

Manufactured Housing Transfer Statement

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

DEPARTMENT OF REVENUE

1 County Name Webster 2 County Number 91 3 Date of Sale Mo. 11 Day 01 Year 2020 4 _____

Seller's Name

Darlene Engel by Lonnie VanBoren PO# _____ 6 Buyer's Name, Address, and Telephone (Please Print) Donald O. Curry Sally L. Curry

Current Mailing Address (Number and Street or PO Box) PO Box 243 1002 West Gage St.

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

Daytime Phone 462-765-7198 Email Address _____ Daytime Phone 910-218-3138 Email Address scurry60@outlook.com

7 Type of Transfer Sale Auction Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (Explain) _____

8 Was ownership transferred in full? (if No, explain the division.) YES NO 9 Was the property purchased as part of an IRS-like-kind exchange? (IRC § 1031 Exchange) YES NO

10 Was the sale between relatives? (If Yes, check the appropriate box.) YES NO Spouse Step-parent and Step-child Aunt or Uncle to Niece or Nephew Family Corp. or Partnership Grandparents and Grandchild Brothers and Sisters Sift Other _____ Parents and Child

11 What is the current market value of the manufactured housing? \$3500.00 12 Was the mortgage assumed? (If Yes, state amount and interest rate.) YES NO \$ _____ at _____ %

13 Was the sale through a real estate agent or title company? YES NO If Yes, include the name of the agent: _____

14 Length (With/Out Hitch) 65 15 Width 12 16 Make Brighton Manor 17 Model GH7 18 Year 1978

19 Location of the Manufactured Home Before Sale 1002 W. Gage St., Blue Hill, NE 68930 20 Name and Address of Person to Whom the Tax Statement Should be Sent Donald Curry Sally Curry

19a Location of the Manufactured Home After Sale 1002 W. Gage St., Blue Hill, NE 68930 Blue Hill, NE 68930

21 Name and Address of the Land Owner _____ 22 Legal Description of the Land TOLL, 3319
Blk 2 Hoovers Addition to
Blue Hill Lot 1

23 Total purchase price, including any liabilities assumed 3500 23 3500 00

24 Was non-real property included in the purchase? YES NO (If Yes, complete 24a, 24b, and 24c indicating the cost amount of each.)

| | | |
|------------------------|-----|--|
| 24a Furnishings | 24a | |
| 24b Moving Costs | 24b | |
| 24c Set-up Costs | 24c | |

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

Print or Type Name of Buyer or Authorized Representative Donald Curry Sally Curry 910-218-3138

Signature of Buyer or Authorized Representative _____ Title _____ Date 11-4-2020

sign here This statement should be filed with the county treasurer in the county where the application for title is made. Retain a copy for your records.

NEBRASKA CERTIFICATE OF TITLE



N0001058630

Vehicle Identification Number GH10234460 Year Make / Model 1978 BRIGHTON MANOR / GH7
 Previous Title NE N0000988855 Body Style MANUFACTURED HOME Color UNKNOWN

Purchase Date Issue Date
 01-Nov-2020 04-Nov-2020

Mailed to
 DONALD O'CURRY
 1002 W GAGE ST LOT 1
 BLUE HILL NE 68930-5540
 Residential Address
 1002 W GAGE ST LOT 1
 BLUE HILL NE 68930-5540
 Owner Name(s)
 DONALD O'CURRY
 OR SALLY L'CURRY WROS

SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (REMAIN COPY FOR 5 YEARS)
 The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby, sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchaser(s).
 I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING: NO TENTHS GAUDETION FULLY BEFORE YOU CHECK A BLOCK

1. The mileage stated is in excess of its mechanical limits. 2. The odometer reading is not the actual mileage. **WARNING - ODOMETER DISCREPANCY.**

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

SIGNATURE OF SELLER: _____ PRINTED NAME OF PURCHASER(S): _____

SIGNATURE OF SELLER: _____ CITY: _____ STATE: _____ ZIP: _____

SIGNATURE OF SELLER: _____ SIGNATURE OF PURCHASER: _____

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED): _____ I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

DATE OF SALE: _____ SIGNATURE OF PURCHASER: _____

INVENTORY CONTROL NUMBER: **F 5360914** County: **WEBSTER** Title Number: **N00001058630**

County Official: *Janet K. Knehan*
 Witness My Hand And Official Seal The Date Shown

JANET K. KNEHANS

\$10.00



VOID IF ALTERED OR DUPLICATE ISSUED

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
|--------------|------------------|---------------------|---|----------------------|---------|-------------|-----------|-------------|------|-----|--------|
| 91 | 2020 | 2959 | 10/30/2020 | Base: 91-0002 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 001413100 | 248 | 1 | Geocode | Twn | Rng | Sect | Qtr | Subdv | Area | Blk | Parcel |
| | | | 4489 | 1 | 10 | 30 | 4 | 00000 | 1 | 000 | 4340 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 259,880 | | 259,880 | 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 | IAI | | GRASSLAND | IGI | 54.000 | 73,710 | | | | | |
| | IA | | | IG | | | | | | | |
| | 2AI | | | 2G1 | | | | | | | |
| | 2A | | | 2G | | | | | | | |
| | 3AI | | | 3G1 | | | | | | | |
| | 3A | | | 3G | | | | | | | |
| | 4AI | | | 4G1 | | | | | | | |
| | 4A | | | 4G | | | | | | | |
| DRYLAND | IDI | | Shelterbelv/Timber | | | | | | | | |
| | ID | | Accretion | | | | | | | | |
| | 2DI | | Waste | | 8.000 | 1,440 | | | | | |
| | 2D | 47.000 | Other | | | | | | | | |
| | 3DI | | AG LAND TOTAL | | 158.000 | 259,880 | | | | | |
| | 3D | | Roads | | 2.000 | | | | | | |
| | 4DI | 49.000 | Farm Sites | | | | | | | | |
| | 4D | | Home Sites | | | | | | | | |
| | | | Recreation | | | | | | | | |
| | | | Other | | | | | | | | |
| Dwellings | | | Non-AG TOTAL | | 2.000 | | | | | | |
| Outbuildings | | | | | | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from
001413100

Comments:

(Continue on back)

Real Estate Transfer Statement

248

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 30 Yr. 2020 | Mo. 10 Day 27 Yr. 2020 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) **Names Attached* Street or Other Mailing Address 12502 Beach St. | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel Powers and Jeffery Powers Street or Other Mailing Address 1020 Grant St. | |
| City Broomfield | State CO | Zip Code 80020 | City Holdrege |
| Phone Number (303) 929-3470 | | Phone Number (308) 991-3641 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? |
| Email Address N/A | | Email Address N/A | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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

| (A) Status | (B) Property Type | (C) |
|--|--|--|
| <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Distribution <input type="checkbox"/> Essement <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 checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Other _____ <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly |
| 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"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
| 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.)
 Yes
 No
 Aunt or Uncle or Nephew
 Brothers and Sisters
 Grandparents and Grandchild
 Parents and Child
 Family Corp., Partnership, or LLC
 Self
 Spouse
 Other _____

14 What is the current market value of the real property?
 \$375,000

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 Lashley Land
 No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 See #6 Above

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

20 Legal Description
 The Southeast Quarter (SE1/4) of Section Thirty (30), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

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

| | |
|---|---------------|
| 22 Total purchase price, including any liabilities assumed | \$ 375,000.00 |
| 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) | \$ 375,000.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ | \$ 24 |

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.

Angel Boggs
 Print or Type Name of Grantor or Authorized Representative
 Signature of Grantor or Authorized Representative

Closing Agent
 Title

(308) 995-4622
 Phone Number
 10-30-2020
 Date

Register of Deed's Use Only

26 Date Deed Recorded
 Mo. 11 Day 9 Yr. 20

27 Value of Stamp or Exempt Number
 \$ 843.75

28 Recording Data
 BK2020, Pg 2959

For Dept. Use Only

Nebraska Department of Revenue
 Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1527(2)

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

Grantor's Names (Seller)

Cecil Lewis

Keith Allen Lewis & Michelle Lewis

Kevin George Lewis & Emily Lewis

BK2020, Pg 2959

State of Nebraska }
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 9 day

of Nov A.D., 2020, at 11:19
o'clock AM. Recorded in Book 2020

on Page 2959-2961

Shirley Petch County Clerk
AB Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-9-20
\$ 243.75 By AB

Return to: _____ (above space for recorder's use)

Phelps County Title Company
311 West Ave
Holdrege, NE 68949

WARRANTY DEED

Cecil Lewis, a single person and Keith Allen Lewis and Michelle Lewis, a married couple and Kevin George Lewis and Emily Lewis, a married couple, herein called the GRANTOR, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, do hereby grant, bargain, sell, convey and confirm unto Daniel Powers and Jeffery Powers, a joint tenants with right of survivorship and not as tenants in common, herein called the GRANTEE, whether one or more, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat 76-201):

The Southeast Quarter (SE¹/₄) of Section Thirty (30), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

GRANTOR does hereby covenant (jointly and severally, if more than one) with the GRANTEE that GRANTOR is lawfully seized of said real estate and that it is free from encumbrance except covenants, easements and restrictions of record; that GRANTOR has legal power and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to the real estate against the lawful claims of all persons whomsoever.

Executed this 27th day of OCTOBER, 2020

Cecil Lewis
Cecil Lewis

STATE OF COLORADO
COUNTY OF Adams

The foregoing instrument was acknowledged before me on this 27th day of OCTOBER, 2020 by Cecil Lewis, a single person.

[Signature]
NOTARY PUBLIC

GHERYL CONOVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194024263
MY COMMISSION EXPIRES JUNE 26, 2023

My Commission Expires: June 26, 2023

BK2020 Pg 2960

Executed this 27th day of OCTOBER, 2020

Keith A. Lewis
Keith Allen Lewis

Michelle Lewis
Michelle Lewis

STATE OF COLORADO
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on this 27th day of OCTOBER, 2020
by Keith Allen Lewis and Michelle Lewis, a married couple.

[Signature]
NOTARY PUBLIC

My Commission Expires: June 26, 2023

CHERYL CONOVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194024263
MY COMMISSION EXPIRES JUNE 26, 2023

BK 2020, Pg 2961

Executed this 26 day of OCTOBER, 2020



Kevin George Lewis



Emily Lewis

STATE OF COLORADO)
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on this 26 day of OCTOBER, 2020 by Kevin George Lewis and Emily Lewis, a married couple.



NOTARY PUBLIC

My Commission Expires: Dec 20, 2022

BRANDON MADRID
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184048336
MY COMMISSION EXPIRES DECEMBER 20, 2022

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | |
|--------------|--------------|---------------------|---|----------------------|-------------|----------|-----------|-------------|------|-----|--------|
| 91 | 2020 | 2993 | 11/10/2020 | Base: 65-0011 | Affiliated: | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 001006700 | 249 | 1 | GeoCode | Twn | Req | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| | | | 4487 | 1 | 9 | 14 | 0 | 00000 | 1 | 000 | 0440 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 226,860 | | 226,860 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | | | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 10 | | | |
| IRRGATED | ACRES: | VALUE: | ICG | | | ACRES: | VALUE: | | | | |
| 1A1 | 52.230 | 148,655 | GRASSLAND | | | 1G1 | | | | | |
| 1A | 3.030 | 9,405 | 1G | | | 4.000 | | | | | |
| 2A1 | 9.220 | 25,515 | 2G1 | | | 0.150 | | | | | |
| 2A | | | 2G | | | 80.540 | 14,495 | | | | |
| 3A1 | | | 3G1 | | | | | | | | |
| 3A | | | 3G | | | | | | | | |
| 4A1 | | | 4G1 | | | 0.110 | 20 | | | | |
| 4A | | | 4G | | | 14.400 | 2,590 | | | | |
| DRYLAND | 8.750 | 20,430 | Shelterbelt/Timber | | | | | | | | |
| 1D | 2.140 | 4,995 | Acreation | | | 7.600 | | | | | |
| 2D1 | | | Waste | | | 0.050 | 10 | | | | |
| 2D | | | Other | | | | | | | | |
| 3D1 | | | AG LAND TOTAL | | | 182.220 | 226,860 | | | | |
| 3D | | | Roads | | | 3.950 | | | | | |
| 4D1 | | | Farm Sites | | | | | | | | |
| 4D | | | Home Sites | | | | | | | | |
| | | | Recreation | | | | | | | | |
| | | | Other | | | | | | | | |
| Dwellings | | | Non-AG TOTAL | | | 3.950 | | | | | |
| Outbuildings | | | | | | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:
JTWD

Comments from
001006700 001007400

Comments:

Good Life, Great Service. DEPARTMENT OF REVENUE

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

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

1 County Name WEBSTER - 91 2 County Number 91 3 Date of Sale/Transfer Mo. 11 Day 10 Yr. 2020 4 Date of Deed Mo. 11 Day 10 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
 Grantor's Name (Seller) Lewis R. Hunter
 Street or Other Mailing Address c/o Teresa Sullivan CPA, 427 Hwy 14
 City Superior State NE Zip Code 68978

6 Grantee's Name, Address, and Telephone (Please Print)
 Grantee's Name (Buyer) Mark McKell & Jami Z. McKell
 Street or Other Mailing Address 51 E Magellan Ln
 City Elk Ridge State UT Zip Code 84651-5672

Phone Number (402) 879-3002 Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes No

Email Address tsullivan@tmsullivancpa.com Email Address djmckell@slceyecare.com jzmckell@gmail.com

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

(B) Property Type Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Quit Claim Warranty

(C) _____

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Quit Claim Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.) Yes No Yes No 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 Step-parent and Step-child

14 What is the current market value of the real property? \$495,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) _____ \$ _____ %

16 Does this conveyance divide a current parcel of land? Yes No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Central RE Agency LLC No

18 Address of Property _____ 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 (Attach additional pages, if needed.)
See attached for legal descriptions.

21 If agricultural, list total number of acres transferred in this transaction unknown

| | | | |
|---|----|----|------------|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 505,000.00 |
| 23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (See instructions) | 23 | \$ | 10,000.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 495,000.00 |

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.
Jennifer M. Jensen (402) 879-4341

sign here **Print or Type Name of Grantee or Authorized Representative** _____ Title _____
 Signature of Grantee or Authorized Representative _____ Title/Closing Agent _____
 Date _____

26 Date Deed Recorded Mo. 11 Day 12 Yr. 20 27 Value of Stamp or Exempt Number \$ 1113.75 28 Recording Date BR2020 Pg 2993 For Dept. Use Only _____

EXHIBIT "A"
Legal Description
IT-20-2414

County Surveyor's Lot One (1) in South Half of Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) in Section Fifteen (15), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND The West One-half (W $\frac{1}{2}$) of the County Road running North and South between the Northwest Quarter (NW $\frac{1}{4}$) of Section Fourteen (14) and the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), which is South of the Republican River, Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, less that conveyed to the United States of America in Deed Book 29 at page 81; AND

Government Lots Five (5), Six (6), Seven (7) and Eight (8) in Section Fourteen (14), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND The East One-half (E $\frac{1}{2}$) of the County Road running North and South between the Northwest Quarter (NW $\frac{1}{4}$) of Section Fourteen (14) and the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), which is South of the Republican River, Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, less those portions conveyed to the United States of America in Deed Book 29 at page 81 and in Deed Book 29 at pages 222-223 and in Deed Book 29 at pages 100-101, and in Deed Book 29 at pages 208-209, AND EXCEPT a parcel of land located in Government Lot 6 and the accretions to Government Lot 6 in the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska; thence S00°06'43"E (assumed bearing) on the East line of said Northwest Quarter, a distance of 552.52 feet to the approximate geographical centerline of the Republican River and the Point of Beginning; thence continuing S00°06'43"E on said East line, a distance of 564.11 feet to the line agreed upon by the parties involved; thence S82°35'39"W, on said agreed line, a distance of 999.12 feet; thence N82°57'26"W, a distance of 84.40 feet to the approximate geographical centerline of the Republic River; thence along said geographical centerline, the following described courses: N10°52'40"E, 257.16 feet; N29°41'10"E, 289.84 feet; thence N29°06'48"E, 444.87 feet; N45°51'59"E, 157.81 feet; N76°29'30"E, 193.14 feet; S85°43'58"E, 128.28 feet; S70°49'11"E, 81.51 feet; S39°41'46"E, 160.08 feet and S15°47'13"E, 213.99 feet to the POINT OF BEGINNING.

Equipment Bill of Sale

Buyer's Names:

Mark and Jami McKell

Buyer's Address:

51 E Magellan Ln

Elk Ridge, Utah 84651

Seller's Names:

Lewis R. and Pamela B. Hunter

Seller's Address:

340 East 7th Street

Superior, NE 68978

Equipment Description:

The equipment that is to be transferred in this
Bill of Sale is described as:

Western Land Roller Company Irrigation Pump

Serial No 924352


Purchase Price:


Total purchase price is \$10,000.00

Dated:

^{10th}
This 6th of November 2020

Signed by Sellers:


Lewis R. Hunter


Pamela B. Hunter

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/12/20
By AS
\$1113.75

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of November A.D., 2020, at 08:51
o'clock AM. Recorded in Book 2020
on Pages 2993-2994
Ronnie Petzel County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

JOINT TENANCY WARRANTY DEED

LEWIS R. HUNTER and PAMELA B. HUNTER, husband and wife, GRANTORS, in consideration of FOUR HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$495,000.00) received from GRANTEEES, **MARK MCKELL and JAMI Z. MCKELL, husband and wife**, convey to GRANTEEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

See attached EXHIBIT "A" for legal descriptions.

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

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants 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 the 10th day of November 2020.

Lewis R. Hunter
Lewis R. Hunter

Pamela B. Hunter
Pamela B. Hunter

STATE OF NEBRASKA)
) ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by Lewis R. Hunter and Pamela B. Hunter, husband and wife, on the 10th day of November 2020.



(SEAL)

Jennifer M. Jensen
Public Notary Signature
Jennifer M. Jensen
Print Name
My Commission Expires: 6-19-2022

EXHIBIT "A"
Legal Description
IT-20-2414

County Surveyor's Lot One (1) in South Half of Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) in Section Fifteen (15), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND The West One-half (W $\frac{1}{2}$) of the County Road running North and South between the Northwest Quarter (NW $\frac{1}{4}$) of Section Fourteen (14) and the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), which is South of the Republican River, Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, less that conveyed to the United States of America in Deed Book 29 at page 81; AND

Government Lots Five (5), Six (6), Seven (7) and Eight (8) in Section Fourteen (14), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND The East One-half (E $\frac{1}{2}$) of the County Road running North and South between the Northwest Quarter (NW $\frac{1}{4}$) of Section Fourteen (14) and the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), which is South of the Republican River, Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, less those portions conveyed to the United States of America in Deed Book 29 at page 81 and in Deed Book 29 at pages 222-223 and in Deed Book 29 at pages 100-101, and in Deed Book 29 at pages 208-209, AND EXCEPT a parcel of land located in Government Lot 6 and the accretions to Government Lot 6 in the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska; thence S00°06'43"E (assumed bearing) on the East line of said Northwest Quarter, a distance of 552.52 feet to the approximate geographical centerline of the Republican River and the Point of Beginning; thence continuing S00°06'43"E on said East line, a distance of 564.11 feet to the line agreed upon by the parties involved; thence S82°35'39"W, on said agreed line, a distance of 999.12 feet; thence N82°57'26"W, a distance of 84.40 feet to the approximate geographical centerline of the Republican River; thence along said geographical centerline, the following described courses: N10°52'40"E, 257.16 feet; N29°41'10"E, 289.84 feet; thence N29°06'48"E, 444.87 feet; N45°51'59"E, 157.81 feet; N76°29'30"E, 193.14 feet; S85°43'58"E, 128.28 feet; S70°49'11"E, 81.51 feet; S39°41'46"E, 160.08 feet and S15°47'13"E, 213.99 feet to the POINT OF BEGINNING.

Residential & Commercial Sales Worksheet

| | | | | | | |
|---|---|---|--|-----------------------------|---------------|-----------------|
| Cnty No. | Book | Page | Sale Date | School District Code | | Unified: |
| 91 | 2020 | 2995 | 11/8/2020 | Base: 65-0011 | | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | |
| 000606900 | 250 | 1 | GeoCde | Twn | Rng | Sect |
| | | | 4487 | | | 00 |
| | | | Qrt | Subdiv | Area | Blk |
| | | | 0 | 40010 | | 001 |
| | | | Parcel | Area | Blk | Parcel |
| | | | | | | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | |
| 215 | 4,820 | 5,035 | Status | Property Type | Zoning | Location |
| | | | A) 1 | B) 01 | C) 1 | D) 1 |
| Assessor Location: GUTTE ROCK (GR) | | | City Size | Parcel Size | E) 7 | F) 1 |
| | | | | | | |
| Residential | | | Commercial | | | |
| Multiple Improvements: | | | Multiple Improvements: | | | |
| Construction Date: | | | Construction Date: | | | |
| | | 1910 | | | | |
| Floor: | | | Floor Sq. Ft.: | | | |
| | | 832 | | | | |
| Building Cost New: | | | Cost: | | | |
| | | 85,115 | | | | |
| Single Family Style: 104 | | | Residential Condition: 10 | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input checked="" type="checkbox"/> Worn Out | Commercial Occupancy Code: | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | Primary: | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | Commercial Construction Class: | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | |
| (106) <input type="checkbox"/> Other | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | |
| | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 30 | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (6) <input type="checkbox"/> Pole Frame | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | Condition: | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (10) <input type="checkbox"/> Low | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (20) <input type="checkbox"/> Average | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (30) <input type="checkbox"/> Above Average | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (40) <input type="checkbox"/> High | | | | |
| | | (50) <input type="checkbox"/> Very Good | | | | |
| | | (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 | | | | | | |
| 000606900 000607000 | | | | | | |
| Comments: | | | | | | |
| | | | | | | |
| | | | | | | |
| (Continue on back) | | | | | | |



Real Estate Transfer Statement

250

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. 11 Day 08 Yr. 2020 4 Date of Deed Mo. 11 Day 08 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) DERRICK and JOLENE DUFFY 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Buyer) WARGARET E. HENRY

Street or Other Mailing Address 850 JOHN ST Street or Other Mailing Address 825 HIGH ST

City GUIDE ROCK State NE Zip Code 68942 City GUIDE ROCK State NE Zip Code 68942

Phone Number _____ Phone Number _____ Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

Email Address _____ Email Address _____

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

| (A) Status | (B) Property Type | (C) |
|---|--|---|
| <input checked="" type="checkbox"/> Improved | <input type="checkbox"/> Industrial | <input type="checkbox"/> State Assessed |
| <input type="checkbox"/> Unimproved | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Exempt |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Mobile Home |
| 8 Type of Deed | <input type="checkbox"/> Conservator | <input type="checkbox"/> Distribution |
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Corrective | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Executor |
| 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Mineral Interests-Nonproducing |
| <input type="checkbox"/> Yes | <input type="checkbox"/> Commercial | <input type="checkbox"/> Mineral Interests-Producing |
| <input checked="" type="checkbox"/> No | <input type="checkbox"/> Recreational | <input type="checkbox"/> State Assessed |
| 11 Was ownership transferred in full? (If No, explain the division.) | <input type="checkbox"/> Land Contract/Memo | <input type="checkbox"/> Sheriff |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> Partition | <input type="checkbox"/> Personal Rep. |
| <input type="checkbox"/> No | <input type="checkbox"/> Distribution | <input type="checkbox"/> Trust/Trustee |
| 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"/> Easement | <input checked="" type="checkbox"/> Warranty |
| <input type="checkbox"/> Yes | <input type="checkbox"/> Lease | <input type="checkbox"/> Quit Claim |
| <input checked="" type="checkbox"/> No | <input type="checkbox"/> Aunt or Uncle | <input type="checkbox"/> Mineral |
| <input type="checkbox"/> No | <input type="checkbox"/> Brother and Sisters | <input type="checkbox"/> Land Contract/Memo |
| <input type="checkbox"/> No | <input type="checkbox"/> Ex-spouse | <input type="checkbox"/> Partition |
| <input type="checkbox"/> No | <input type="checkbox"/> Parents and Child | <input type="checkbox"/> Sheriff |
| <input type="checkbox"/> No | <input type="checkbox"/> Grandparents and Grandchild | <input type="checkbox"/> Personal Rep. |
| <input type="checkbox"/> No | <input type="checkbox"/> Spouse | <input type="checkbox"/> Trust/Trustee |
| <input type="checkbox"/> No | <input type="checkbox"/> Step-parent and Step-child | <input checked="" type="checkbox"/> Warranty |
| <input type="checkbox"/> No | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> No | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |

10 Type of Transfer

Auction

Distribution

Foreclosure

Irrevocable Trust

Revocable Trust

Transfer on Death

Court Decree

Exchange

Grantor Trust

Partition

Life Estate

Sale

Trustee to Beneficiary

Satisfaction of Contract

Other (Explain) _____

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

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

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

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

18 Address of Property 440 W HIGH STREET 19 Name and Address of Person to Whom the Tax Statement Should be Sent SAME AS GRANTEE

GUIDE ROCK, NEBRASKA

18a No address assigned 18b Vacant land

20 Legal Description Lot 17, Block 1, Vances'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 | \$ | 4,500.00 |
| 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 | \$ | 4,500.00 |

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

Print or Type Name of Grantor's Authorized Representative

David B. Garwood

Signature of Grantor or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

11-08-20

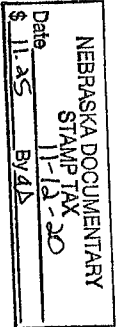
Date

sign here

26 Date Deed Recorded Mo. 11 Day 12 Yr. 20 27 Value of Stamp or Exempt Number \$ 11.25 28 Recording Data BR2020, B 2995 For Dept. Use Only

Register of Deed's Use Only

BK 2020, Pg 2995



State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of NOV A. D., 2020, at 10:43
o'clock AM, recorded in Book 3020
on Page 2995
Julie Petrik County Clerk
AD Deputy
Ind. Comp. Assessor Carded

WARRANTY DEED

Derrick Duffy and Jolene Duffy, husband and wife, GRANTOR, in consideration of FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$4,500.00) receipt of which is hereby acknowledged, convey to Margaret E. Henry, GRANTEE, the following described real estate (as defined in Neb. 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 November Nov. 8 2020.

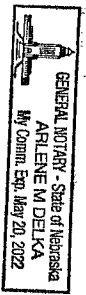
Derrick Duffy
Derrick Duffy

Jolene Duffy
Jolene Duffy

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 8th 2020, by Derrick Duffy and Jolene Duffy, husband and wife.

Comm. expires May 20, 2022 *Arlene M DeLKA*
Notary Public



Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|--|--------------|---------------------|---|----------------------|--------|---|------------|-------------|--|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | |
| 91 | 2020 | 3028 | 11/17/2020 | Base: 91-0002 | | | | Affiliated: | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | 004 | 0000 | | |
| 000138200 | 251 | 1 | GeoCode | Twn | Rng | Sect | Qtr | Subdiv | Area | BLK | Parcel |
| Date of Sale Assessed Value | | | 4371 | | | 00 | 0 | 10025 | | 004 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 1,440 | 18,700 | 20,140 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| | | | Residential | | | | Commercial | | | | |
| Multiple Improvements: | | | Multiple Improvements : | | | | | | | | |
| Construction Date: | | | Construction Date : | | | Construction Date : | | | | | |
| Floor: | | | Floor Sq. Ft. : | | | Floor Sq. Ft. : | | | | | |
| Building Cost New: | | | Cost : | | | Cost : | | | | | |
| Single Family Style: 101 | | | Residential Condition: 20 | | | Commercial Occupancy Code: | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | (10) <input type="checkbox"/> Worn Out | | | Primary: | | | Other1: Other2: | | |
| (101) <input checked="" type="checkbox"/> One Story | | | (20) <input checked="" type="checkbox"/> Badly Worn | | | Commercial Construction Class: | | | | | |
| (102) <input type="checkbox"/> Two Story | | | (30) <input type="checkbox"/> Average | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | |
| (103) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | (50) <input type="checkbox"/> Very Good | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | (60) <input type="checkbox"/> Excellent | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | |
| (106) <input type="checkbox"/> Other | | | Residential Quality: 30 | | | (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 | | | (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | (60) <input type="checkbox"/> Excellent | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | |
| JTWD; BETWEEN BROTHERS | | | | | | | | | | | |
| Comments from | | | | | | | | | | | |
| 000138200 | | | | | | | | | | | |
| Comments: | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | |

Real Estate Transfer Statement

251

• 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. 11 Day 17 Yr. 2020 | Mo. 11 Day 17 Yr. 2020 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | | 6 Grantee's Name, Address, and Telephone (Please Print) | |
| Grantor's Name (Seller) Timothy Kruciak 209 Maple | | Grantee's Name (Buyer) Luke & Dacie Kruciak 3061 DD ROAD | |
| City Lebanon | State KS | City Lebanon | State KS |
| | Zip Code 66952 | City Lebanon | State KS |
| Phone Number | | 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 | | 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"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <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 <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
| 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 | <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other | |
| 14 What is the current market value of the real property? \$15,000 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <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 429 West 5th Avenue 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 The East Two-thirds of the Southwest Quarter (E2/3SW1/4) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska. | | |

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed \$ 0.00

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)

| | | |
|----|----|------|
| 23 | \$ | 0.00 |
| 24 | \$ | 0.00 |

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

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

David B. Garwood
 Print or Type Name of Grantor or Authorized Representative
 Signature of Grantor or Authorized Representative

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

 Title Attorney
 Date 11-17-20

(402) 746-3613
 Phone Number

Register of Deed's Use Only

26 Date Deed Recorded Mo. 11 Day 17 Yr. 20

27 Value of Stamp or Exempt Number \$ 33.75

28 Recording Data BK 2020 Pg 3028

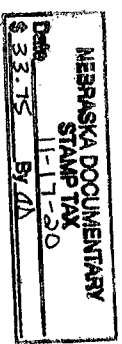
For Dept Use Only

BK 2020, Pg 3028

State of Nebraska }
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 17 day
of NOV A.D., 2020 at 10:55
o'clock AM. Recorded in Book 2020
on Page 3028



Quiana P. Patek County Clerk
DA Deputy
Ind Comp Assessor Carded

JOINT TENANCY WARRANTY DEED

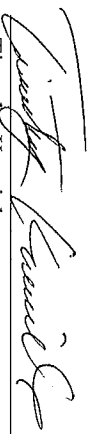
Timothy Kruciak, who with his wife is a resident of the State of Kansas, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Luke Kruciak and Dacie Kruciak, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Two-thirds of the Southwest Quarter (E2/3SW¼) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

Executed November 17, 2020

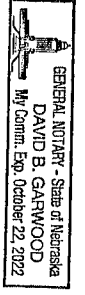

Timothy Kruciak,

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 17, 2020, by Timothy Kruciak.

Comm. expires 10-22-2022

Notary Public



Residential & Commercial Sales Worksheet

| | | | | | |
|---|--|---|-----------|---|---------------|
| Cnty No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2020ME | 2 | 7/28/2020 | Base: 91-0074 | |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | |
| 002650500 | 251ME | 1 | | GeoCde | Twn |
| Date of Sale Assessed Value | | 4133 | | Rtg | Sect |
| | | | | Qrt | Subdiv |
| | | | | Area | Blk |
| | | | | Parcel | Parcel |
| | | | | 000 | 0000 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | |
| | 35,035 | 35,035 | | Status | Property Type |
| Assessor Location: BLUE HILL (BH) | | | | A) 3 | B) 01 |
| | | | | C) 1 | D) 1 |
| | | | | E) 6 | F) 0 |
| | | | | Commercial | |
| Multiple Improvements: | | Multiple Improvements: | | Multiple Improvements: | |
| Construction Date: | | Construction Date: | | Construction Date: | |
| Floor: | | Floor Sq. Ft.: | | Floor Sq. Ft.: | |
| Building Cost New: | | Cost: | | Cost: | |
| Single Family Style: 100 | | Residential Condition: 30 | | Commercial Occupancy Code: | |
| (100) <input checked="" type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Primary: | | Other1: | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | Commercial Construction Class: | | Other2: | |
| (102) <input type="checkbox"/> Two Story | (30) <input checked="" type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls | | | |
| Townhouse or Duplex Style: | | Residential Quality: 30 | | Cost Rank: | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | (6) <input type="checkbox"/> Pole Frame | | 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 | | (50) <input type="checkbox"/> Very Good | |
| (305) <input type="checkbox"/> Two Story Duplex | | (60) <input type="checkbox"/> Excellent | | (60) <input type="checkbox"/> Excellent | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | |
| MANUFACTURED HOME TRANSFER | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Comments from | | | Comments: | | |
| 002650500 | | | | | |
| (Continue on back) | | | | | |

Manufactured Housing Transfer Statement

Good Life, Great Service

DEPARTMENT OF REVENUE

To be filled with the County Treasurer. Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number.

1 County/Name **WEBSTER** 2 County Number **45** 3 Date of Sale Mo. **01** Day **28** Yr. **2020** 4

5 Seller's Name, Address, and Telephone (Please Print) **WEBSTER** 6 Buyer's Name, Address, and Telephone (Please Print) **WES**

Seller's Name **Lisa Rae Paulowski and/or Wesley Paulowski**

Buyer's Name **Cody Bures and/or Victoria Stenka**

Current Mailing Address (Number and Street or PO Box) **P.O. Box 660**

Current Mailing Address (Number and Street or PO Box) **P.O. Box 426**

City **EDGEWANT** State **SD** Zip Code **57785**

Daytime Phone **605-484-0773**

Email Address

City **BLUE HILL** State **NE** Zip Code **68930**

Daytime Phone **308-750-5391**

Email Address

7 Type of Transfer

Sale Auction Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (Explain) _____

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

YES NO

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

YES NO

10 Was the sale between relatives? (If Yes, check the appropriate box.)

YES NO

Spouse Step-parent and Step-child Aunt or Uncle to Niece or Nephew Family Corp. or Partnership

Grandparents and Grandchild Brothers and Sisters Self Other _____

Parents and Child

11 What is the current market value of the manufactured housing?

30,000.00

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

YES NO \$ _____ at _____ %

13 Was the sale through an real estate agent or title company?

YES NO If Yes, include the name of the agent: **Lindsey Haden, Mach7 Realty**

14 Length (Without Hitch)

80'

15 Width

16'

16 Make

Redman Homes Inc.

17 Model

EMPIRE NB

18 Year

1999

19 Location of the Manufactured Home Before Sale

106 N. Cherry St., Blue Hill, NE

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

**Cody and Victoria Bures
P.O. Box 426
Blue Hill, NE 68930**

19a Location of the Manufactured Home After Sale

SAME

21 Name and Address of the Land Owner

**BLUE HAVEN LLC
P.O. Box 368
Blue Hill, NE 68930**

22 Legal Description of the Land

**0 4 10 10LL, 3319 (PARENT) ALL Block 2
and Lot 5 Blk 3 HOUSES ADDITION and W 420' x
145' OUT LOT 7 BLUE HILL ANNEXATION and
ALL EGGERTS ADDITION**

23 Total purchase price, including any liabilities assumed 23 **30,000.00**

24 Was non-real property included in the purchase? YES NO (If Yes, complete 24a, 24b, and 24c indicating the cost amount of each.)

| | | |
|------------------------|-----|------|
| 24a Furnishings | 24a | 0.00 |
| 24b Moving Costs | 24b | 0.00 |
| 24c Set-up Costs | 24c | 0.00 |

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

Victoria Stenka 308-750-5391
 Printor Type Name of Buyer or Authorized Representative Daytime Phone
 Signature of Buyer or Authorized Representative Title Date **7-28-20**

This statement should be filed with the county treasurer in the county where the application for title is made.

Retain a copy for your records.

PURCHASE AGREEMENT

BILL OF SALE

DATE: 5/21/2020

PROPERTY: VIN: 11257962 YEAR: 1999 CAPACITY: 16'X 80'
 MAKE: REDMAN HOMES, INC. MODEL: EMPIRE NB
 BODY STYLE: MFG HOME COLOR: TAN

TITLE INFORMATION: 19196450003

REGISTRATION: WEBSTER COUNTY NEBRASKA

SELLER: LISA RAE PAWLOWSKI AND/OR BUYER: CODY BURES AND/OR
 WESLEY PAWLOWSKI VICTORIA BURES

PURCHASE PRICE: \$30,000.00

DATE FOR TRANSFER OF FUNDS: 7/28/2020

- Buyers agree to pay \$30,000.00 on the following terms:
 - Cash at Closing – No financing required. The Buyer agrees to provide to Seller a letter from a government regulated depository, documented proof of the ability to perform to the terms of this agreement within 7 business days of acceptance of this offer, if so requested in writing.
 - Earnest Deposit – An earnest deposit in the amount of \$1,800.00 will be provided upon acceptance of offer.

2. Sellers warrant that they own above mentioned mobile home free and clear of any liens or any taxes due.

3. Sellers are responsible for insuring the above mentioned mobile home against risk of loss until date of transfer and are responsible for fulfilling current land lease terms until time of transfer.

4. Buyers understand and agree that lot rent is ~~\$135.00~~ ^{CB, VS} /month due payable to land owner and is not part of this purchase agreement. Buyers further understand that all utilities and insurance are the responsibility of mobile home owner beginning on the day of transfer of title.

Possession to be the day of transfer or title and payment of funds unless agreed to otherwise in writing.

A: Full Acceptance Signatures:

Buyer: [Signature] Date: 7-21-20 Buyer: [Signature] Date: 7-21-20

Seller: [Signature] Date: 7-28-20 Seller: [Signature] Date: 7/28/20


BK 2014, Pg 1500

[Signatures continued from preceding page]

DEVELOPER:

COTTONWOOD II WIND PROJECT, LLC,
a Delaware limited liability company

By: Infinity Wind Holdings, LLC,
a Delaware limited liability company
Its: Sole Member

By: 
Name: Matt T. Riley
Its: Manager

STATE OF CALIFORNIA)
) ss
COUNTY OF SANTA BARBARA)

On May 30, 2014 before me, Katherine A. Dowling (Notary Public),
personally appeared Matt T. Riley, Manager of Infinity Wind Holdings, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Residential & Commercial Sales Worksheet

| | | | | | |
|---|--------------|---------------------|---|---|---------------|
| Cnty No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2020 | 3045 | 11/23/2020 | Base: 91-0002 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | |
| 000155100 | 252 | 1 | | 4491 | |
| Date of Sale Assessed Value | | | 4491 | | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | |
| 1, 010 | 16,765 | 17,775 | | Status | Property Type |
| Assessor Location: RED CLOUD (RC) | | | A) 1 B) 01 C) 1 D) 1 E) 6 F) 2 | | |
| | | | Residential | | |
| Multiple Improvements: | | | Multiple Improvements: | | |
| Construction Date: | | | Construction Date: | | |
| Floor: | | | Floor Sq. Ft.: | | |
| Building Cost New: | | | Cost: | | |
| Single Family Style: 101 | | | Residential Condition: 20 | | |
| (100) <input type="checkbox"/> Mobile Home | | | (10) <input type="checkbox"/> Worn Out | | |
| (101) <input checked="" type="checkbox"/> One Story | | | (20) <input checked="" type="checkbox"/> Badly Worn | | |
| (102) <input type="checkbox"/> Two Story | | | (30) <input type="checkbox"/> Average | | |
| (103) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | (50) <input type="checkbox"/> Very Good | | |
| (111) <input type="checkbox"/> Bi-Level | | | (60) <input type="checkbox"/> Excellent | | |
| (106) <input type="checkbox"/> Other | | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 30 | | |
| (301) <input type="checkbox"/> One Story | | | (10) <input type="checkbox"/> Low | | |
| (302) <input type="checkbox"/> Two Story | | | (20) <input type="checkbox"/> Fair | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | (30) <input checked="" type="checkbox"/> Average | | |
| (308) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | (50) <input type="checkbox"/> Very Good | | |
| (304) <input type="checkbox"/> One Story Duplex | | | (60) <input type="checkbox"/> Excellent | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | |

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

Assessor Comments and Reason for Adjustment:

QCD

Comments from

000155100

Comments:

(Continue on back)

252

Good Life. Great Service.
DEPARTMENT OF REVENUE

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

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. 11 Day 23 Yr. 20

4 Date of Deed Mo. 11 Day 23 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print) Dennis Wentworth and Ruth Wentworth 202 South Walnut

6 Grantee's Name, Address, and Telephone (Please Print) Heather Renee Espinoza 3618 SE Frontage Road #205

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

8 Type of Deed: Bill of Sale, Corrective, Death Certificate, Transfer on Death, Conservator, Easement, Lease, Mineral, Partition, Sheriff, Other

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031)? Buyer, Seller, Court Decree, Exchange, Grantor Trust, Partition, Irrevocable Trust, Revocable Trust, Transfer on Death, Trustee to Beneficiary

10 Type of Transfer: Distribution, Foreclosure, Easement, Gift, Life Estate, 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

14 What is the current market value of the real property? \$10,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ 10,000.00

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 221 South Seward Street, Red Cloud, NE 68970

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

20 Legal Description (Attach additional pages, if needed.) Lots Five (5), Six (6) and Seven (7), Block Ten (10), Railroad Addition to Red Cloud, Webster County, Nebraska

Table with 2 columns: Item Number, Amount. Rows 22, 23, 24.

21 If agricultural, list total number of acres transferred in this transaction

22 Total purchase price, including any liabilities assumed \$ 10,000.00

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list) (see instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 10,000.00

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.

Heather Renee Espinoza Grantor

Heather Renee Espinoza Grantee

970-402-9073 11/23/20

26 Date Deed Recorded No. 11 Day 23 Yr. 2020

27 Value of Stamp or Exempt Number \$ 22.50

28 Recording Data BL 2020, Pg 3015

Register of Deeds Use Only For Dept Use Only

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

State of Nebraska } ss.
County of Webster }

Blk 2020, Pg 3045

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of NOV A.D., 20 20, at 9:34 o'clock A.M. Recorded in Book 2020 on Page 3045
Louisa Peters County Clerk
D.D. Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-23-2020
By VD
\$ 22.50

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

QUITCLAIM DEED

Dennis Wentworth and Ruth Wentworth, a married couple, Grantors, convey to Grantee, Heather Renee Espinoza, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

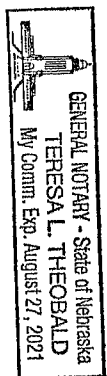
Lots Five (5), Six (6) and Seven (7), Block Ten (10), Railroad Addition to Red Cloud, Webster County, Nebraska.

Executed November 23, 2020.

[Signature]
Dennis Wentworth
[Signature]
Ruth Wentworth

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on November 23 2020 by Dennis Wentworth and Ruth Wentworth, a married couple.



[Signature]
Notary Public

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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. 11 Day 21 Yr. 20 | Mo. 11 Day 21 Yr. 20 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Barry A and Kristina M Lewis Street or Other Mailing Address 2247 Rd F City Guide Rock State NE Zip Code 68942 Phone Number (402) 460-7047 Email Address | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Amy L Springer, Todd A Brown, and Cody J Carson-Brown Street or Other Mailing Address 836 N Minnesota Ave City Hastings State NE Zip Code 68901 Phone Number (402) 257-0502 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Yes No No | |

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

| (A) Status | (B) Property Type | (C) |
|--|--|--|
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <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 checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Other _____ <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
| 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 <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Expouse <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? \$8,825 | 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 125 N Webster St Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee | |

20 Legal Description (Attach additional pages, if needed.)
Lots 4-7, Block 28, Original town of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____.

| | | | |
|---|----|----|-----------|
| 22 Total purchase price, including any liabilities assumed. | 22 | \$ | 18,730.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 18,730.00 |

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

Print or Type Name of Grantee or Authorized Representative (402) 746-3613
 Kory J McCracken
 Signature of Grantee or Authorized Representative
 Title Attorney
 Date 11/23/2020

26 Date Deed Recorded
 Mo. 11 Day 30 Yr. 20
 27 Value of Stamp or Exempt Number \$ 42.75
 28 Recording Data BR2020 Pg 3056
 Register of Deeds's Use Only
 Nebraska Department of Revenue
 Form No. 96-269-2008 10-2020 Rev. Supercedes 96-269-2008 Rev. 6-2019
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

BK 2020, Pg 3056

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 Nov A.D., 20 20, at 10:44 o'clock A.M. Recorded in Book 2020 on Page 3056
K. D. HALL County Clerk
D. J. BROWN Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-30-20
\$ 42.75 By DS

WARRANTY DEED

Barry A. Lewis and Kristina M. Lewis, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Amy L. Springer, a single person, an undivided 1/3 interest, and Todd A. Brown and Cody J. Carson-Brown, husband and wife as joint tenants, an undivided 2/3 interest, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

 Lots Four (4), Five (5), Six (6) and Seven (7), Block Twenty-eight (28), Original Town 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.

Barry A. Lewis
Barry A. Lewis

Kristina M. Lewis
Kristina M. Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 23, 2020, by Barry A. Lewis, a married person.

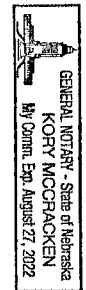


[Signature]
Notary Public

Comm. expires _____

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 27, 2020, by Kristina M. Lewis, a married person.



[Signature]
Notary Public

Comm. expires _____

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|--|---------------------|--------------------------------|---|---|--------|-----------------|-------------------|-------------|------|-----|--------|
| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
| 91 | 2020 | 3068 | 11/23/2020 | Base: 91-0074 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 000308400 | 254 | 1 | GeoCde | Twn | Rng | Secd | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 4133 | | | 00 | 0 | 20005 | | 018 | 6760 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 3,810 | 14,830 | 18,640 | 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 | | | | |
| Multiple Improvements: | | | Multiple Improvements: | | | | | | | | |
| Construction Date: | | | Construction Date: | | | | | | | | |
| | | | 1900 | | | | | | | | |
| Floor: | | | Floor Sq. Ft.: | | | | | | | | |
| | | | 1,032 | | | | | | | | |
| Building Cost New: | | | Cost: | | | | | | | | |
| | | | 87,385 | | | | | | | | |
| Single Family Style: 101 | | | Residential Condition: 20 | | | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | (10) <input type="checkbox"/> Worn Out | | | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | (20) <input checked="" type="checkbox"/> Badly Worn | Commercial Construction Class: | | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | (30) <input type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 20 | | | | | | | | |
| (301) <input type="checkbox"/> One Story | | | (10) <input type="checkbox"/> Low | Cost Rank: | | | | | | | |
| (302) <input type="checkbox"/> Two Story | | | (20) <input checked="" type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | (30) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Average | | | | | | | |
| (308) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | (60) <input type="checkbox"/> Excellent | (50) <input type="checkbox"/> Very Good | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | |
| WD | | | | | | | | | | | |
| Comments from | | | | | | | | | | | |
| 000308400 | | | | | | | | | | | |
| Comments: | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | |

Real Estate Transfer Statement

254

FORM
521

To be filled 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 |
| CLAY -18 | 18 | Mo. 11 Day 23 Yr. 20 | Mo. 11 Day 23 Yr. 20 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | | 6 Grantee's Name, Address, and Telephone (Please Print) | |
| Grantor's Name (Seller) JASON L KUHN Street or Other Mailing Address 905 S LIBERTY ST City BLUE HILL State NE Zip Code 68930 | | Grantee's Name (Buyer) JOHN C CARLILSON & LINDA L. CARLILSON Street or Other Mailing Address PO BOX 6 City AYR State NE Zip Code 68925 | |
| Phone Number (308) 870-0208 | Phone Number (000) 000-0000 | Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Email Address N/A | Email Address N/A | | |

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

| (A) Status | (B) Property Type | (C) |
|---|--|--|
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <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 checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Other _____ <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Life Estate <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
| 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"/> 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? \$37,500 | 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 806 W LANCASTER, BLUE HILL | 19 Name and Address of Person to Whom the Tax Statement Should be Sent JOHN & LINDA CARLILSON PO BOX 6 AYR, NE 68925 | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | |
| 20 Legal Description (Attach additional pages, if needed.) LOT 3 BLOCK 18 ORIGINAL TOWN OF BLUE HILL WEBSTER COUNTY NEBRASKA | | |

21 If agricultural, list total number of acres transferred in this transaction _____

| | | | |
|--|----|----|-----------|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 37,500.00 |
| 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.) (see instructions) | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 37,500.00 |

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.

JENNIFER FLEISCHER
 Part of Type/Name of Grantor of Authorized Representative
 Signature of Grantor or Authorized Representative
 here

ATTORNEY
 Title
 Date

(402) 762-3524
 Phone Number
 11/23/20
 Date

Register of Deed's Use Only

| | | | |
|-----------------------|------------------------------------|-------------------|-------------------|
| 26 Date Deed Recorded | 27 Value of Stamp of Exempt Number | 28 Recording Data | For Dept Use Only |
| Mo. 11 Day 30 Yr. 20 | \$ 85.50 | BR2020 Pg 3068 | |

Nebraska Department of Revenue
 Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019
 Authorized by Neb. Rev Stat. §§ 76-214, 77-1327(2)
 Grantee—Retain a copy of this document for your records.

