothers and Sisters, Ex-spouse, Family Corp., Grandparents, Parents, Self, Spouse, Step-parent

14 What is the current market value of the real property? \$29,500 15 Was the mortgage assumed? 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 Adams Land Title Co No

18 Address of Property 637 N. Elm St. Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee

20 Legal Description

Lots Three (3), Four (4) and Five (5), Block One (1), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

21 If agricultural, list total number of acres

Table with 2 columns: Item Number, Amount. 22 Total purchase price \$29,500.00 23 Was non-real property included? No 24 Adjusted purchase price \$29,500.00

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Escrow Closing Agent 10-09-2020

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 9 Yr. 20 27 Value of Stamp or Exempt Number \$ 67.50 28 Recording Data BK2020, Pg 2598

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

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 10/09/20  
\$ 67.50 By AS

Bk 2020, Pg 2598

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 09 day of October A.D., 2020, at 03:47 o'clock PM. Recorded in Book 2020 on Page 2598

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

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

### Warranty Deed

The Grantor, **DONNA MCLAUGHLIN, TEMPORARY GUARDIAN OF THE ESTATE OF BETTY J. SCHMIDT, A PROTECTED PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **J. DEREK HENRY AND JILL HENRY, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

**Lots Three (3), Four (4) and Five (5), Block One (1), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.**

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed 10/2, 2020.

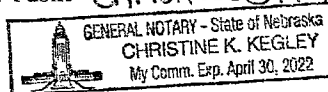
**ESTATE OF BETTY J. SCHMIDT, A PROTECTED PERSON**

By: *Donna McLaughlin*  
Donna McLaughlin, Temporary Guardian

STATE OF NEBRASKA }  
COUNTY OF Buffalo } ss

On this 3rd day of October, 2020 before me personally appeared **Donna McLaughlin, Temporary Guardian of Estate of Betty J. Schmidt, a Protected Person..**

*Christine K. Kegley*  
Notary Public - *Christine K. Kegley*



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2020	2601	10/13/2020	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001403302		232	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	7	0	63775	1	000	0000	
Land	Improvements		Total		Date of Sale Property Classification Code								
160,155			160,155		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10				
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	47.760	65,190							
1A				1G	11.840	16,165							
2A1				2G1	29.220	39,885							
2A				2G	28.510	38,915							
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1				Shelterbelt/Timber									
1D				Accretion									
2D1				Waste									
2D				Other									
3D1				<b>AG LAND TOTAL</b>	<b>117.330</b>	<b>160,155</b>							
3D				Roads	4.480								
4D1				Farm Sites									
4D				Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				<b>Non-AG TOTAL</b>	<b>4.480</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>		<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>		
JTWD		
<b>Comments from</b>		<b>Comments:</b>
001403302		
(Continue on back)		



Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 13 Yr. 2020 4 Date of Deed Mo. 10 Day 5 Yr. 2020

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

Grantor's Name (Seller) Growling Bear Holdings, L.L.C. Grantee's Name (Buyer) Thomas J Kaiser and Mary E. Goodwin-Kaiser

Street or Other Mailing Address 727 Clare More Dr 5205 Deer Ridge Drive

City West Palm Beach State FL Zip Code 33401 City Eagle State NE Zip Code 68347

Phone Number (561) 371-6844 (402) 430-6192 Is the grantee a 501(c)(3) organization? Yes No

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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Yes No

14 What is the current market value of the real property? \$270,000 15 Was the mortgage assumed? 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? Yes No

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

18a No address assigned 18b Vacant land

20 Legal Description The South 20 acres of Lot Eight (8) and all of Lot Nine (9); the South Half of the Northeast Quarter of the Southwest Quarter

21 If agricultural, list total number of acres 121.81+-

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 270,000.00

23 Was non-real property included in the purchase? Yes No 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 270,000.00

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. Thomas J. Kaiser (402) 430-6192

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

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

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 13 day  
of Oct A.D., 20 20, at 2:50  
o'clock P M. Recorded in Book 2020  
on Page 2601-2602  
Louise Patsch County Clerk  
1600 KO Deputy  
Ind Comp Assessor Carded

BK 2020, Pg 2601

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-13-20  
\$ 607.50 By KO

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

### JOINT TENANCY WARRANTY DEED

Growling Bear Holdings, L.L.C., a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Thomas J. Kaiser and Mary E. Goodwin-Kaiser, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

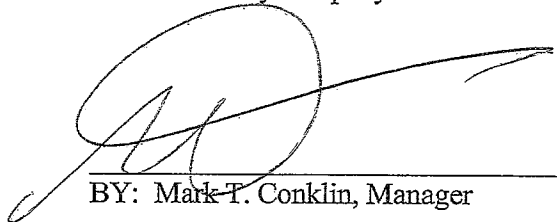
The South 20 acres of Lot Eight (8) and all of Lot Nine (9); the South Half of the Northeast Quarter of the Southwest Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ); the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ), all in Section Seven (7), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

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

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

Executed 10/5, 2020.

Growling Bear Holdings, L.L.C., a Nebraska  
limited liability company

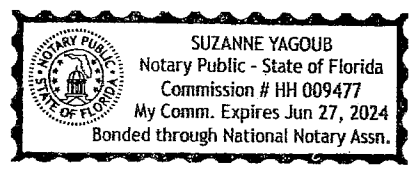
  
BY: Mark T. Conklin, Manager

STATE OF Florida )  
COUNTY OF Palm Beach ) ss.

The foregoing instrument was acknowledged before me on October 5<sup>th</sup>, 2020 by Mark T. Conklin, Manager, Growling Bear Holdings, L.L.C., a Nebraska limited liability company.

*Suzanne Yagoub*  
Notary Public

My commission expires: June 27<sup>th</sup> 2024



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2620	6/15/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000317900		233		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20010		000	7810
Land		Improvements		Total		Date of Sale Property Classification Code								
2,580		49,755		52,335		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1974	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 900	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 134,685	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000317900	

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>15</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>10</u> Day <u>15</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>WILLIS L &amp; BETTY M HAYNES</b> Street or Other Mailing Address <b>306 NORTH PAYNE</b> City <b>BLUE HILL</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 822-0474</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>DEBORAH A HOLDEN</b> Street or Other Mailing Address <b>306 NORTH PAYNE</b> City <b>BLUE HILL</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(303) 915-3490</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**306 N PAYNE ST  
 BLUE HILL, NE 68930**

18a  No address assigned    18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**(SAME AS GRANTEE)**

20 Legal Description  
**(See description attached)**

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

22 Total purchase price, including any liabilities assumed	22	\$	98,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	98,000.00

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

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

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

*David B. Garwood* Attorney 10-15-2020  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>15</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>220.50</u>	28 Recording Data <u>BL 2020, Pg 2620</u>	

The South Eighty feet (S80') of the West One Half (W $\frac{1}{2}$ ) of Outlot Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska, EXCEPT the West One Hundred Thirty-five feet (W135') thereof, and EXCEPT a tract of land described as follows: Commencing at a point on the South line of said Outlot 3, 270 feet East of the Southwest corner thereof; thence Northerly parallel with the West line of said Outlot 3, a distance of 80 feet to a point on the North line of property; thence East, along the North property line a distance of 43.50 feet, more or less, to the East line of the West Half of said Outlot 3; thence Southerly along said East line a distance of 80 feet, to the South line of Outlot 3; thence Westerly 43.50 feet, more or less, to the point of beginning.

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code																	
91	2020	2623	10/14/2020	Base: 65-0011		Affiliated:		Unified:													
Location ID		Sale Number		Useability & Code #		Parcel Number															
000606900		234				4487			00	0	40010		001	0000							
Date of Sale Assessed Value				GeoCde		Twn		Rng		Sect		Qrt		Subdiv		Area		Blk		Parcel	
Land		Improvements		Total		Date of Sale Property Classification Code															
215		4,820		5,035		Status	Property Type		Zoning		Location		City Size		Parcel Size						
Assessor Location: GUIDE ROCK (GR)						A) 1	B) 01		C) 1		D) 1		E) 7		F) 1						
						Residential						Commercial									
Multiple Improvements:						Multiple Improvements :						Multiple Improvements :									
Construction Date:						Construction Date : 1910						Construction Date :									
Floor:						Floor Sq. Ft. : 832						Floor Sq. Ft. :									
Building Cost New:						Cost : 85,115						Cost :									
Single Family Style: 104						Residential Condition: 10						Commercial Occupancy Code:									
(100) <input type="checkbox"/> Mobile Home						(10) <input checked="" type="checkbox"/> Worn Out						Primary:		Other1:		Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn						Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average						(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good						(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input checked="" type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good						(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent						(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other												(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:						Residential Quality: 30						(6) <input type="checkbox"/> Pole Frame									
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low						Cost Rank:			Condition:						
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair						(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out						
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average						(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn						
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good						(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average						
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good						(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good						
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent									(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex															(60) <input type="checkbox"/> Excellent						
Assessor's Adjustment to Sale Price (+ or -):																					
Assessor Comments and Reason for Adjustment:																					
WD; ALSO INCLUDES PARCEL #6070																					
Comments from						Comments:															
(Continue on back)																					

# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>14</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>10</u> Day <u>14</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>RALPH AND JUDITH SIMPSON AND JEFFREY SIMPSON</b> Street or Other Mailing Address <b>337 W 2ND ST</b> City <b>RED CLOUD</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-2598</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>DERRICK DUFFY</b> Street or Other Mailing Address <b>650 JOHN ST</b> City <b>GUIDE ROCK</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**440 W HIGH STREET  
GUIDE ROCK, NEBRASKA**

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  
**Lot 17, Block 1, Vance's Addition to the Village of Guide Rock, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	22	\$	3,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	3,000.00

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

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

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

*David B. Garwood* Attorney Phone Number 10-14-2020  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>16</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <u>6.75</u>	28 Recording Data <u>BK2020, 9 2623</u>	

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



BK2020, Pg 2623

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Oct A.D., 2020, at 11:30 o'clock AM. Recorded in Book 2020 on Page 2623  
David Patrick County Clerk  
DS Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY STAMP TAX  
Date 10-16-20  
\$ 6.75 By DS

WARRANTY DEED

Judith Simpson, surviving spouse of Ralph Simpson; and Jeffrey L. Simpson, a single person, GRANTOR, in consideration of THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00) receipt of which is hereby acknowledged, convey to Derrick Duffy, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Seventeen (17), Block One (1), Vance's Addition to Guide Rock, 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.

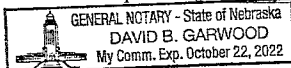
Executed October 14<sup>th</sup>, 2020.

Jeffrey L Simpson  
Jeffrey Simpson  
Judith A Simpson  
Judith Simpson

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 14<sup>th</sup>, 2020, by Judith Simpson, a single person.

Comm. expires 10-22-2022

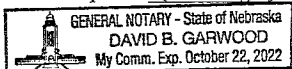


David B Garwood  
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 14<sup>th</sup>, 2020, by Jeffrey L. Simpson, a single person.

Comm. expires 10-22-2022



David B Garwood  
Notary Public

State of Nebraska } ss.  
County of Webster }

BYL 2020, Pg 2620

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Oct A.D., 2020, at 11:31 o'clock A M. Recorded in Book 2020 on Page 2620  
Louise Petsch County Clerk  
10.00 10 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-15-2020  
\$ 220.50 By 10

**WARRANTY DEED**

Willis L. Haynes & Betty M. Haynes, husband and wife, GRANTOR, in consideration of NINETY-EIGHT THOUSAND AND NO/100 DOLLARS (\$98,000.00) receipt of which is hereby acknowledged, convey to Deborah A. Holden, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Eighty feet (S80') of the West One Half (W½) of Outlot Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska, EXCEPT the West One Hundred Thirty-five feet (W135') thereof, and EXCEPT a tract of land described as follows: Commencing at a point on the South line of said Outlot 3, 270 feet East of the Southwest corner thereof; thence Northerly parallel with the West line of said Outlot 3, a distance of 80 feet to a point on the North line of property; thence East, along the North property line a distance of 43.50 feet, more or less, to the East line of the West Half of said Outlot 3; thence Southerly along said East line a distance of 80 feet, to the South line of Outlot 3; thence Westerly 43.50 feet, more or less, to the point of beginning.

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 October 15, 2020.

Willis L. Haynes  
Willis L. Haynes

Betty M. Haynes  
Betty M. Haynes

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 15, 2020, by Willis L. Haynes & Betty M. Haynes, husband and wife.

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

Comm. expires 10-22-2022

David B. Garwood  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2628	10/16/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000108100		235		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005			014	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
680		4,300		4,980		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1900				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,537				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 136,845				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 10</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
JTWD														
<b>Comments from</b>						<b>Comments:</b>								
000108100														
(Continue on back)														



# Real Estate Transfer Statement

235

FORM 521

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>16</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>10</u> Day <u>16</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Michael &amp; Sharon McCartney</b> Street or Other Mailing Address <b>733 N Cedar St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 705-6466</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Paul E. McCartney, Jr.</b> Street or Other Mailing Address City State Zip Code Phone Number <b>(308) 470-0224</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

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

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

18 Address of Property 434 N Seward St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description  
Lots Twenty-one (21) and Twenty-two (22), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	2,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	2,500.00

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

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

David B. Garwood (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number  
*David B. Garwood* Attorney Date *10-16-20*  
Signature of Grantee or Authorized Representative Title

26 Date Deed Recorded Mo. <u>10</u> Day <u>19</u> Yr. <u>20</u>		27 Value of Stamp or Exempt Number \$ <u>6.75</u>		28 Recording Data <i>BK2020 Pg 2628</i>		For Dept. Use Only	
--	--	--	--	--	--	--------------------	--

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

BK 2020, pg 2628

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of Oct A.D., 2020, at 8:48 o'clock AM. Recorded in Book 2628 on Page 2628  
Christine Petach County Clerk  
10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-19-20  
\$ 6.75 By AS

**JOINT TENANCY WARRANTY DEED**

Michael McCartney and Sharon McCartney, husband and wife, GRANTORS, in consideration of TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$2,500.00) receipt of which is hereby acknowledged, convey to Paul Edward McCartney, Jr., GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21) and Twenty-two (22), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska.

**PROVIDED that if either of GRANTORS survives GRANTEE the property shall revert to GRANTOR, unless sooner sold or conveyed by GRANTEE.**

GRANTORS covenant with the GRANTEE that GRANTORS:

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

Executed October 16, 2020.

Michael McCartney  
Michael McCartney

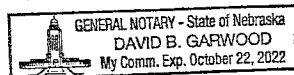
Sharon McCartney  
Sharon McCartney

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 16, 2020, by Michael McCartney and Sharon McCartney, husband and wife.

Comm. expires 10-22-2022

David B. Garwood  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	2636	10/20/2020	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
000136700	236	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
655	41,190	41,845		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				<b>Residential</b>				<b>Commercial</b>				
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :				
<b>Construction Date:</b>				Construction Date : 1916				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. : 1,568				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost : 181,600				Cost :				
<b>Single Family Style: 101</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
WD												
<b>Comments from</b>						<b>Comments:</b>						
000136700												
(Continue on back)												

Real Estate Transfer Statement

236

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 10 Day 20 Yr. 2020
4 Date of Deed Mo. 10 Day 10 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print)
6 Grantee's Name, Address, and Telephone (Please Print)

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

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

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

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

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

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

20 Legal Description
The East 68 feet of the South 100 feet of the West One-Half (W1/2) of Block Two (2), LeDuc ' s Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres
22 Total purchase price, including any liabilities assumed
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate

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

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

Signature of Tyler Sherman, Grantee, Date 10/20/2020, Phone Number 402-360-1197

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

State of Nebraska }  
County of Webster } ss.  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 20 day  
of Oct A.D., 20 20, at 3:35  
o'clock P.M. Recorded in Book 2020  
on Page 2636  
Lorise Petach County Clerk  
10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-20-20  
\$ 144.00 By AD

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

WARRANTY DEED

Staci Beitler-Elledge, formerly Staci Beitler and Justin Elledge, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Tyler Sherman, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East 68 feet of the South 100 feet of the West One-Half (W1/2) of Block Two (2), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

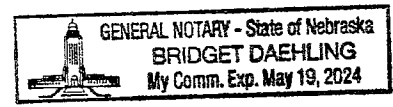
- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed October 10, 2020.

Staci Beitler-Elledge  
Staci Beitler-Elledge

Justin Elledge  
Justin Elledge

STATE OF NEBRASKA )  
) ss.  
COUNTY OF WEBSTER )



The foregoing instrument was acknowledged before me on October 10, 2020 by Staci Beitler-Elledge, formerly Staci Beitler and Justin Elledge, wife and husband.

Bridget Daebling  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2682-2683	7/29/2020	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001910400		237		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	26	4	00000	1	000	8740
Land		Improvements		Total		Date of Sale Property Classification Code								
39,800		144,095		183,895		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1975				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,550				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 201,565				Cost :						
<b>Single Family Style:</b> 101				<b>Residential Condition:</b> 35				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b> 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>						<b>Comments:</b>								
001910400														

(Continue on back)

# Real Estate Transfer Statement

237

FORM  
521

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>29</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>10</u> Day <u>8</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Wallace B and Lois R. Vance</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Steven A and Barbara J Snell</b>			
Street or Other Mailing Address <b>813 Hwy 281</b>				Street or Other Mailing Address <b>813 Hwy 281</b>			
City <b>Red Cloud</b>		State <b>NE</b>		Zip Code <b>68970</b>		City <b>Red Cloud</b>	
State <b>NE</b>		Zip Code <b>68970</b>		City <b>Red Cloud</b>		State <b>NE</b>	
Zip Code <b>68970</b>		City <b>Red Cloud</b>		State <b>NE</b>		Zip Code <b>68970</b>	
Phone Number <b>(402) 746-2522</b>		Phone Number <b>(402) 257-8015</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <b>n/a</b>				Email Address <b>n/a</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$260,000**

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

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

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

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

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**SEE DESCRIPTION ATTACHED**

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

22 Total purchase price, including any liabilities assumed	\$ 260,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 260,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: **Steven A Snell**    Phone Number: **402-257-8015**

Signature of Grantee or Authorized Representative: *Steven A Snell*    Title: \_\_\_\_\_    Date: **10/23/20**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>26</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <b>585.00</b>	28 Recording Data <b>Book 2020, Pg 2682-2683</b>

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 26; THENCE S88°36'04"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE SOUTH LINE OF COUNTY SURVEYOR'S LOT 2, A DISTANCE OF 820.00 FEET TO THE SOUTHWEST CORNER OF SAID COUNTY SURVEYOR'S LOT 2, THIS BEING THE POINT OF BEGINNING; THENCE N08°01'04"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 177.00 FEET; THENCE N15°36'04"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET; THENCE N14°52'04"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET; THENCE N27°56'04"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET; THENCE N23°26'04"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET; THENCE N17°43'05"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 84.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, ALSO BEING 624.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N88°36'04"E ON THE NORTH LINE OF SAID LOT 2, ALSO BEING 624.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 559.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE N07°56'18"W, ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 250.67 FEET; THENCE S89°08'12"W, A DISTANCE OF 266.12 FEET; THENCE N75°22'11"W, A DISTANCE OF 135.44 FEET; THENCE N75°31'26"W, A DISTANCE OF 551.45 FEET; THENCE S10°58'25"W, A DISTANCE OF 954.25 FEET; THENCE S11°04'45"W, A DISTANCE OF 134.88 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 26; THENCE N88°36'04"E ON SAID SOUTH LINE A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING CONTAINING 13.66 ACRES, MORE OR LESS.

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 26<sup>th</sup> day  
of Oct A.D., 2020, at 11:25  
o'clock A. M. Recorded in Book 2020  
on Page 2682-2683  
Louise Netsch County Clerk  
16.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-26-20  
\$ 585.00 By Liz

**JOINT TENANCY WARRANTY DEED**

Wallace B. Vance and Lois R. Vance, husband and wife, GRANTOR, in consideration of TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$260,000.00) receipt of which is hereby acknowledged, convey to Steven A. Snell and Barbara J. Snell, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 26; THENCE S88°36'04"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE SOUTH LINE OF COUNTY SURVEYORÆS LOT 2, A DISTANCE OF 820.00 FEET TO THE SOUTHWEST CORNER OF SAID COUNTY SURVEYORÆS LOT 2, THIS BEING THE POINT OF BEGINNING; THENCE N08°01'04"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 177.00 FEET; THENCE N15°36'04"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET; THENCE N14°52'04"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET; THENCE N27°56'04"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET; THENCE N23°26'04"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET; THENCE N17°43'05"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 84.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, ALSO BEING 624.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N88°36'04"E ON THE NORTH LINE OF SAID LOT 2, ALSO BEING 624.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 559.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE N07°56'18"W, ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 250.67 FEET; THENCE S89°08'12"W, A DISTANCE OF 266.12 FEET; THENCE N75°22'11"W, A DISTANCE OF 135.44 FEET; THENCE N75°31'26"W, A DISTANCE OF 551.45 FEET; THENCE S10°58'25"W, A DISTANCE OF 954.25 FEET; THENCE S11°04'45"W, A DISTANCE OF 134.88 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 26; THENCE N88°36'04"E ON SAID SOUTH LINE A DISTANCE OF

425.00 FEET TO THE POINT OF BEGINNING CONTAINING 13.66 ACRES, MORE OR LESS; **EXCEPT MINERAL RIGHTS WHICH ARE HEREBY RETAINED BY GRANTORS, THEIR SUCCESSORS AND ASSIGNS.**

GRANTORS covenant, jointly and severally, with the GRANTEES that GRANTORS:

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

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

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

Executed October 8<sup>th</sup>, 2020.

Lois R. Vance  
Lois R. Vance

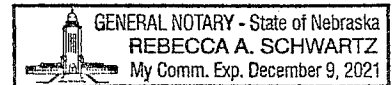
Wallace B. Vance  
Wallace B. Vance

STATE OF NEBRASKA, COUNTY OF Buttals ) ss.

The foregoing instrument was acknowledged before me on October 8<sup>th</sup>, 2020, by Wallace B. Vance.

Comm. expires Dec. 9<sup>th</sup> 2021

Rebecca A. Schwartz  
Notary Public

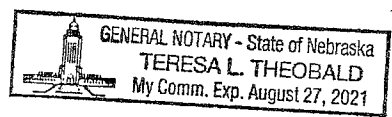


STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 8, 2020, by Lois R. Vance.

Comm. expires 8/27/2021

Teresa L. Theobald  
Notary Public



Sale Number

238

239

Easements

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2020	2815	10/20/2020	Base: 91-0002		Affiliated:		Unified:					
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>	<b>Parcel Number</b>									
000118601		240	1	<b>GeoCde</b>	<b>Twn</b>	<b>Rng</b>	<b>Sect</b>	<b>Qrt</b>	<b>Subdiv</b>	<b>Area</b>	<b>Blk</b>	<b>Parcel</b>	
<b>Date of Sale Assessed Value</b>				4371			00	0	10010		001	0000	
<b>Land</b>		<b>Improvements</b>	<b>Total</b>	<b>Date of Sale Property Classification Code</b>									
260		15,900	16,160	<b>Status</b>	<b>Property Type</b>	<b>Zoning</b>	<b>Location</b>	<b>City Size</b>	<b>Parcel Size</b>				
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1				
				<b>Residential</b>				<b>Commercial</b>					
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :					
<b>Construction Date:</b>				Construction Date :				Construction Date : 1900					
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 2,816					
<b>Building Cost New:</b>				Cost :				Cost : 84,790					
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 471 Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 10</b>			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
<b>Comments from</b>						<b>Comments:</b>							
000118601													
(Continue on back)													



# Real Estate Transfer Statement

240

FORM 521

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>20</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>08</u> Day <u>20</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kirk &amp; Rebecca Rundle</b> Street or Other Mailing Address <b>7337 W 33rd St N</b> City <b>Wichita</b> State <b>KS</b> Zip Code <b>67205</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Joseph J. McDole</b> Street or Other Mailing Address <b>841 N Walnut St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>			
Phone Number				Phone Number <b>(402) 746-4824</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

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

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

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

14 What is the current market value of the real property? <b>\$6,750</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property <b>125 E 4th Avenue Red Cloud, NE 68970</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>same as Grantee</b>
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description  
**Lot One (1), Block One (1), William's Addition to the City of Red Cloud, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	22	\$	<b>6000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	<b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>6000.00</b>

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.

<b>sign here</b>	<b>Kory J. McCracken</b> Print or Type Name of Grantee or Authorized Representative	<b>(402) 746-3613</b> Phone Number
	<i>[Signature]</i> Signature of Grantee or Authorized Representative	<b>Attorney</b> Title
		<b>10/23/20</b> Date

26 Date Deed Recorded		27 Value of Stamp or Exempt Number		28 Recording Data		For Dept. Use Only
Mo. <u>10</u> Day <u>27</u> Yr. <u>2020</u>		\$ <u>13.50</u>		<b>BL 2020, Pg 2815</b>		



BL 2020, Pg 2815

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Oct A.D., 2020, at 3:25 o'clock P. M. Recorded in Book 2020 on Page 2815  
Louise Peters County Clerk  
ID.DD VS Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-27-2020  
\$ 13.50 By KA

**WARRANTY DEED**

Kirk T. Rundle and Rebecca Rundle, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Joseph J. McDole, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1), Block One (1), William'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 October 20<sup>th</sup>, 2020.

Kirk T. Rundle  
Kirk T. Rundle

Rebecca Rundle  
Rebecca Rundle

STATE OF KANSAS, COUNTY OF Sedgwick ) ss.

The foregoing instrument was acknowledged before me on October 20<sup>th</sup>, 2020, by Kirk T. Rundle and Rebecca Rundle, husband and wife.

Comm. expires 8/19/2024

Jennifer C. Smith  
Notary Public  
Notary Public - State of Kansas  
My Appt. Expires 8/19/24

BK, 2020, Pg. 2814

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 Oct A.D., 2020, at 3:22  
o'clock P.M. Recorded in Book 2020  
on Page 2814  
Louise Doherty County Clerk  
J.D.D. V.D. Deputy  
Ind.      Comp.      Assessor      Carded     

**AFFIDAVIT RELATING TO TITLE**

STATE OF KANSAS, COUNTY OF Sedgwick ) ss.

The undersigned of Wichita, Sedgwick County, Kansas, being first duly sworn on oath, depose and say:

- 1. Kirk T. Rundle and Rebecca Rundle, husband and wife, signed a deed on June 14, 2016, which was filed with the Register of Deeds in Webster County, Nebraska June 24, 2016, in Book 2016, page 1601, in an attempt to convey the following described real estate:

Lot One (1), Block One (1), William's Addition to the City of Red Cloud, Webster County, Nebraska.

to FLF Construction, LLC, a Nebraska limited liability company.

- 2. FLF Construction, LLC, a Nebraska limited liability company, does not exist and no such limited liability company has ever been in existence.
- 3. As such, said Warranty Deed from Kirk T. Rundle and Rebecca Rundle, husband and wife, to FLF Construction, LLC, a Nebraska limited liability company, is void because the Grantee is non-existent.
- 4. Therefore, Kirk T. Rundle and Rebecca Rundle, husband and wife, as joint tenants, are the owners of the above described real estate and are now in possession thereof.

Further affiants sayeth not.

Dated: October 20<sup>th</sup>, 2020.

Kirk T. Rundle  
Kirk T. Rundle

Rebecca Rundle  
Rebecca Rundle

SUBSCRIBED in my presence and sworn to before me on October 20<sup>th</sup>, 2020.



Comm. expires 8/19/2024

Jennifer C. Smith  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2837	10/26/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001907100		241				GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	14	1	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
6,118,995		180,605		6,299,600		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
ICG		ACRES:		VALUE:		ICG		ACRES:		VALUE:				
IRRIGATED	1A1	42.430	160,380	GRASSLAND	1G1	128.030	169,415							
	1A	383.200	1,305,070		1G	54.350	40,460							
	2A1	51.640	195,195		2G1	88.320	93,440							
	2A	407.210	1,425,715		2G	45.610	14,350							
	3A1	106.500	318,435		3G1	18.220	24,870							
	3A				3G									
	4A1	66.150	240,115		4G1	14.160	2,545							
	4A	264.380	959,390		4G	114.100	59,640							
DRYLAND	1D1	92.650	216,340	Shelterbelt/Timber										
	1D	193.350	451,475	Accretion		24.960								
	2D1	14.970	31,510	Waste		16.390	2,950							
	2D	61.340	120,230	Other										
	3D1	31.270	61,295	<b>AG LAND TOTAL</b>		2,329.750	6,101,695							
	3D			Roads		34.110								
	4D1	0.010	20	Farm Sites		2.000	17,300							
	4D	110.510	208,855	Home Sites										
				Recreation										
	Dwellings			Other		4.220								
	Outbuildings		180,605	<b>Non-AG TOTAL</b>		40.330	17,300							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
<b>Comments from</b>	<b>Comments:</b>
001907100 001553102 001552400 001553106 001553200 001802500 001802800	
001802900 001803600 001806100 001813600 001814000 001814100 001814900	
001815200 001904700 001906700 001906900 001915300 0015533	

(Continue on back)

# Real Estate Transfer Statement

241

FORM  
**521**

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 26 Yr. 2020		Mo. 10 Day 26 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Richard L. Kudrna and Barbara A. Kudrna				Grantee's Name (Buyer) RBK, LLC			
Street or Other Mailing Address c/o S. White, 233 S. 13th St., #1900				Street or Other Mailing Address c/o Richard and Barbara Kudrna, 1105 Road GH			
City Lincoln		State NE		Zip Code 68508		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number (402) 474-6900		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, is the grantee a 509(a) foundation?	
Email Address swhite@clinewilliams.com		Phone Number (402) 474-6900		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Email Address swhite@clinewilliams.com	

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$5,393,055

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

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

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes  No

18 Address of Property

18a  No address assigned 18b  Vacant land

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

RBK, LLC  
Richard and Barbara Kudrna  
1105 Road GH  
Red Cloud, NE 68970

20. Legal Description

See attached

21 If agricultural, list total number of acres 2,167.06

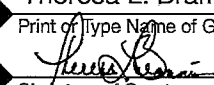
22 Total purchase price, including any liabilities assumed	22	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate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

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

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

**sign here**

Theresa L. Brammier (402) 474-6900  
Print or Type Name of Grantee or Authorized Representative Phone Number

 Authorized Representative 10/28/2020  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 10 Day 28 Yr. 2020	\$ Exempt # 5b	BL 2020, Pg 2837

**EXHIBIT "A"**

The South 991.11 feet of the East Half of the Northeast Quarter (E½NE¼) of Section Fourteen (14), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts deeded to the State of Nebraska and to the City of Red Cloud, Nebraska;

The Southwest Quarter (SW¼) of Section Eight (8), Township Two (2) North, Range Ten (10), West of the Sixth P.M., Webster County, Nebraska;

The East Half of the Northeast Quarter (E½NE¼) of Section Four (4), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW¼) of Section Thirteen (13), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land in the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of said Section Thirteen (13), as conveyed Ron Kudrna and Sharon Kudrna, in Book 77, Page 5; AND EXCEPT tracts conveyed to the State of Nebraska in Warranty Deed recorded in Book 25, Page 4, and in Book 71, 864 as corrected in Book 77, Page 1286;

County Surveyors Lots 5, 6, 7A, 7B, 8, 9, 10, 11 and 20 in the Southwest Quarter (SW¼) of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT the south 204 feet of County Surveyors Lot 8, AND EXCEPT a tract which is part of County Surveyors Lots 6 and 9, described as follows: Beginning at the Northwest corner of said SW¼ and running thence N89°51'45"E along the North line of said SW¼ a distance of 339.50 feet to a point on the West line of perpetual easement to the Bureau of Reclamation; thence S25°53'00"E along said easement a distance of 414.30 feet; thence S00°01'00"W along said easement a distance of 69.90 feet to a point; thence S89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW¼; thence N00°18'24"W along the West line of said SW¼ a distance of 445.16 feet to the point of beginning; AND EXCEPT a tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8 and 11, all located in the SW¼ of said Section 35, more particularly described as follows and assuming the North line of said SW¼ bears N89°54'28"E or S89°54'28"W. Commencing at the Center ¼ corner of said Section 35; thence S89°54'28"W 553.56 feet to the NW corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning; thence S00°00'50"W 752.38 feet on the West line of Fairview Subdivision to a point; thence S00°00'45"E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S00°02'12"E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point; thence S89°52'43"W 944.94 feet on the South line of County Surveyor's Lot 11 to a point; thence N00°00'48"W 384.19 feet to a point; thence S89°56'30"E 190.00 feet to a point; thence N00°00'45"W 432.83 feet to a point; thence N00°01'43"W 118.50 feet to a point; thence N48°20'03"W 111.67 feet to a point; thence N20°38'05"W 141.62 feet to a point; thence S89°53'58"W 104.77 feet to a point; thence N04°05'07"W 371.57 feet to a point on the North line of said SW¼; thence N89°54'28"E 1019.59 feet on the ¼ section line to the True point of Beginning, subject to County Road Right of Way;

The Northeast Quarter (NE¼) of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

Lots 1B and 2 in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Fifteen (15), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

Lot 6 in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Nine (9), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

All of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eight (8), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Eight (8), Township Two (2) North, Range Ten (10), West of the Sixth P.M., Webster County, Nebraska;

The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Six (6), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

Northwest Quarter (NW $\frac{1}{4}$ ), Section Eight (8), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska in Deed recorded in Deed Book 25, Page 343;

The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Four (4), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

Lots 6, 7, 8B and 9 in the Northwest Quarter; the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ); and Lots Six (6) and Fourteen (14) in the Southwest Quarter (SW $\frac{1}{4}$ ); all in Section Ten (10), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The East Half (E $\frac{1}{2}$ ) of Section Thirteen (13), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as: Commencing at the Southeast corner of Section 13; thence Northerly along the East line of said Section 208.71 feet; thence Westerly and parallel to the South line of said Section 208.71 feet; thence Southerly and parallel to the East line of said Section 208.71 feet to the South line of said Section; thence Easterly on the South line of said Section 208.71 feet to the Southeast corner of said Section, which is the point of beginning;

Lots 2, 3 and 4 in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Ten (10), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

Lot 7 in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Nine (9), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

All of the following, subject to the subsequent denoted exclusion:

Lots 1B and 2 in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Fifteen (15), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ); the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ); and the North Half of the Southeast Quarter of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ); all in Section Sixteen (16), Township One (1) North), Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

That part of the Northwest Quarter (NW $\frac{1}{4}$ ) and the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ ) lying North of the County Road in Section Sixteen (16), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

In all events excluding:

That tract of land located in the Northwest Quarter of Section 15 and the East Half of Section 16, all in Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows and assuming the East line of the SE  $\frac{1}{4}$  of said Section 16 bears S00°11'25"W. Beginning on the East  $\frac{1}{4}$  corner of said Section 16; thence S00°11'25"W 1997.62 feet on the Section line to the SE Corner of the N1/2SE1/4SE1/4; thence N89°27'40"W 1325.01 feet on the South line of said N1/2SE1/4SE1/4 to the SW Corner of the N1/2SE1/4SE1/4; thence N00°13'20"W 1989.86 feet on the 1/16<sup>th</sup> Section line to the N 1/16<sup>th</sup> corner of the SE1/4; thence N00°35'06"W 1588.00 feet on the 1/16<sup>th</sup> Section line to a point on the centerline of an existing County Road; thence S77°36'13"E 1127.23 feet on the centerline of the County road to a point thence S60°21'09"E 444.14 feet on the centerline of the County Road and entering into the NW1/4 of said Section 15 to a point; thence S87°15'39"E 445.90 feet on the centerline of the County Road to a point; thence S05°32'01"W 161.04 feet to the centerline of the County Road to a point thence S16°42'49"W 185.89 feet on the centerline of the County Road to a point; thence S36°52'20"W 511.84 feet on the centerline of the County Road to a point; thence S29°01'04"W 413.76 feet on the centerline of the County Road to the True Point of Beginning.

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 10/28/20  
\$ Ex05b By AH

Bk 2020, Pg 2837

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 28 day of October A.D., 2020, at 01:22 o'clock PM. Recorded in Book 2020 on Pages 2837-2840

*Lorise Petsch* County Clerk  
Fee: \$28.00 By: AH Deputy  
Electronically Recorded

Sean D. White - #24213  
Cline Williams Wright Johnson  
& Oldfather, L.L.P.  
233 S. 13<sup>th</sup> St., #1900  
Lincoln, NE 68508

QUITCLAIM DEED

Richard L. Kudrna and Barbara A. Kudrna, husband and wife, Grantors, for good and valuable consideration, receipt hereby acknowledged, quitclaim and convey to RBK, LLC the following described real estate, as defined in Neb. Rev. Stat. § 76-201:

Refer to attached Exhibit "A".

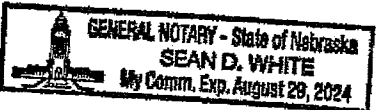
Executed October 26, 2020.

*Richard L. Kudrna*  
Richard L. Kudrna  
*Barbara A. Kudrna*  
Barbara A. Kudrna

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me on this 26<sup>th</sup> day of October, 2020, by Richard L. Kudrna and Barbara A. Kudrna, husband and wife.

[SEAL]



*S.D. White*  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2841	10/21/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149500		242		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10045		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
680		35,260		35,940		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
						Residential			Commercial					
<b>Multiple Improvements:</b>						Multiple. Improvements. :			Multiple. Improvements. :					
<b>Construction Date:</b>						Construction Date : 1948			Construction Date :					
<b>Floor:</b>						Floor Sq. Ft. : 776			Floor Sq. Ft. :					
<b>Building Cost New:</b>						Cost : 71,670			Cost :					
<b>Single Family Style: 101</b>						<b>Residential Condition: 30</b>			<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary:            Other1:            Other2:					
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>						<b>Residential Quality: 20</b>			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			<b>Cost Rank:</b>			<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story						(20) <input checked="" type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>Comments from</b>						<b>Comments:</b>								
000149500														
(Continue on back)														

Real Estate Transfer Statement

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

242

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 21 Yr. 2020 4 Date of Deed Mo. 10 Day 21 Yr. 2020

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

Grantor's Name (Seller) Alicia Chandler, PR Estate of Ronald L. Chandler Grantee's Name (Buyer) Roy N. Phillips and Susan M. Phillips

Street or Other Mailing Address 1030 E. Adams St 202 N Webster St

City Phone Number State Zip Code Phoenix Red Cloud NE 68970

Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?

Email Address n/a

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

(A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home

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

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

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

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

14 What is the current market value of the real property? \$15,000 15 Was the mortgage assumed? 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? Yes GTA Real Estate Group No

18 Address of Property 542 N Franklin St Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

18a No address assigned 18b Vacant land

20 Legal Description

Lots Thirteen (13) and Fourteen (14), Block Three (3), Radcliff ' s Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 15,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate \$ 15,000.00.

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

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

Roy N. Phillips

Print or Type Name of Grantee or Authorized Representative

sign here

Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

10/28/2020

Date

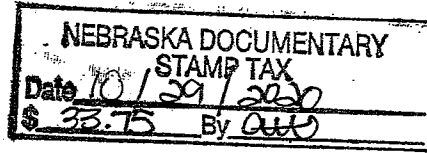
Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 10 Day 29 Yr. 20 27 Value of Stamp or Exempt Number \$ 33.75 28 Recording Data BK2020 Pg 2841

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 20th day of October A.D., 2020, at 10:50 o'clock A M. Recorded in Book 2020 on Page 2841  
Louisa Retsch County Clerk  
\$10.00 Actl Deputy  
Ind Comp Assessor Carded



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

**PERSONAL REPRESENTATIVE'S DEED**

Alicia Chandler, Personal Representative of the Estate of Ronald L. Chandler, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEES, Roy N. Phillips and Susan M. Phillips, husband and wife, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

Lots Thirteen (13) and Fourteen (14), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska

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

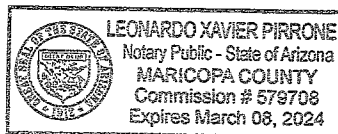
GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey the same.

Executed OCTOBER 21, 2020.

Alicia Chandler, Personal Representative of the Estate of Ronald L. Chandler, Deceased

STATE OF Arizona )  
 )ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me on 10/21/2020, 2020, by Alicia Chandler, Personal Representatives of the Estate of Ronald L. Chandler, Deceased.



Leonardo Xavier Pirrone  
Notary Public

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>											
91	2020	2855	10/30/2020	Base: 91-0002		Affiliated:		Unified:							
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>									
000108300		243		1		<b>GeoCde</b>	<b>Twn</b>	<b>Rng</b>	<b>Sect</b>	<b>Qrt</b>	<b>Subdiv</b>	<b>Area</b>	<b>Blk</b>	<b>Parcel</b>	
<b>Date of Sale Assessed Value</b>				4371			00	0	10005		015	0000			
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>									
1,705		148,145		149,850		<b>Status</b>	<b>Property Type</b>	<b>Zoning</b>	<b>Location</b>	<b>City Size</b>	<b>Parcel Size</b>				
<b>Assessor Location:</b> RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1						
				<b>Residential</b>				<b>Commercial</b>							
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :							
<b>Construction Date:</b>				Construction Date : 2004				Construction Date :							
<b>Floor:</b>				Floor Sq. Ft. : 2,260				Floor Sq. Ft. :							
<b>Building Cost New:</b>				Cost : 285,770				Cost :							
<b>Single Family Style: 101</b>				<b>Residential Condition: 35</b>				<b>Commercial Occupancy Code:</b>							
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:				Other1:		Other2:	
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>							
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>			<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>															
<b>Assessor Comments and Reason for Adjustment:</b>															
<b>Comments from</b>						<b>Comments:</b>									
000108300															
(Continue on back)															

Real Estate Transfer Statement

243

FORM 521

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

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

1 County Name Webster 2 County Number 91 3 Date of Sale/Transfer Mo. 10 Day 30 Yr. 2020 4 Date of Deed Mo. 10 Day 20 Yr. 2020 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Steven P. Liebmann, Trustee Street or Other Mailing Address c/o Dayre Williams 241 W 4th Avenue City Red Cloud State NE Zip Code 68970 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bill A. Elliott, Trustee Street or Other Mailing Address PO Box 412 City Red Cloud State NE Zip Code 68970 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status Improved Unimproved IOLL (B) Property Type Single Family Multi-Family Commercial Industrial Agricultural Recreational Mineral Interests-Nonproducing Mineral Interests-Producing State Assessed Exempt (C) Mobile Home 8 Type of Deed Conservator Bill of Sale Cemetery Corrective Death Certificate - Transfer on Death Distribution Easement Executor Land Contract/Memo Lease Mineral Partition Personal Rep. Quit Claim Sheriff Trust/Trustee Warranty Other 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No 10 Type of Transfer Auction Court Decree Exchange Distribution Easement Exchange Foreclosure Gift Grantor Trust Irrevocable Trust Life Estate Partition Revocable Trust Sale Satisfaction of Contract Transfer on Death Trustee to Beneficiary Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) Yes No 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Brothers and Sisters Ex-spouse Family Corp., Partnership, or LLC Grandparents and Grandchild Parents and Child Self Spouse Step-parent and Step-child Other 14 What is the current market value of the real property? \$175,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ % 16 Does this conveyance divide a current parcel of land? Yes No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 18 Address of Property 421 N Seward Red Cloud, NE 68970 18a No address assigned 18b Vacant land 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

20 Legal Description Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Fifteen (15), Original Town of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

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

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. Bill A. Elliott, Trustee of The Bill A. Elliott Revocable Trust (402) 746-0631

Print or Type Name of Grantee or Authorized Representative Bill A. Elliott Grantee (402) 746-0631 Phone Number Signature of Grantee or Authorized Representative Title Date 10/30/2020

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 30 Yr. 2020 27 Value of Stamp or Exempt Number \$ 393.75 28 Recording Data Bl2020, Pg 2855 For Dept. Use Only

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 10/30/20  
\$ 393.75 By AH

Bk 2020, Pg 2855

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 30 day  
of October A.D., 2020, at 12:26  
o'clock PM. Recorded in Book 2020  
on Page 2855  
*Louise Petsch* County Clerk  
Fee: \$10.00 By: AH Deputy  
Electronically Recorded

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

**TRUSTEE'S DEED**

Steven P. Liebmann, Trustee of the Steven P. Liebmann Living Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Bill A. Elliott, Trustee of The Bill A. Elliott Revocable Trust, conveys to GRANTEE, the following described real estate:

Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Fifteen (15), Original Town of Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

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

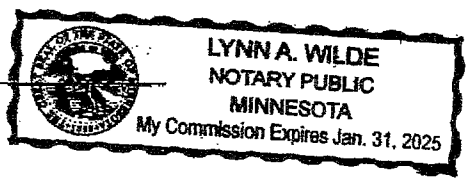
Executed October 20, 2020.

*Steven P. Liebmann*  
Steven P. Liebmann, Trustee  
The Steven P. Liebmann Living Trust

STATE OF MINNESOTA, COUNTY OF CARVER, ss.

The foregoing instrument was acknowledged before me on October 20, 2020 by Steven P. Liebmann, Trustee of the Steven P. Liebmann Living Trust.

*Lynn A. Wilde*  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2874	10/16/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002008600		244		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	9	0	00000	1	000	9415
Land		Improvements		Total		Date of Sale Property Classification Code								
346,940				346,940		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		121.000		165,165				
1A						1G		8.000		10,920				
2A1						2G1		71.000		96,915				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		26.000		60,710		Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>		<b>233.000</b>		<b>346,940</b>				
3D						Roads		7.000						
4D1		7.000		13,230		Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						<b>Non-AG TOTAL</b>		<b>7.000</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; BETWEEN BROTHER & SISTER; ALSO INCLUDES PARCEL #20089	
<b>Comments from</b>	
002008600 002008900	
<b>Comments:</b>	

(Continue on back)



# Real Estate Transfer Statement

244

FORM 521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 16 Yr. 2020		4 Date of Deed Mo. 10 Day 24 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kurt S. Lewis Street or Other Mailing Address 3120 S Glencoe Street City Denver State CO Zip Code 80222				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patrick L. Danehey, Trustee and Dianne M. Danehey, Trustee Street or Other Mailing Address 14065 W Silverlake Rd City Bladen State NE Zip Code 68928			
Phone Number (402) 984-5136				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
Rural Property  
Webster County, NE

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
The East Half of the Northeast Quarter (E1/2NE1/4) of Section Nine (9), and the Northwest Quarter (NW1/4) of Section Ten (10), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 240 +/-

22 Total purchase price, including any liabilities assumed	\$	448,571.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	448,571.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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

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

*David B. Garwood* Attorney 10-29-20  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 30 Yr. 2020	27 Value of Stamp or Exempt Number \$ 1010.35	28 Recording Data BL 2020, Pg 2874	

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



BK 2020, Pg 2874

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 30 day  
of Oct A.D., 2020, at 3:02  
o'clock 0 M. Recorded in Book 280  
on Page 2874  
Louise Ratsch County Clerk  
10.00 LO Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-30-2020  
\$ 1010.35 By LO

**WARRANTY DEED**

Kurt S. Lewis, a single person, GRANTOR, in consideration of FOUR HUNDRED FORTY-EIGHT THOUSAND FIVE HUNDRED SEVENTY-ONE AND NO/100 DOLLARS (\$448,571.00) receipt of which is hereby acknowledged, convey to Patrick L. Danehey, Trustee of the Patrick L. Danehey Revocable Trust, under agreement dated August 26, 2008, an undivided one-half interest; and to Dianne M. Danehey, Trustee of the Dianne M. Danehey Revocable Trust, under agreement dated August 26, 2008, an undivided one-half interest, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northeast Quarter (E½NE¼) of Section Nine (9), and the Northwest Quarter (NW¼) of Section Ten (10), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants 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 October 24, 2020.

Kurt Lewis  
Kurt S. Lewis

DEXTER R MARTIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194014752  
MY COMMISSION EXPIRES APRIL 17, 2023

STATE OF COLORADO, COUNTY OF DENVER ) ss.

The foregoing instrument was acknowledged before me on October 24<sup>th</sup>, 2020, by Kurt S. Lewis, a single person.

Comm. expires April 17, 2023  
Dexter R Martin  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2875	9/1/2020	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001505000		245		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	34	0	00000	000	5140	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,015		38,665		40,680		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 3	E) 0	F) 3			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>								
3D						Roads								
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings				32,795		Other								
Outbuildings				5,870		<b>Non-AG TOTAL</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
001505000	

(Continue on back)

# Real Estate Transfer Statement

245

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 09 Day 01 Yr. 2020		Mo. 09 Day 01 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Daniel J. Smith				Grantee's Name (Buyer) Dennis L. Smith			
Street or Other Mailing Address 1626 Rd GH				Street or Other Mailing Address 1626 Rd GH			
City Red Cloud		State NE		City Red Cloud		State NE	
Zip Code 68970				Zip Code 68970			
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

**8 Type of Deed**

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

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

Yes  No

**10 Type of Transfer**

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

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

Yes  No

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

Yes  No

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

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

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

\$40,680

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

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

**16 Does this conveyance divide a current parcel of land?**

Yes  No

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

Yes  No

**18 Address of Property**

1626 Rd GH  
Red Cloud, NE 68970

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

same as Grantee

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

**20 Legal Description**

The East 180 feet (E180') of Part Five (5) in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Thirty-Four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

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

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

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

Attorney  
Signature of Grantee or Authorized Representative Title 10/27/2020  
Date

Register of Deed's Use Only		For Dept. Use Only
<b>26</b> Date Deed Recorded	<b>27</b> Value of Stamp or Exempt Number	<b>28</b> Recording Data
Mo. 10 Day 30 Yr. 2020	\$ 92.25	BL 2020, Pg 2875

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

BL 2020, Pg 2875

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 30 day of Oct A.D., 2020, at 3:09 o'clock P. M. Recorded in Book 2020 on Page 2875  
Louise Patsch County Clerk  
10.00 10 Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-30-2020  
\$ 92.25 BY 10

**WARRANTY DEED**

Daniel J. Smith, a single person, GRANTOR, in consideration of ONE NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dennis L. Smith, a married person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East 180 feet (E180') of Part Five (5) in the Southeast Quarter of the Southwest Quarter (SE¼SW¼) of Section Thirty-Four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

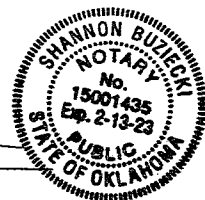
Daniel J. Smith  
Daniel J. Smith

STATE OF Oklahoma COUNTY OF Osage ) ss.

The foregoing instrument was acknowledged before me on September 1<sup>st</sup>, 2020, by Daniel J. Smith, a single person.

Comm. expires Feb. 13, 2023

[Signature]  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2876	9/22/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001505000		246		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdtv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	34	0	00000	000	5140	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,015		38,665		40,680		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 01		C) 5	D) 3	E) 0	F) 3		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>								
3D						Roads								
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings				32,795		Other								
Outbuildings				5,870		<b>Non-AG TOTAL</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; BETWEEN PARENT & CHILD; RESERVING LIFE ESTATE	
<b>Comments from</b>	<b>Comments:</b>
001505000	

(Continue on back)



# Real Estate Transfer Statement

246

FORM 521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 09 Day 22 Yr. 2020		4 Date of Deed Mo. 09 Day 22 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis L. & Cathy Smith Street or Other Mailing Address 1626 Rd GH City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brandi Smith Street or Other Mailing Address 301 W 2nd St City Lawrence State NE Zip Code 68957 Phone Number (402) 746-4017 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
\$40,680

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

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

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

18 Address of Property  
1626 Rd GH  
Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Dennis L. & Cathy Smith  
1626 Rd GH  
Red Cloud, NE 68970

18a  No address assigned 18b  Vacant land

20 Legal Description  
The East 180 feet (E180') of Part Five (5) in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Thirty-Four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

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

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

sign here **Kory J. McCracken** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney 10/27/2020  
 Signature of Grantee or Authorized Representative Title Date

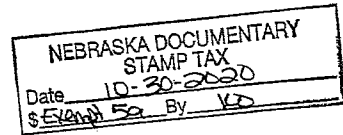
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 30 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data Bk 2020, Pg 2876

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

BK 2020, Pg 2876

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 30 day of Oct A.D., 2020 at 3:12 o'clock P.M. Recorded in Book 2020 on Page 2876  
Louise Patsch County Clerk  
JD Deputy  
Ind      Comp      Assessor      Carded     



**QUITCLAIM DEED**

Dennis L. Smith and Cathy Smith, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Brandi Smith, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East 180 feet (E180') of Part Five (5) in the Southeast Quarter of the Southwest Quarter (SE¼SW¼) of Section Thirty-Four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

Executed September 22, 2020.

Dennis L. Smith  
Dennis L. Smith

Cathy Smith  
Cathy Smith

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 22, 2020, by Dennis L. Smith and Cathy Smith, husband and wife.

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

Kory McCracken  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2020	2878	10/19/2020	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000319400		247	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		000	8070	
Land	Improvements		Total		Date of Sale Property Classification Code								
2,685	74,295		76,980		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
			Residential			Commercial							
<b>Multiple Improvements:</b>			Multiple Improvements. :			Multiple Improvements. :							
<b>Construction Date:</b>			Construction Date : 1968			Construction Date :							
<b>Floor:</b>			Floor Sq. Ft. : 1,406			Floor Sq. Ft. :							
<b>Building Cost New:</b>			Cost : 189,410			Cost :							
<b>Single Family Style: 101</b>			<b>Residential Condition: 30</b>			<b>Commercial Occupancy Code:</b>							
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary:            Other1:            Other2:							
(101) <input checked="" type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			<b>Commercial Construction Class:</b>							
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls							
<b>Townhouse or Duplex Style:</b>			<b>Residential Quality: 30</b>			(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			<b>Cost Rank:</b>			<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
QCD; SALE OF REMAINING INTEREST													
<b>Comments from</b>					<b>Comments:</b>								
000319400													
(Continue on back)													



# Real Estate Transfer Statement

247

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>19</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>10</u> Day <u>19</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Mark Faatz</b> Street or Other Mailing Address <b>3040 Summit Blvd.</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68502</b> Phone Number <b>(402) 575-1914</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Larry E. Gianakos and Rosaleen Gianakos</b> Street or Other Mailing Address <b>210 North Payne St.</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 429-6105</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No **Sale of a remainder interest**

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

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

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

14 What is the current market value of the real property?  
**\$72,765**

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

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

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

18 Address of Property  
**210 North Payne Street, Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Rosaleen Gianakos, 210 North Payne Street, Blue Hill, NE 68930**

18a  No address assigned    18b  Vacant land

20 Legal Description  
 Part of Lots Three (3) and Four (4), Hawley's Subdivision of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet thence South 105 feet; thence West 107 feet, thence North 105 feet to the point of beginning

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

22 Total purchase price, including any liabilities assumed .....	\$ 15,625.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$ 15,625.00

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

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

**sign here**

**Douglas L. Kerns, Attorney for Grantees**  
 Print or Type Name of Grantee or Authorized Representative

**Douglas L. Kerns**  
 Signature of Grantee or Authorized Representative

**402-464-5529**  
 Phone Number

**10/21/2020**  
 Date

\_\_\_\_\_ Title

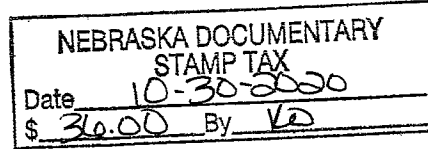
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>36.00</u>	28 Recording Data <b>BL 2020, Pg 2878</b>	

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

Blk 2020, Pg 2878

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 30 day  
of Oct A.D., 20 20 at 3:23  
o'clock P. M. Recorded in Book 2020  
on Page 2878  
Louise Petesch County Clerk  
10.00 VD Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



### QUITCLAIM DEED

Mark Faatz, a single person, Grantor, for valuable consideration, quit claims and conveys to  
Larry E. Gianakos and Rosaleen Gianakos, Husband and Wife, Grantees, all his interest in the  
following described real estate, as defined in Neb. Rev. Stat. 76-201:

Part of Lots Three (3) and Four (4), Hawley's Subdivision of Lot Four (4), Rohrer's  
Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a  
point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet  
thence South 105 feet; thence West 107 feet, thence North 105 feet to the point of  
beginning

and commonly known as 210 North Payne, Blue Hill, Nebraska.

Executed this 19th day of October, 2020.

\_\_\_\_\_  
Mark Faatz, Grantor.

STATE OF NEBRASKA )  
 )ss  
COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me on 10-19, 2020, by  
Mark Faatz.

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

