

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	Unified:
91	2021	17	4/8/2020	91-0002	Affiliated:
Location ID	Sale Number	Useability & Code #	Parcel Number		
002211100	1	1	GeoCode	Twn	Rng
			4493	1	12
			Sect	Qtr	Subdiv
			27	3	00000
			Area	Blk	Parcel
			1	000	1445
Date of Sale Assessed Value			Date of Sale Property Classification Code		
Land	Improvements	Total	Status	Property Type	Zoning
2,067,610	15,665	2,083,275	A) 2	B) 05	C) 5
	Irrigation Type:		D) 3	E) 0	F) 9
LCG ACRES:			LCG ACRES:		
IRRIGATED 1A1		VALUE:			VALUE:
1A	46.000	173,880	GRASSLAND 1G1	459.000	626,535
2A1			1G	83.000	113,295
2A			2G1	262.000	357,630
3A1			2G	160.000	218,400
3A			3G1		
4A1	9.000	32,670	3G	36.000	49,140
4A	7.000	25,410	4G1		
DRYLAND 1D1			4G		
1D	102.000	238,170	Shelterbelt/Timber		
2D1			Accretion		
2D	30.000	58,800	Waste	14.500	2,610
3D1			Other		
3D			<b>AG LAND TOTAL</b>	<b>1,286.500</b>	<b>2,043,960</b>
4D1	59.000	111,510	Roads	27.500	
4D	19.000	35,910	Farm Sites	1.000	8,650
			Home Sites	1.000	15,000
			Recreation		
Dwellings		5,915	Other		
Outbuildings		9,750	<b>Non-AG TOTAL</b>	<b>29.500</b>	<b>23,650</b>
<b>Assessor's Adjustment to Sale Price (+ or -):</b>		<b>Total Recapture Value:</b>			
Assessor Comments and Reason for Adjustment:					
JTWD					
Comments from					
002211100 002211200 002211500 002211700 002212500 002212600					
Comments:					
(Continue on back)					

# Real Estate Transfer Statement

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

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 WEBSTER - 91 3 Date of Sale/Transfer Mo. 04 Day 08 Yr. 2020 4 Date of Deed Mo. 05 Day 01 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)  
 Grantor's Name (Seller) Dennis D. & Mildred Elaine Holtzen  
 Street or Other Mailing Address 217 Rd 300  
 City Inavale State NE Zip Code 68952

6 Grantee's Name, Address, and Telephone (Please Print)  
 Grantee's Name (Buyer) Timothy Wyatt Rhoades & Nora L. Rhoades  
 Street or Other Mailing Address 13021 P Rd  
 City Smith Center State KS Zip Code 66967

Phone Number (402) 746-3434 Is the grantee a 501(c)(3) organization?  Yes  No  
 If Yes, is the grantee a 509(a) foundation?  Yes  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  Improved  Single Family  Industrial  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 IOLL  Commercial  Recreational

8 Type of Deed  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?  
 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  
217 Rd 300  
Inavale, NE 68952

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
see attached

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

22 Total purchase price, including any liabilities assumed .....	\$	<u>22</u>	1,320,000.00
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)	\$	<u>23</u>	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$	<u>24</u>	1,320,000.00

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 David J. Ganywood  
 Print or Type Name of Grantee or Authorized Representative  
David B. Ganywood  
 Signature of Grantee or Authorized Representative  
 Title Attorney  
 Phone Number (402) 746-3613  
 Date 1-5-2021

26 Date Deed Recorded Mo. 1 Day 5 Yr. 21 27 Value of Stamp or Exempt Number \$ 2970.00 28 Recording Data BK2021, Pg 17

Register of Deed's Use Only For Dept. Use Only

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-seven (27); AND

The East Half (E $\frac{1}{2}$ ), the Southwest Quarter (SW $\frac{1}{4}$ ), and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Twenty-eight (28); AND

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-nine (29); AND

The North Half (N $\frac{1}{2}$ ) and the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-four (34), EXCEPT tract conveyed to Webster County for road by Deed recorded in Book 31, page 685,

including all water and mineral rights, whether surface or subsurface and rural water service; ALL being in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

BK 2021, Pg 17

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 May A.D., 2021, at 10:55  
o'clock A.M. Recorded in Book 2021  
on Page 17

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-21  
\$ 2970.00 By DB

David Patrick County Clerk  
DB Deputy  
Ind. Comp. Assessor Carded

**JOINT TENANCY WARRANTY DEED**

Dennis D. Holtzen and Mildred Elaine Holtzen, husband and wife, GRANTOR, in consideration of ONE MILLION THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$1,320,000.00), receipt of which is hereby acknowledged, convey to Timothy Wyatt Rhoades and Nora Lorena Rhoades, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section Twenty-seven (27); AND

The East Half (E<sup>1</sup>/<sub>2</sub>), the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>), and the Southeast Quarter of the Northwest Quarter (SE<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>) of Section Twenty-eight (28); AND

The Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Twenty-nine (29); AND

The North Half (N<sup>1</sup>/<sub>2</sub>) and the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Thirty-four (34), EXCEPT tract conveyed to Webster County for road by Deed recorded in Book 31, page 685,

including all water and mineral rights, whether surface or subsurface and rural water service; ALL being in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

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

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

Executed May 1st, 2020.

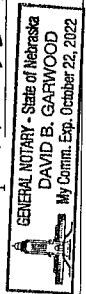
Dennis Holtzen  
Dennis D. Holtzen

Mildred Elaine Holtzen  
Mildred Elaine Holtzen

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 1st, 2020, by Dennis D. Holtzen and Mildred Elaine Holtzen, husband and wife.

Comm. expires 10-22-2022



David B. Garwood  
Notary Public

Prepared by Garwood & McCracken, Lawyers  
401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (402) 746-3613  
DAVE:WP020HOLTZRDRSRHODES.ITD 4/2/20 Page 1 of 1 Pages

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	Unified:	
91	2021	23	1/4/2021	91-0074	Affiliated:	
Location ID	Sale Number	Useability & Code #	Parcel Number			
001608401	2	4 05	GeoCde	Twn	Rng	
			4243	3	10	
			Sect	Qrt	Subdiv	
			23	1	00000	
			Area	Blk	Parcel	
			1	000	0000	
Land	Improvements	Total	Date of Sale Property Classification Code			
397,785		397,785	Status	Property Type	Zoning	
			A) 2	B) 05	C) 5	
			Location	City Size	Parcel Size	
			D) 3	E) 0	F) 8	
LCG	ACRES:	VALUE:	ACRES:			VALUE:
IRRIGATED 1A1			LCG			
1A			GRASSLAND 1G1			
2A1			1G			
2A			2G1			
3A1			2G			
3A			3G1			
4A1			3G			
4A			4G1			
			4G			
DRYLAND ID1			Shelterbelt/Timber			
ID	25.950	60,595	Accretion			
2D1	27.340	57,550	Waste			
2D	47.610	93,315	Other			
3D1	15.820	31,005	<b>AG LAND TOTAL</b>	198.900	397,785	
3D			Roads	2.990		
4D1	26.420	49,935	Farm Sites			
4D	55.760	105,385	Home Sites			
			Recreation			
Dwellings			Other			
Outbuildings			<b>Non-AG TOTAL</b>	2.990		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>			<b>Total Recapture Value:</b>			
Assessor Comments and Reason for Adjustment:						
QCD; SALE BETWEEN FAMILY LLC						
Comments from						
001608401 001608600						
Comments:						
(Continue on back)						

# Real Estate Transfer Statement

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

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 WEBSTER - 91 3 Date of Sale/Transfer Mo. 1 Day 4 Yr. 2021 4 Date of Deed Mo. 1 Day 4 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) VIE CO INC  
Street or Other Mailing Address 2404 W. 48th St Place  
City Kearney State NE Zip Code 68845  
Phone Number 308-380-2133  
Email Address dschardt@eb-us.com

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) Superior Ag Services LLC  
Street or Other Mailing Address 2404 W. 48th St Place  
City Kearney State NE Zip Code 68845  
Phone Number 308-380-2133  
Email Address NA

Is the grantee a 501(c)(3) organization?  Yes  No  
If Yes, is the grantee a 509(a) foundation?  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	(B) Property Type	(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL		

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  Foreclosure  Irrevocable Trust  Revocable Trust  Auction  Easement  Gift  Life Estate  Sale  Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) 5-b

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.)  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? 360,000

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 Superior Ag Services  
2404 W. 48th St Place  
Kearney, NE 68845

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

18a  No address assigned 18b  Vacant land

20 Legal Description South-east Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section twenty-three (23), Township three (3) North Range ten (10) West of 6th pm a 11 in Webster County, NE  
200

21 If agricultural, list total number of acres

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

23 Was non-real property included in the purchase?  Yes  No (if Yes, enter dollar amount and attach itemized list.) \$ 0

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... \$ 0 0.00

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

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

sign here Denise Schardt Mat 308-380-2133  
Print or Type Name of Grantee or Authorized Representative Phone Number  
Mat Superior Ag Services LLC 1-4-2021  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

26 Date Deed Recorded, Mo. 1 Day 5 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt #5b 28 Recording Data BK2021 pg 23

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

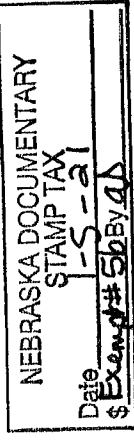
State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 5 day  
of Jan A.D. 2021 at 11:14  
o'clock A.M. Recorded in Book 2021  
on Page 23

Paula P. Fick County Clerk  
ID: 00 Deputy  
Ind.      Comp.      Assessor      Carded     

QUIT CLAIM DEED

BK 2021, Pg 23



VIE Co, Inc., a Nebraska corporation, GRANTOR, in consideration of One Dollar(\$1.00) and other good and valuable consideration, quit claim and conveys to Superior Ag Services LLC, a Nebraska limited liability company, GRANTEE, mailing address 2404 W 48<sup>th</sup> Street Place, Kearney, Nebraska 68845, the following described real estate (as defined in Neb.Rev. State. §76-201):

- The Southeast Quarter of the Northeast Quarter (SE ¼ NE /14) of Section Twenty-Three (23), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.
- The Southeast Quarter (SE 1//4) of Section Twenty-Three (23), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

TO HAVE AND TO HOLD the same unto Superior Ag Services LLC, a Nebraska limited liability company, and its successors and assigns forever, with all appurtenances thereunto belonging.

Executed: January 4 2021

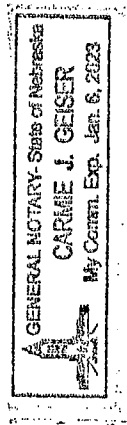
VIE Co, Inc.,  
A Nebraska Corporation,  
BY: Dennis Schardt  
Dennis Schardt, Manager

STATE OF Nebraska  
COUNTY OF Buffalo ) ss.

The forgoing instrument was acknowledged before me this Jan. 4<sup>th</sup>, 2021, by Dennis Schardt, as President VIE Co, Inc., a Nebraska Corporation, for and on behalf of said Corporation.

Carmie J Geiser  
Notary Public

My Commission Expires: 1-6-2023



# Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School/District Code	Unifried:
91	2021	38	1/4/2021	Base: 91-0074	Affiliated:
Location ID		Sale Number		Parcel Number	
000804000		3		1	
Date of Sale Assessed Value					
Land		Improvements		Total	
820		1,690		2,510	
Assessor Location: COWLES (COW)					
Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 8	F) 3
Residential					
Multiple Improvements: Multiple Improvements :					
Construction Date: Construction Date :					
Floor: Floor Sq. Ft. :					
Building Cost New: Cost :					
Single Family Style: Residential Condition:					
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out				
(101) <input type="checkbox"/> One Story	(20) <input 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:					
(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 type="checkbox"/> Average				
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good				
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good				
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent				
(305) <input type="checkbox"/> Two Story Duplex					
Assessor's Adjustment to Sale Price (+ or -):					
Assessor Comments and Reason for Adjustment:					
WD					
Comments from					
000804000					
Comments:					
(Continue on back)					



# Real Estate Transfer Statement

3

• 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. 01 Day 04 Yr. 2021 4 Date of Deed Mo. 04 Day 09 Yr. 2019

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller)  
Paul Kennedy, Monica Kennedy, Kristy S. Kennedy  
Street or Other Mailing Address  
503 Mill St S  
City Dannebrog State NE Zip Code 68831-3168  
Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer)  
Kenneth Bergman  
Street or Other Mailing Address  
322 4th St  
City Blue Hill/Cowles State NE Zip Code 68930  
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 \_\_\_\_\_

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

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

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?  
\$2,510 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

18 Address of Property  
322 4th St

18a  No address assigned 18b  Vacant land

20 Legal Description

Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Cowles, Webster County, Nebraska.

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?  Yes  No (If Yes, enter dollar amount and attach itemized list.) \$ 23

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 \_\_\_\_\_  
 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  
 Signature of Grantee or Authorized Representative Attorney Title 01/05/21 Date

26 Date Deed Recorded \_\_\_\_\_ 27 Value of Stamp or Exempt Number \_\_\_\_\_ 28 Recording Data BK Deal, Pg 38  
 Mo. 1 Day 7 Yr. 21 \$ 29.25

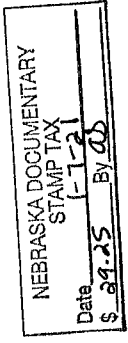
Grantee — Retain a copy of this document for your records.

BK 2021, pg 38

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 7 day  
of JAN A.D., 2021 at 2:21  
o'clock P.M. Recorded in Book 2021  
on Page 38  
Blaine Ruten County Clerk

Ind 10.00 Comp AS Assessor AS Deputy AS Carded



**WARRANTY DEED**

Paul Kennedy and Monica Kennedy, husband and wife, and Kristy S. Kennedy, a married person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Kenneth Bergman, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Cowles, 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 April 17, 2019.

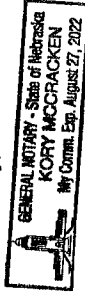
Paul Kennedy  
Paul Kennedy

Kristy S. Kennedy  
Kristy S. Kennedy

Monica Kennedy  
Monica Kennedy

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

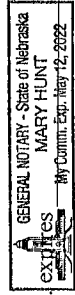
The foregoing instrument was acknowledged before me on April 9, 2019, by Paul Kennedy and Monica Kennedy, husband and wife.



Comm. expires by Kory  
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April 17, 2019, by Kristy S. Kennedy, a married person.



Mary Hunt  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code				Unified:					
91	2021	75	11/3/2020	11/3/2020	Base: 01-0123		Affiliated:							
Location ID			Sale Number		Parcel Number									
000511800			4	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			Useability & Code #		Date of Sale Property Classification Code									
Total			4,135		4131									
Land			Improvements		Status									
1,060			3,075		A) 1									
Assessor Location: BLADEN (BLA)														
<b>Residential</b>					<b>Commercial</b>									
Multiple Improvements:					Multiple Improvements:									
Construction Date:					Construction Date:									
Floor:					Floor Sq. Ft.:									
Building Cost New:					Cost:									
Single Family Style: 101					Residential Condition: 10					Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home					(10) <input checked="" type="checkbox"/> Worn Out					Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn					Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:					Residential Quality: 30					(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low					Cost Rank:				
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low				
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input checked="" 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:

QCD; SALE BETWEEN AUNT & UNCLE TO NEPHEW

Comments from  
000511800

Comments:

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number \_\_\_\_\_ 3 Date of Sale/Transfer Mo. 11 Day 3 Yr. 20 4 Date of Deed Mo. 11 Day 3 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller)  
Martin Gomez, Jr. & Beatrice Gomez  
Street or Other Mailing Address  
1021 W H St  
City Hastings State NE Zip Code 68901  
Phone Number \_\_\_\_\_ Is the grantee a 501(c)(3) organization?  Yes  No  
Email Address \_\_\_\_\_

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer)  
Erik Arrillanes  
Street or Other Mailing Address  
820 S Pine Ave, #20  
City Hastings State NE Zip Code 68901  
Phone Number \_\_\_\_\_ Is the grantee a 501(c)(3) organization?  Yes  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  Improved  Single Family  Industrial  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 IOLL  Commercial  Recreational

8 Type of Deed  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 transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer  Seller  No  
 10 Type of Transfer  Distribution  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  Easement  Gift  Life Estate  Sale  Trustee to Beneficiary  
 Buyer  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

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?  
\$1,200 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  
215 W Mariel St  
Bladen, NE  
 18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**See attached**

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

22 Total purchase price, including any liabilities assumed	22	\$	1,200.00
23 Was non-real property included in the purchase?	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,200.00

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 Kay McCracken Print or Type Name of Grantee or Authorized Representative  
Kay McCracken Signature of Grantee or Authorized Representative  
Attorney Title  
 402-746-3613 Phone Number  
 11/03/2020 Date

26 Date Deed Recorded Mo. 11 Day 15 Yr. 21 27 Value of Stamp or Exempt Number \$ 4.50  
 28 Recording Data BK 2021 Pg 75  
 Register of Deed's Use Only For Dept. Use Only

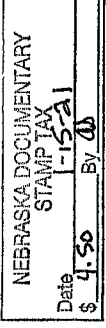
Lots Seven (7) and Eight (8), Block Three (3), First Addition to Bladen,  
Bladen, Webster County, Nebraska.

BK2021, Pg 75

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 15 day of Jan A.D., 2021, at 3:03 o'clock P.M., Recorded in Book 2021 on Page 75

Shane Patrick County Clerk  
Ind 10.00 Comp 00 Assessor 00 Deputy 00 Carded 00



**QUITCLAIM DEED**

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

Lots Seven (7) and Eight (8), Block Three (3), First Addition to Bladen, Bladen, Webster County, Nebraska.

Executed November 3, 2020.

Martin Gomez, Jr.  
Martin Gomez, Jr.

Beatrice Gomez  
Beatrice Gomez

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 3, 2020, by Martin Gomez, Jr. and Beatrice Gomez, husband and wife.



Comm. expires

Kory McCracken  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	Unified:						
91	2021	82	12/29/2020	Base: 01-0123	Affiliated:						
Location ID	Sale Number	Useability & Code #	Parcel Number								
002300500	5	4 05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
			4369	2	12	3	4	00000	1	000	1640
Land	Improvements	Total	Date of Sale Property Classification Code								
270,195		270,195	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	57.000	215,460	GRASSLAND 1G1								
1A			1G								
2A1			2G1								
2A			2G								
3A1			3G1								
3A			3G								
4A1			4G1								
4A	13.000	47,190	4G								
DRYLAND 1D1			Shelterbelt/Timber								
1D			Accretion								
2D1			Waste								
2D			Other								
3D1			AG LAND TOTAL								
3D			Roads								
4D1			Farm Sites								
4D			Home Sites								
			Recreation								
Dwellings			Other								
Outbuildings			Non-AG TOTAL								
			1.000								

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

Assessor Comments and Reason for Adjustment:

WD; EXCHANGE OF PROPERTY IN FAMILY CORP

Comments from

002300500

Comments:

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number \_\_\_\_\_ 3 Date of Sale/Transfer Mo. 12 Day 29 Yr. 2020 4 Date of Deed Mo. 12 Day 29 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) WEBSTER - 91  
see attachment  
Street or Other Mailing Address 2404 W 48th Street Place  
City Kearney State NE Zip Code 68845  
Phone Number (402) 759-3122  
Email Address \_\_\_\_\_

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) VIE, Co  
Street or Other Mailing Address 2404 W 48th Street Place  
City Kearney State NE Zip Code 68845  
Phone Number (402) 759-3122 Is the grantee a 501(c)(3) organization?  Yes  No  
If Yes, is the grantee a 509(a) foundation?  Yes  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  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  
 Distribution  Land Contract/Memo  Partition  Sheriff  Other  
 Bill of Sale  Easement  Lease  Personal Rep.  Trust/Trustee  
 Cemetery  Death Certificate - Transfer on Death  Executor  Mineral  Quit Claim  Warranty

(C)  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 transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No  
 Buyer  Seller  No  
 10 Type of Transfer  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  Easement  Gift  Life Estate  Sale  Trustee to Beneficiary  
 Exchange  Court Decree  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?  
\$270,195 Assessed Value  
 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  
 20 Legal Description (Attach additional pages, if needed.)  
The West Half of the Southeast Quarter (W½SE¼) of Section Three (3), Township Two (2) North, Range Twelve (12) West of the 6th P.M., in Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 40  
 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.) (see instructions) ..... \$ 23  
 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 7  
 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.  
 Christin P. Lovegrove  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative \_\_\_\_\_ Title Attorney  
 Phone Number (402) 759-3122  
 Date 1/14/2021

sign here  
 Register of Deed's Use Only  
 26 Date Deed Recorded Mo. 1 Day 19 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt # 7 28 Recording Data BK 2021, pg 82  
 For Dept. Use Only



5. **Pattywagon, LLC, a Nebraska Limited Liability Company, and  
Brian Schardt and Susan J. Schardt, as Trustees of the Dennis R. Schardt Trust  
No. 4, dated December 26, 2012**

Prepared on January 14, 2021 (10:52am) by Heinisch & Lovegrove Law Office PC LLO PO Box 311, Geneva, NE 68361 402-759-3122, Fax 888.844.4381  
Q:\Schardt, Aaron\2020 Exchange\RETS attach.WD to VIE NEB.wpd E:#37-1658205 www.HLLawOffice.com Email: email@hllawoffice.com

BK2021, pg 82

State of Nebraska }  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 19 day  
of JAN A.D., 2021, at 11:01  
o'clock P.M. Recorded in Book 2021  
on Page P 82-83

Louise Petach County Clerk  
16.00 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-19-21  
\$ Exempt By as

Return To:  
Heinisch & Lovegrove Law Office, PC LLO  
PO Box 311  
Geneva NE 68361

# WARRANTY DEED

GRANTOR: Pattywagon, LLC, a Nebraska Limited Liability Company, and  
Brian Schardt and Susan J. Schardt, as Trustees of the Dennis R. Schardt  
Trust No. 4, dated December 26, 2012

**IN CONSIDERATION OF a multi-party like-kind exchange of real estate**

GRANTEE: VIE, Co, a Nebraska Corporation

CONVEYS to Grantee the following described real estate (as defined in Neb. Rev. Stat.  
76-201):

**The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ ) of  
Section Three (3), Township Two (2) North, Range Twelve  
(12) West of the 6<sup>th</sup> P.M., in Webster County, Nebraska**


Grantor covenants with Grantee that Grantor is lawfully seized of such real estate and that  
it is free from encumbrances, except easements and restrictions of record; that Grantor  
has legal power and lawful authority to convey the same; and that Grantor warrants and  
will defend title to the real estate against the lawful claims of all persons.


Executed: December 21, 2020.

Pattywagon, LLC, a Nebraska Limited  
Liability Company

By:   
Aaron Schardt, Manager

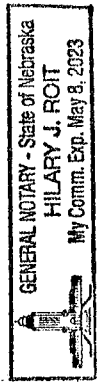
BK2021, pg 83

  
Brian Schardt, Trustee of the Dennis R. Schardt Trust No. 4, dated December 26, 2012

  
Susan J. Schardt, Trustee of the Dennis R. Schardt Trust No. 4, dated December 26, 2012

State of Nebraska, County of Fillmore -- ss.

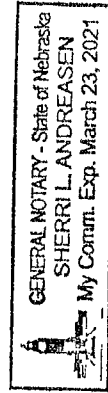
The foregoing Warranty Deed was acknowledged before me on December 31, 2020, by Aaron Schardt, Manager of Pattywagon, LLC, a Nebraska Limited Liability Company, on behalf of the Company.



  
Notary Public

State of Nebraska, County of Hall - SCA -- ss.

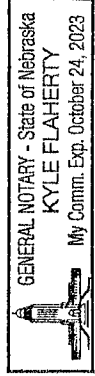
The foregoing Warranty Deed was acknowledged before me on December 29, 2020, by Brian Schardt, Trustee of the Dennis R. Schardt Trust No. 4, dated December 26, 2012, as his voluntary act and deed.

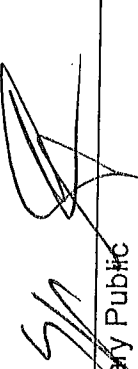


  
Notary Public

State of Nebraska, County of Butte -- ss.

The foregoing Warranty Deed was acknowledged before me on December 29, 2020, by Susan J. Schardt, Trustee of the Dennis R. Schardt Trust No. 4, dated December 26, 2012, as her voluntary act and deed.



  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		Unified:
91	2021	84	12/29/2020	Base: 01-0123	Affiliated:	
Location ID	Sale Number	Useability & Code #	Parcel Number			
002403200	6	4 05	GeoCde	Twn	Rng	Sect
			4247	3	12	26
				Qrt	Subdiv	Area
				2	00000	1
				Blk	Parcel	
				000	2925	
Land	Improvements	Total	Date of Sale Property Classification Code			
542,700		542,700	Status	Property Type	Zoning	Location
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3
			E) 0	F) 9		
LCG ACRES:			LCG VALUE:			ACRES:
IRRIGATED 1A1	30.900	116,800	GRASSLAND IGI			
1A			IG			
2A1			2G1			
2A	43.600	160,010	2G			
3A1			3G1			
3A			3G			
4A1	3.200	11,615	4G1			
4A	59.800	217,075	4G			
DRYLAND 1D1	4.000	9,340	Shelterbelt/Timber			
1D			Accretion			
2D1			Waste			
2D	6.500	12,740	Other			
3D1			AG LAND TOTAL			156.000
3D			Roads			4.000
4D1			Farm Sites			
4D	8.000	15,120	Home Sites			
			Recreation			
Dwellings			Other			
Outbuildings			Non-AG TOTAL			4.000
Assessor's Adjustment to Sale Price (+ or -):			Total Recapture Value:			
Assessor Comments and Reason for Adjustment:			WD; EXCHANGE OF PROPERTY IN FAMILY CORP			
Comments from						
002403200						
Comments:						
(Continue on back)						

# Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 91 3 Date of Sale/Transfer Mo. 12 Day 28 Yr. 2020 4 Date of Deed Mo. 12 Day 28 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) see attachment  
Street or Other Mailing Address 2404 W 48th Street Place  
City Kearney State NE Zip Code 68845

Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) Pattywagon, LLC  
Street or Other Mailing Address 1406 North Shore Drive  
City Hastings State NE Zip Code 68901

Phone Number (402) 759-3122 Is the grantee a 501(c)(3) organization?  Yes  No  
Email Address \_\_\_\_\_ If Yes, is the grantee a 509(a) foundation?  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  Single Family  Industrial  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 IOLL  Commercial  Recreational

8 Type of Deed  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 transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer  Seller  No  
 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 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  Family Corp., Partnership, or LLC  Self  Other  
 Aunt or Uncle or Niece or Nephew  Grandparents and Grandchild  Spouse  
 Brothers and Sisters  Parents and Child  Step-parent and Step-child  
 Ex-spouse

14 What is the current market value of the real property?  
\$542,700 (a) = \$ 271,350 Assessed Value %  
 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

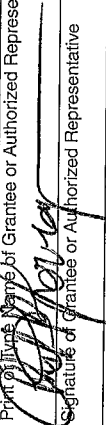
18 Address of Property  
 19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Pattywagon, LLC  
1406 North Shore Drive  
Hastings, NE 68901

18a  No address assigned 18b  Vacant land  
 20 Legal Description (Attach additional pages, if needed.)  
The Northwest Quarter (NW¼) of Section Twenty Six (26), Township Three (3), Range Twelve (12) West of the 6th P.M., in Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 80

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.) (see instructions) ..... \$ 0.00  
 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 7  
 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 Name of Grantor or Authorized Representative  
Christin P. Lovegrove  
 Signature of Grantor or Authorized Representative  
  
 Title Attorney  
 Phone Number (402) 759-3122  
 Date 1/14/2021

26 Date Deed Recorded Mo. 19 Day 21 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt # 7 28 Recording Data BK2021 6 04  
 Register of Deed's Use Only  
 For Dept. Use Only

5. **Brian Schardt and Susan J. Schardt, as Trustees of the Dennis R. Schardt Trust  
No. 4, dated December 26, 2012**

Prepared on January 14, 2021 (10:33am) by Heinisch & Lovegrove Law Office PC ILO PO Box 311, Geneva, NE 68361 402-759-3122, Fax 888.844.4381  
Q:\Schardt, Aaron\2020 Exchange\RETS attach WD TO Pattywagon Webster.wpd E:\#37-1658205 www.HLawOffice.com Email: email@hlawoffice.com

BK2021, pg 84

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of Jan A.D., 2021, at 1:03 o'clock P.M. Recorded in Book 2021 on Page 184-85 of Dennis R. Schardt County Clerk  
16.00 Ind Comp Assessor Carded Deputy

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-19-21  
\$ Exempt #17 By ds

Return To:  
Heinisch & Lovegrove Law Office, PC LLO  
PO Box 311  
Geneva NE 68361

# WARRANTY DEED

GRANTOR: Brian Schardt and Susan J. Schardt, as Trustees of the Dennis R. Schardt Trust No. 4, dated December 26, 2012,

IN CONSIDERATION OF a multi-party like-kind exchange of real estate

GRANTEE: Pattywagon, LLC, a Nebraska Limited Liability Company

CONVEYS to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section Twenty Six (26), Township Three (3), Range Twelve (12) West of the 6<sup>th</sup> P.M., in Webster County, Nebraska

Grantor covenants with Grantee that Grantor is lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record; that Grantor has legal power and lawful authority to convey the same; and that Grantor warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: December 19, 2020.

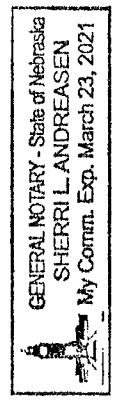
Brian Schardt  
Brian Schardt, Trustee of the Dennis R. Schardt Trust No. 4, dated December 26, 2012

Susan J. Schardt  
Susan J. Schardt, Trustee of the Dennis R. Schardt Trust No. 4, dated December 26, 2012

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State of Nebraska, County of Nall -- ss.

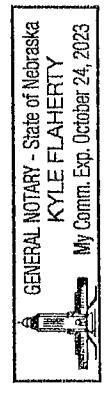
ST The foregoing Exchange Agreement was acknowledged before me on December 20, 2020, by Brian Schardt, Trustee of the Dennis R. Schardt Trust No. 4, dated December 26, 2012, as his voluntary act and deed.



Sherril L. Andreason  
Notary Public

State of Nebraska, County of Butte -- ss.

29 The foregoing Exchange Agreement was acknowledged before me on December 20, 2020, by Susan J. Schardt, Trustee of the Dennis R. Schardt Trust No. 4, dated December 26, 2012, as her voluntary act and deed.



Kyle Flaherty  
Notary Public

Prepared on December 21, 2020 (10:00am) by Heinisch & Lovegrove Law Office PC LLO PO Box 311, Geneva, NE 68361 402-755-3122, Fax 688.844.4381  
Q:\Schardt, Aaron\2020 Exchange\WD to Patty\wagon Webster.wpd  
www.HillLawOffice.com Email: email@hilllawoffice.com



# Agricultural Land Sales Worksheet

<b>Cnty No.</b>	2021	<b>Book</b>	86	<b>Page</b>	<b>Sale Date</b>		12/31/2020			<b>School District Code</b>			Unified:										
91		Base: 01-0123		Affiliated:																			
<b>Location ID</b>				<b>Parcel Number</b>				<b>Date of Sale Property Classification Code</b>															
002300400		7		4		05		2		12		3		0		00000		1		000		1635	
<b>Date of Sale Assessed Value</b>										<b>GeoCde Twn Rng Sect Qrt Subdiv Area Blk Parcel</b>													
										4369 2 12 3 0 00000 1 000 1635													
<b>Land</b>												<b>Non-AG TOTAL</b>											
752,990												238,000											
<b>Improvements</b>												<b>Roads</b>											
												2,000											
<b>Irrigation Type:</b>												<b>Farm Sites</b>											
												10,700											
												<b>Home Sites</b>											
												20,225											
												<b>Recreation</b>											
												2,000											
												<b>Other</b>											
												2,000											
<b>LCG</b>												<b>Non-AG TOTAL</b>											
<b>ACRES:</b>												<b>VALUE:</b>											
41.800												158,005											
2.000												7,560											
49.000												179,830											
75.000												272,250											
12.800												29,890											
3.700												7,790											
31.500												61,740											
<b>AG LAND TOTAL</b>												<b>AG LAND TOTAL</b>											
												238.000											
												752,990											
<b>Dwellings</b>												<b>Other</b>											
<b>Outbuildings</b>												<b>Other</b>											
												2,000											
<b>Assessor's Adjustment to Sale Price (+ or -):</b>										<b>Total Recapture Value:</b>													
<b>Assessor Comments and Reason for Adjustment:</b>																							
WD; EXCHANGE OF PROPERTY IN FAMILY CORP																							
<b>Comments from</b>										<b>Comments:</b>													
002300400																							

# Real Estate Transfer Statement

FORM  
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the 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 WEBSTER - 91 3 Date of Sale/Transfer Mo. 12 Day 31 Yr. 2020 4 Date of Deed Mo. 12 Day 31 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) Pattywagon, LLC  
Street or Other Mailing Address 1406 North Shore Drive  
City Hastings State NE Zip Code 68901  
Phone Number (402) 759-3122  
Email Address \_\_\_\_\_

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) see attachment  
Street or Other Mailing Address 2404 W 48th Street Place  
City Kearney State NE Zip Code 68845  
Phone Number (402) 759-3122 Is the grantee a 501(c)(3) organization? Yes  No   
Email Address \_\_\_\_\_ If Yes, is the grantee a 509(a) foundation? 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  Single Family  Industrial  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 IOLL  Commercial  Recreational

8 Type of Deed  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 transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No  No  
 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  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

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 or 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?  
\$752,990 Assessed Value

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

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The Northwest Quarter (NW¼) and the West Half of the Northeast Quarter (W½NE¼) of Section Three (3), Township Two (2) North, Range Twelve (12) West of the 6th P.M., in Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 240

22 Total purchase price, including any liabilities assumed ..... \$ 22 0,00

23 Was non-real property included in the purchase?  
 Yes  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 0,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 7  
 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 Christin P. Lovegrove  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Title Attorney  
 Phone Number (402) 759-3122  
 Date 1/14/2021

26 Date Deed Recorded \_\_\_\_\_ 27 Value of Stamp or Exempt Number 7 28 Recording Data BK2021, 9 of  
 Mo. 1 Day 19 Yr. 21 \$ Exempt # 7

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

6. **Brian Schardt and Susan J. Schardt, as Trustees of the Dennis R. Schardt Trust  
No. 4, dated December 26, 2012**

Prepared on January 14, 2021 (10:30am) by Heimsch & Lovegrove Law Office PC LLO PO Box 311, Geneva, NE 68361 402-759-3122, Fax 888.844.4381  
O:\Schardt, Aaron\2020 Exchange\RETS attach to Dennis Trust.wpd E:\#37-1658205 www.HLLawOffice.com Email: email@hllawoffice.com

BK2021, Pg 86

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 JAN A.D., 2021 at 1:06 o'clock P.M. Recorded in Book 2021 on Page 86  
D. Wade Peterson County Clerk  
D Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-19-21  
Stamp # 17 By AD

Return To:  
Heinisch & Lovegrove Law Office, PC LLO  
PO Box 311  
Geneva NE 68361

# WARRANTY DEED

GRANTOR: Pattywagon, LLC, a Nebraska Limited Liability Company

**IN CONSIDERATION OF a multi-party like-kind exchange of real estate**

GRANTEE: Brian Schardt and Susan J. Schardt, as Trustees of the Dennis R. Schardt Trust No. 4, dated December 26, 2012

CONVEYS to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

**The Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) and the West Half of the Northeast Quarter (W<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>) of Section Three (3), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., in Webster County, Nebraska**

Grantor covenants with Grantee that Grantor is lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record; that Grantor has legal power and lawful authority to convey the same; and that Grantor warrants and will defend title to the real estate against the lawful claims of all persons.

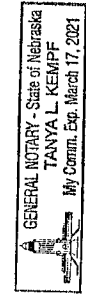
Executed: December 31, 2020.

Pattywagon, LLC, a Nebraska Limited Liability Company

By: [Signature]  
Aaron Schardt, Manager

State of Nebraska, County of Fillmore -- ss.

The foregoing Warranty Deed was acknowledged before me on December 31, 2020, by Aaron Schardt, Manager of Pattywagon, LLC, a Nebraska Limited Liability Company, on behalf of the Company.



[Signature]  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	Affiliated:	Unified:
91	2021	87	1/15/2021	Base: 65-0011		
Location ID	Sale Number	Useability & Code #	Parcel Number			
000603300	8	1	Geo.Cde	Twn	Rng	Sect
			4487			00
Date of Sale Assessed Value			Date of Sale Property Classification Code			
Land	Improvements	Total	Status	Property Type	Zoning	Location
450	15,810	16,260	A) 1	B) 01	C) 1	D) 1
Assessor Location: GUIDE ROCK (GR)			Commercial			
Assessor Location: GUIDE ROCK (GR)			Residential			
Multiple Improvements:			Multiple Improvements :			
Construction Date:			Construction Date :			
Floor:			Floor Sq. Ft. :			
Building Cost New:			Cost :			
Single Family Style: 101			Residential Condition: 30			
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out					
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn					
(102) <input type="checkbox"/> Two Story	(30) <input checked="" 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:

JTWD

Comments from

000603300

Comments:

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 01 Day 15 Yr. 2021 4 Date of Deed Mo. 01 Day 19 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) Douglas and Steven Pierce  
Street or Other Mailing Address 1705 K Street  
City Franklin State NE Zip Code 68939

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) Archie and Linda Skinner  
Street or Other Mailing Address 320 E Republican St  
City GUIDE ROCK State NE Zip Code 68942

Phone Number (916) 201-5600 Phone Number (402) 587-2866 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  Improved  Industrial  Mineral Interests-Nonproducing  State Assessed  (C) Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 IOLL  Commercial  Recreational

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

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

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

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

14 What is the current market value of the real property? \_\_\_\_\_  
 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes  No \$ \_\_\_\_\_ %

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

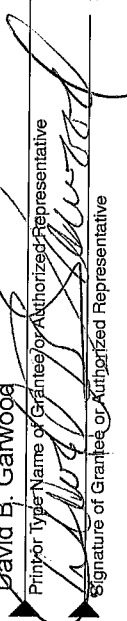
18 Address of Property same as grantee  No address assigned 18a  18b  Vacant land  
 19 Name and Address of Person to Whom the Tax Statement Should be Sent same as grantee

20 Legal Description  
The South one-half of Lot Eighteen (18), and all of Lots Nineteen (19) and Twenty (20), in Block Six (6), Original Town of Guide Rock, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$	22	\$	17,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	24	\$	17,500.00

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

sign here   
 Print or Type Name of Grantee/Authorized Representative David B. Garwood Title Attorney  
 Phone Number (402) 746-3613  
 Date 1-19-21

26 Date Deed Recorded Mo. 1 Day 19 Yr. 21 27 Value of Stamp or Exempt Number \$ 40.50 28 Recording Data BK 2021, Pg 87 Register of Deed's Use Only For Dept. Use Only

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

BK 2021, pg 87

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of JAN A.D., 2021, at 3:16 o'clock PM. Recorded in Book 2021 on Page 87  
Clayce Peterson County Clerk  
10.00 Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-19-21  
\$ 40.50 By AS

**JOINT TENANCY WARRANTY DEED**

Douglas Pierce and Steven D. Pierce, both single persons, GRANTORS, in consideration of TEN AN NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Arcie Skinner and Linda Skinner, husband and wife as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South one-half of Lot Eighteen (18), and all of Lots Nineteen (19) and Twenty (20), in Block Six (6), Original Town of 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 January 19, 2021

Douglas Pierce  
Douglas Pierce

Steven D. Pierce  
Steven D. Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 19, 2021, by Douglas Pierce and Steven D. Pierce, both single persons.

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

David B. Garwood  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	Unified:
91	2021	88	1/19/2021	Base: 91-0002	Affiliated:
Location ID	Sale Number	Useability & Code #	Parcel Number		
002212300	9	1	00000 1 000 1540		
Date of Sale Assessed Value					
Land	Improvements	Total	Date of Sale Property Classification Code		
614,745		614,745	Status	Property Type	Zoning
Irrigation Type:			A) 2	B) 05	C) 5
LCG ACRES:			LCG ACRES:		
IRRIGATED 1A1		VALUE:	VALUE:		
1A			GRASSLAND 1G1		
2A1			1G		
2A			2G1		
3A1			2G		
3A			3G1		
4A1			3G		
4A			4G1		
DRYLAND 1D1			4G		
1D	11.250	26,275	Shelterbelt/Timber		
2D1			Accretion		
2D	90.990	178,335	Waste		
3D1			Other		
3D			AG LAND TOTAL		
4D1	98.390	185,960	319.240		
4D	118.610	224,175	2.000		
			Roads		
Dwellings			Farm Sites		
Outbuildings			Home Sites		
			Recreation		
			Other		
			Non-AG TOTAL		
Assessor's Adjustment to Sale Price (+ or -):			Total Recapture Value:		
Assessor Comments and Reason for Adjustment:			WD		
Comments from					
002212300 002212400					
Comments:					
(Continue on back)					



# Real Estate Transfer Statement

9

- 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 WEBSTER - 91 3 Date of Sale/Transfer No. 1 Day 19 Yr. 2021 Mo. 1 Day 19 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) Rodney W. Timm  
Street or Other Mailing Address 200 W J Street  
City Hastings State NE Zip Code 68901

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) Judy J. Dixon  
Street or Other Mailing Address 200 W J St  
City Hastings State NE Zip Code 68901

Phone Number 402-461-8869 Is the grantee a 501(c)(3) organization?  Yes  No  
Email Address N/A If Yes, is the grantee a 509(a) foundation?  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  Industrial  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 Commercial  Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer  Seller  No

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

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? \$800,000

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

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

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

18 Address of Property Ag Land

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The East Half (E1/2) of Section Thirty-three (33), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 320+-

22 Total purchase price, including any liabilities assumed ..... \$ 800,000.00

23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list) (see instructions) ..... \$ 22

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... \$ 800,000.00

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.

Judy J. Dixon, Trustee  
 Signature of Grantee or Authorized Representative

Judy J. Dixon, Trustee  
 Print or Type Name of Grantee or Authorized Representative

402-461-8869  
 Phone Number

11/19 12021  
 Date

26 Date Deed Recorded Mo. 1 Day 20 Yr. 21 27 Value of Stamp or Exempt Number \$ 1800.00 28 Recording Data BK2021Pg 28

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

BK 2021, pg 88

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 20 day  
of JAN A. D., 2021, at 9:12  
o'clock A.M. Recorded in Book 2021  
on Page 88

Angie Petron County Clerk  
10.00 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-20-21  
\$ 1800.00 By AA

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

WARRANTY DEED

Rodney W. Timm, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Judy J. Dixon, Trustee of the Judy J. Dixon Revocable Trust Agreement (as may be amended from time to time), or any Successor Trustee thereof, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half (E1/2) of Section Thirty-three (33), Township One (1) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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

- (1) is lawfully 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.

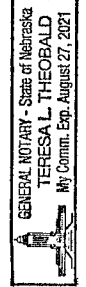
Executed January 19, 2021.

Rodney W. Timm  
Rodney W. Timm

STATE OF NEBRASKA )  
  ) ss.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me on January 19, 2021  
by Rodney W. Timm, a single person.

Teresa L. Theobald  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No	Book	Page	Sale Date	School District Code	Unified:
91	2021	104	1/20/2021	Base: 65-0011	Affiliated:
Location ID	Sale Number	Useability & Code #	Parcel Number		
000610700	10	4 05	GeoCde	Twn	Rug
Date of Sale Assessed Value			Sect	Qrt	Subdiv
Total			00	0	40010
Land	Improvements		Area	Blk	Parcel
830	11,915	12,745		009	0000
Assessor Location: GUIDE ROCK (GR)					
Residential			Commercial		
Multiple Improvements:			Multiple Improvements :		
Construction Date:			Construction Date :		
Floor Sq. Ft.:			Floor Sq. Ft. :		
Building Cost New:			Cost :		
Residential Condition:			Commercial Occupancy Code:		
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out		Primary: 528	Other1:	Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn		Commercial Construction Class: 3		
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average		(1) <input type="checkbox"/> Fireproof Structural Steel Frame		
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good		(2) <input type="checkbox"/> Reinforced Concrete Frame		
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good		(3) <input checked="" type="checkbox"/> Masonry Bearing Walls		
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent		(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls		
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls		
Townhouse or Duplex Style:			Residential Quality:		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low		(6) <input type="checkbox"/> Pole Frame		
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair		Cost Rank: 20	Condition: 10	
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average		(10) <input type="checkbox"/> Low	(10) <input checked="" type="checkbox"/> Worn Out	
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good		(20) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn	
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good		(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average	
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good	
(305) <input type="checkbox"/> Two Story Duplex			(50) <input type="checkbox"/> Very Good	(50) <input type="checkbox"/> Very Good	
			(60) <input type="checkbox"/> Excellent	(60) <input type="checkbox"/> Excellent	

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

Assessor Comments and Reason for Adjustment:

WD; SALE BETWEEN EX-SPOUSE

Comments from  
000610700

Comments:

(Continue on back)

# Real Estate Transfer Statement

10

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 1 Date of Sale/Transfer Mo. 1 Day 20 Yr. 21 Mo. 1 Day 10 Yr. 19  
 Select County & County Number

5 Grantor's Name, Address, and Telephone (Please Print)  
 Grantor's Name (Seller) STHELLA WEST  
 Street or Other Mailing Address 401. BOX 148  
 City ORLEANS State NE Zip Code 68946  
 Phone Number (308) 962-0180  
 Email Address

6 Grantee's Name, Address, and Telephone (Please Print)  
 Grantee's Name (Buyer) DOUGLAS PIERCE  
 Street or Other Mailing Address P.O. BOX 173  
 City GUIDE ROCK State NE Zip Code 68942  
 Phone Number (916) 201-5600 Is the grantee a 501(c)(3) organization?  Yes  No  
 Email Address doepierce1951@comcast.com If Yes, is the grantee a 509(a) foundation?  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  
 Mineral Interests-Nonproducing  
 Mineral Interests-Producing  
 State Assessed  
 Exempt  
 Mobile Home

8 Type of Deed  
 Single Family  
 Multi-Family  
 Commercial  
 Conservator  
 Bill of Sale  
 Cemetery  
 Death Certificate - Transfer on Death

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 Yes  No  
 Aunt or Uncle to Niece or Nephew  
 Family Corp., Partnership, or LLC  
 Self  
 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?  
 Yes  No \$ \_\_\_\_\_ %

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  
275 UNIVERSITY AVE

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
DOUG PIERCE  
P.O. BOX 173  
GUIDE ROCK NE 68942

18a  No address assigned 18b  Vacant land

20 Legal Description  
LOT THREE(3) LOT FOUR(4) and Lot five(5) Block NINE(9) Guide Rock Vance Addition, Webster County Nebraska

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

22 Total purchase price, including any liabilities assumed ..... \$ 1000 00

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... \$ 100 0100

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

Print or Type Name of Grantee or Authorized Representative Wendell Pierce  
 Signature of Grantee or Authorized Representative Wendell Pierce Title OWNER  
 Phone Number (916) 201-5600 Date \_\_\_\_\_

26 Date Deed Recorded Mo. 1 Day 20 Yr. 21 27 Value of Stamp or Exempt Number \$ 2.25 28 Recording Data BK 2021, Pg 104

Register of Deed's Use Only For Dept. Use Only

BK2021, pg 104

**WARRANTY DEED**

For good consideration, I Sheila West (Grantor) hereby bargain, deed and convey to Doug Pierce (Grantee), the following described land in Webster County, Nebraska, free and clear with WARRANTY COVENANTS; to wit:

*Lot Three (3), Lot (4) and Lot Five (5), Block Nine (9), Guide Rock, Vance Addition, Webster County, Nebraska.*

Grantor, for itself and its heirs, hereby covenant with Grantee, its heirs, and assigns, that Grantor are lawfully seized in fee simple of the above-described premises;

that it has a good right to convey; that the premises are free from all encumbrances;

that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantees, or its heirs or assigns, and at the expense of Grantees, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required;

and that the Grantor and its heirs will warrant and defend all of the property so granted to Grantees, its heirs, against every person lawfully claiming the same or any part thereof.

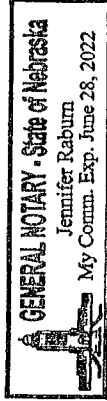
WITNESS the hands and seal of said Grantors this 10<sup>th</sup> day of July, 2019.

Sheila West  
Sheila West

STATE OF NEBRASKA  
COUNTY OF Webster ss.

On the 10<sup>th</sup> day of July, 2019, before me, a Notary Public, appeared Sheila West personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in her authorized capacity, and that such was her free and voluntary act.

WITNESS my hand and official seal.



[Signature]  
Notary Public  
(Seal)

State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 20 day  
of Jan, A.D., 2021 at 11:34  
o'clock a.M. Recorded in Book 2021  
on Page 104  
Aimee Petesch County Clerk  
10.00 Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-20-21  
\$ 2.25 By DA

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	Unified:
91	2021 MH	1	12-21-2019	Base: 91-0074	Affiliated:
Location ID		Sale Number		Parcel Number	
002601100		1		20070	
Date of Sale Assessed Value			Date of Sale Property Classification Code		
Total			Commercial		
Improvements			Status		
6,095			A) 3		
Assessor Location: BLUE HILL (BH)					
Multiple Improvements:			Residential		
Construction Date: 1974			Multiple Improvements:		
Floor: 924			Construction Date:		
Building Cost New: 43,480			Floor Sq. Ft.:		
Single Family Style: 100			Cost:		
(100) <input checked="" type="checkbox"/> Mobile Home			Residential Condition: 10		
(101) <input type="checkbox"/> One Story			(10) <input checked="" type="checkbox"/> Worn Out		
(102) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Badly Worn		
(103) <input type="checkbox"/> Split Level			(30) <input type="checkbox"/> Average		
(104) <input type="checkbox"/> 1 1/2 Story			(40) <input type="checkbox"/> Good		
(111) <input type="checkbox"/> Bi-Level			(50) <input type="checkbox"/> Very Good		
(106) <input type="checkbox"/> Other			(60) <input type="checkbox"/> Excellent		
Townhouse or Duplex Style:			Residential Quality: 20		
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low		
(302) <input type="checkbox"/> Two Story			(20) <input checked="" type="checkbox"/> Fair		
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input 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:

MANUFACTURED HOUSING; 1974 GEER FL6 14' X 70'

Comments from  
002601100

Comments:

(Continue on back)

# Manufactured Housing Transfer Statement

Good Life. Great Service.

521MH

• 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.

1 County Name \_\_\_\_\_ 2 County Number \_\_\_\_\_ 3 Date of Sale \_\_\_\_\_  
 Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_ 4 Per Title

5 Seller's Name, Address, and Telephone (Please Print)  
 Seller's Name \_\_\_\_\_  
 Current Mailing Address (Number and Street or PO Box)  
 4545 W Silverlake Road  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Blue Hill NE 68930  
 Daytime Phone \_\_\_\_\_ Email Address \_\_\_\_\_  
 402-251-5371

6 Buyer's Name, Address, and Telephone (Please Print)  
 Buyer's Name \_\_\_\_\_  
 Current Mailing Address (Number and Street or PO Box)  
 1002 W Gage St Lot 12  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Blue Hill NE 68930  
 Daytime Phone \_\_\_\_\_ Email Address \_\_\_\_\_  
 402-336-0037

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 IFS 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?  
 \$ 1,000.00

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 (Without hitch) 20 141 15 Width 16 Make BEEF 17 Model Fhb 18 Year 1974

19 Vehicle Identification Number  
 N1427071640168

20 Situs address of the Manufactured Home Before Sale  
 1002 West Gage St Lot 12 Blue Hill NE

20a Situs address of the Manufactured Home After Sale  
 same

21 Name and Address of Person to Whom the Tax Statement Should be Sent  
 AMOS MOSEL  
 1002 W Gage St Lot 12  
 Blue Hill NE 68930

22 Name and Address of the Land Owner  
 Susan Pabery  
 P.O. Box 308  
 Blue Hill NE 68930

23 Legal Description of the Land  
 same

24 Total purchase price, including any liabilities assumed..... 24 1000.00

25 Was non-real property included in the purchase?  YES  NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.)

25a	
25b	
25c	

25a Furnishings.....

25b Moving Costs.....

25c Set-up Costs.....

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 Buyer or Authorized Representative \_\_\_\_\_ Title \_\_\_\_\_

Signature of Buyer or Authorized Representative \_\_\_\_\_ Daytime Phone \_\_\_\_\_

Date 1-19-21

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

Vehicle Identification Number 1974 Make / Model  
N14270FL640168 1974 GEER CO. / FL6

Previous Title Body Style Color  
NE 05130450004 MANUFACTURED HOME WHITE

Purchase Date Issue Date  
21-Oct-2019 11-Jan-2021

Residential Address  
1002 W GAGE ST LOT 12  
BLUE HILL NE 68930-5541

Mail To  
AMOS J MOSEL  
1002 W GAGE ST LOT 12  
BLUE HILL NE 68930-5541

Owner Name(s)  
AMOS J MOSEL

## SELLER MUST COMPLETE

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. (RETAIN 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 purchasers.  
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:

OPDOMETER READING  
 NO TENTHS  
 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.

## PURCHASER'S INFORMATION

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

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY STATE ZIP

SIGNATURE OF SELLER

I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

SIGNATURE OF PURCHASER

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

F 5360704

County WEBSTER

Title Number N0001192231

Witness My Hand And Official Seal The Date Shown

County Official

*Janet Knehan*  
JANET K KNEHANS



VOID IF ALTERED OR DUPLICATE ISSUED



<b>Name and Address of Owner of the Land</b>		<b>Name and Address of Owner of the Improvements</b>	
Name <b>BLUE HAVEN PROPERTY; MANAGEMENT</b>		Name <i>Andis Mosele</i>	
Street or Other Mailing Address <b>GROUP, LLC PO BOX 368</b>		Street or Other Mailing Address <b>1002 WEST GAGE; LOT 12</b>	
City <b>BLUE HILL</b>	State <b>NE</b>	City <b>BLUE HILL</b>	State <b>NE</b>
	Zip Code <b>68930</b>		Zip Code <b>68930</b>
Email Address	Phone Number	Email Address	Phone Number
County Name	Parcel ID Number		

**Legal Description**

**OUTLOT 7 BLUE HILL ANNEXATION TO BLUE HILL (3319)**

**Description of the Improvements**

**1974 GEER FL6 MOBILE HOME; 14' X 70'**

I request that the improvements described on this form be assessed and taxed separately to the owner of the improvements.

**sign  
here**

Signature of Owner of the Land

*[Signature]*

Signature of Owner of the Improvements

Date

Date

**For County Assessor's Use Only**

Date Received 1-11-2020

COMMENTS:

*[Signature]*  
County Assessor's Signature

### Instructions

**Improvements on leased land are real property and may be assessed and taxed separately to the owner of the improvements.**

**Who May File.** Any person, corporation, or organization who is the owner of the land, or who is the owner of the improvements, may file this Form 402 to seek separate assessment for taxation of the real property improvements. If this form is not filed, the value of the improvements will continue to be assessed to the owner of the real property parcel.

**When and Where to File.** Before March 1, either the owner of the land or the owner of the improvements may file this Form 402 with the county assessor of the county where the improvements are located.

**Appeal Procedures.** When this Form 402 is filed by the owner of the leased land, notice will be given by the county assessor to the owner of the improvements at the address listed on this form. If the owner of the improvements disagrees with the request for separate assessment of the improvement, an appeal may be filed with the county board of equalization within 30 days of the date of the county assessor's notice.

**Signature.** This form must be signed by either the owner of the land or the owner of the improvements.

**Retain a copy of this application for your records.**



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. 01 Day 22 Yr. 21 4 Date of Deed Mo. 09 Day 29 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller)  
Chilene Black, Shena L Booton, and Amber M Medina  
Street or Other Mailing Address  
312 Hwy 10  
City Gibbon State NE Zip Code 68840  
Phone Number \_\_\_\_\_ Is the grantee a 501(c)(3) organization?  Yes  No  
Email Address \_\_\_\_\_ Is the grantee a 509(a) foundation?  Yes  No

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer)  
Loren and Janet Booton  
Street or Other Mailing Address  
312 Hwy 10  
City Gibbon State NE Zip Code 68840  
Phone Number \_\_\_\_\_ Is the grantee a 501(c)(3) organization?  Yes  No  
Email Address \_\_\_\_\_ Is the grantee a 509(a) foundation?  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  Single Family  Industrial  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 IOLL  Commercial  Recreational

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

9 Was the property purchased as part of an IRS like-kind exchange? (L.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 Termination of remainder Int.  
 12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 Yes  No  
 Aunt or Uncle or 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?  
\$71,685  
 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  
 See attached  
 19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Same as grantee

18a  No address assigned 18b  Vacant land

20 Legal Description  
**See attached**

21 If agricultural, list total number of acres 53.180

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a  
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here**  
 Kory J McCracken  
 Print or Type Name of Grantee or Authorized Representative  
 Attorney  
 Title  
 (402) 746-3613  
 Phone Number  
01/22/21  
 Date

26 Date Deed Recorded \_\_\_\_\_ 27 Value of Stamp or Exempt Number \_\_\_\_\_ 28 Recording Data \_\_\_\_\_  
 Mo. 1 Day 22 Yr. 2021 \$ Exempt #5a Bk 2021, Pg 108

A remainder interest in and to the South 52 acres of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, also known as Lot Two (2);

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 22 day of Jan A.D., 2021, at 3:44 o'clock P.M. Recorded in Book 508 on Page 108-109

Louise Petesch County Clerk  
Mo. GO Deputy  
Ind. Comp Assessor Carded

Loren & Janet Booton  
312 Hwy. 10  
Gibbon, NE 68840

BX 2021, Pg 108

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-28-2021  
\$ 5.00 # PA By LD

**QUITCLAIM DEED**

Chilene L. Black, Shena L. Booton, Amber M. Medina, Loren G. Booton and Janet L. Booton, herein called Grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration, quitclaim to Loren G. Booton and Janet L. Booton, Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

A remainder interest in and to the South 52 acres of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, also known as Lot Two (2);

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantees and to Grantee's heirs and assigns forever.

Dated: September 29, 2020.

Chilene L. Black  
CHILENE L. BLACK

Bart Black  
BART BLACK

Shena L. Booton  
SHENA L. BOOTON

Amber M. Medina  
AMBER M. MEDINA

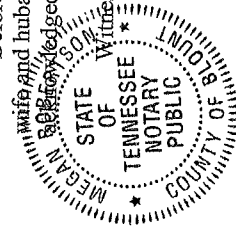
Carlos Medina  
CARLOS MEDINA

Loren G. Booton  
LOREN G. BOOTON

Janet L. Booton  
JANET L. BOOTON

STATE OF TENNESSEE )  
COUNTY OF Blount ) SS

Before me, a notary public for said county, personally came, Chilene L. Black and Bart Black, wife and husband, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.



Witness my hand and notarial seal on September 29, 2020.

Megan Robertson  
Notary Public

Bl 2001, Pg 109

STATE OF NEBRASKA )  
COUNTY OF Buffalo ) SS

Before me, a notary public for said county, personally came, Shena L. Booton, a single person, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and notarial seal on August 28, 2020.

Meredith Kay Hebb  
Notary Public

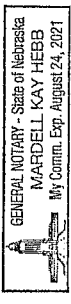
STATE OF COLORADO )  
COUNTY OF Larimer ) SS

Before me, a notary public for said county, personally came, Amber M. Medina and Carlos Medina, wife and husband, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on September 8, 2020.

COLLEEN CAMERON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19914004272  
MY COMMISSION EXPIRES APRIL 22, 2023

Colleen Cameron  
Notary Public



STATE OF NEBRASKA )  
COUNTY OF BUFFALO )

Before me, a notary public for said county, personally came, Loren G. Booton and Janet L. Booton, husband and wife, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on August 27, 2020.

TAMI G CHAVIANO  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MAY 18, 2022

Tami G Chaviano  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	Unified:
91	2021	110	11/12/2020	Base: 91-0074	Affiliated:
Location ID		Sale Number		Parcel Number	
000321000		12		4133	
Date of Sale Assessed Value		Useability & Code #		Date of Sale Property Classification Code	
2,840		4 05		A) 2 B) 01 C) 1 D) 1 E) 6 F) 2	
Improvements		Total		Commercial	
2,840		2,840			
Assessor Location: BLUE HILL (BH)					
<b>Residential</b>					
Multiple Improvements: <input type="checkbox"/> Multiple Improvements :					
Construction Date: <input type="checkbox"/> Construction Date :					
Floor: <input type="checkbox"/> Floor Sq. Ft. :					
Building Cost New: <input type="checkbox"/> Cost :					
<b>Single Family Style:</b>					
(100) <input type="checkbox"/> Mobile Home					
(101) <input type="checkbox"/> One Story					
(102) <input type="checkbox"/> Two Story					
(103) <input type="checkbox"/> Split Level					
(104) <input type="checkbox"/> 1 1/2 Story					
(111) <input type="checkbox"/> Bi-Level					
(106) <input type="checkbox"/> Other					
<b>Townhouse or Duplex Style:</b>					
(301) <input type="checkbox"/> One Story					
(302) <input type="checkbox"/> Two Story					
(307) <input type="checkbox"/> 1 1/2 Story					
(308) <input type="checkbox"/> Split Level					
(309) <input type="checkbox"/> 2 1/2 Story					
(304) <input type="checkbox"/> One Story Duplex					
(305) <input type="checkbox"/> Two Story Duplex					
<b>Residential Condition:</b>					
(10) <input type="checkbox"/> Worn Out					
(20) <input type="checkbox"/> Badly Worn					
(30) <input type="checkbox"/> Average					
(40) <input type="checkbox"/> Good					
(50) <input type="checkbox"/> Very Good					
(60) <input type="checkbox"/> Excellent					
<b>Residential Quality:</b>					
(10) <input type="checkbox"/> Low					
(20) <input type="checkbox"/> Fair					
(30) <input type="checkbox"/> Average					
(40) <input type="checkbox"/> Good					
(50) <input type="checkbox"/> Very Good					
(60) <input type="checkbox"/> Excellent					
<b>Commercial Occupancy Code:</b>					
Primary: <input type="checkbox"/> Other1: <input type="checkbox"/> Other2: <input type="checkbox"/>					
<b>Commercial Construction Class:</b>					
(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(2) <input type="checkbox"/> Reinforced Concrete Frame					
(3) <input type="checkbox"/> Masonry Bearing Walls					
(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(5) <input type="checkbox"/> Metal Frame and Walls					
(6) <input type="checkbox"/> Pole Frame					
<b>Cost Rank:</b>					
(10) <input type="checkbox"/> Low					
(20) <input type="checkbox"/> Average					
(30) <input type="checkbox"/> Above Average					
(40) <input type="checkbox"/> High					
(50) <input type="checkbox"/> Very Good					
(60) <input type="checkbox"/> Excellent					
<b>Condition:</b>					
(10) <input type="checkbox"/> Worn Out					
(20) <input type="checkbox"/> Badly Worn					
(30) <input type="checkbox"/> Average					
(40) <input type="checkbox"/> Good					
(50) <input type="checkbox"/> Very Good					
(60) <input type="checkbox"/> Excellent					
<b>Assessor's Adjustment to Sale Price (+ or -):</b>					
Assessor Comments and Reason for Adjustment:					
JTWD; BETWEEN PARENT & CHILD					
Comments from					
000321000					
Comments:					
(Continue on back)					

# Real Estate Transfer Statement

12

• 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 12 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 11 Day 12 Yr. 2020 4 Date of Deed Mo. 11 Day 12 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) Rosalie Ijaden Hargis  
Street or Other Mailing Address 2410 Road 1625  
City Blue Hill State NE Zip Code 68930

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) Tod M. and Laura J. Hargis  
Street or Other Mailing Address 922 S Hastings Ave.  
City Hastings State NE Zip Code 68901

Phone Number (402) 705-0557 Is the grantee a 501(c)(3) organization?  Yes  No  
If Yes, is the grantee a 509(a) foundation?  Yes  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  Improved  Single Family  Industrial  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 IOLL  Commercial  Recreational  Executor

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  Mineral  Quit Claim  Warranty

9 Was the property purchased as part of an IRS like-kind exchange?  Yes  No  
 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 construction of home

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?  
\$3,000  
 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  
609 W York St  
Blue Hill, NE 68930  
 18a  No address assigned 18b  Vacant land

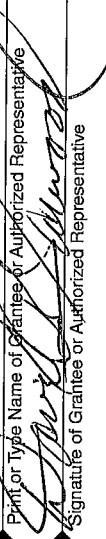
20 Legal Description

18 Name and Address of Person to Whom the Tax Statement Should be Sent  
Tod M. Hargis  
609 W York St  
Blue Hill, NE 68930

21 If agricultural, list total number of acres \_\_\_\_\_  
 Lots Four (4), and Five (5), Block Two (2), Morey's Addition to Blue Hill, Webster County, Nebraska.

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a  
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here  
 David B. Garwood  
 Print or Type Name of Grantee or Authorized Representative  
  
 Signature of Grantee or Authorized Representative  
 Title Attorney  
 Phone Number (402) 746-3613  
 Date 1-22-21

26 Date Deed Recorded \_\_\_\_\_ Register of Deed's Use Only  
 27 Value of Stamp or Exempt Number Exempt #5a 28 Recording Data BX 2021 Pg 110  
 Mo. 1 Day 26 Yr. 21 \$ Exempt #5a

Nebraska Department of Revenue  
 Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017  
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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



State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 26 day  
of Jan A.D., 2021, at 10:29  
o'clock P.M. Recorded in Book 2021  
on Page 110  
Louise Petch County Clerk  
LO Deputy  
Ind Comp Assessor Carded

BK 2021, Pg 110

NEBRASKA DOCUMENTARY
STAMP TAX
Date <u>1-26-2021</u>
\$ <u>5.00</u> By <u>LO</u>

**JOINT TENANCY WARRANTY DEED**

Rosalee Tjaden Hargis, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Tod M. Hargis and Laura J. Hargis, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), and Five (5), Block Two (2), Morey's Addition to Blue Hill, Webster County, Nebraska.

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

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

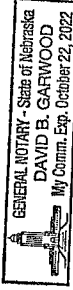
Executed November 12, 2020.

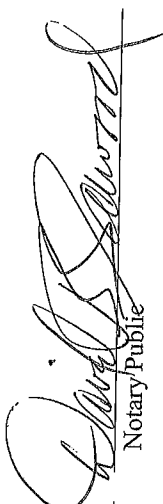
  
Rosalee Tjaden Hargis

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 12, 2020, by Rosalee Tjaden Hargis, a single person.

Comm. expires 10-22-2022



  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code				Unified:								
91	2021	123	1/27/2021	Base: 91-0002	Affiliated:											
Location ID		Sale Number		Useability & Code #				Parcel Number								
000157200		13		4		05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
				Date of Sale Assessed Value				4491	000		10070		003		0000	
Land		Improvements		Total				Date of Sale Property Classification Code								
965		9,765		10,730				Commercial								
Assessor Location: RED CLOUD (RC)										Property Type		Zoning	Location	City Size	Parcel Size	
				A) 1		B) 01		C) 1		D) 1		E) 6		F) 2		
Residential										Commercial						
Multiple Improvements:										Multiple Improvements:						
Construction Date:										Construction Date:						
Floor:										Floor Sq. Ft.:						
Building Cost New:										Cost:						
Single Family Style: 101										Residential Condition: 20						
(100) <input type="checkbox"/> Mobile Home										(10) <input type="checkbox"/> Worn Out						
(101) <input checked="" type="checkbox"/> One Story										(20) <input checked="" type="checkbox"/> Badly Worn						
(102) <input type="checkbox"/> Two Story										(30) <input type="checkbox"/> Average						
(103) <input type="checkbox"/> Split Level										(40) <input type="checkbox"/> Good						
(104) <input type="checkbox"/> 1 1/2 Story										(50) <input type="checkbox"/> Very Good						
(111) <input type="checkbox"/> Bi-Level										(60) <input type="checkbox"/> Excellent						
(106) <input type="checkbox"/> Other																
Townhouse or Duplex Style:										Residential Quality: 30						
(301) <input type="checkbox"/> One Story										(10) <input type="checkbox"/> Low						
(302) <input type="checkbox"/> Two Story										(20) <input type="checkbox"/> Fair						
(307) <input type="checkbox"/> 1 1/2 Story										(30) <input checked="" type="checkbox"/> Average						
(308) <input type="checkbox"/> Split Level										(40) <input type="checkbox"/> Good						
(309) <input type="checkbox"/> 2 1/2 Story										(50) <input type="checkbox"/> Very Good						
(304) <input type="checkbox"/> One Story Duplex										(60) <input type="checkbox"/> Excellent						
(305) <input type="checkbox"/> Two Story Duplex																
Assessor's Adjustment to Sale Price (+ or -):										Cost Rank:						
Assessor Comments and Reason for Adjustment:										Condition:						
WD; REMOVE SPOUSE FROM DEED										(10) <input type="checkbox"/> Low						
										(20) <input type="checkbox"/> Average						
										(30) <input type="checkbox"/> Above Average						
										(40) <input type="checkbox"/> High						
										(50) <input type="checkbox"/> Very Good						
										(60) <input type="checkbox"/> Excellent						

**Comments from**  
000157200

(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 91 3 Date of Sale/Transfer Mo. 1 Day 27 Yr. 2021 4 Date of Deed Mo. 1 Day 27 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) Richard W. Carl and Bernadette M. Carl  
Street or Other Mailing Address 11 N Cedar St  
City Red Cloud State NE Zip Code 68970

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) Richard W. Carl  
Street or Other Mailing Address 11 N Cedar St  
City Red Cloud State NE Zip Code 68970

Phone Number (402) 257-7199 Is the grantee a 501(c)(3) organization?  Yes  No  
Email Address n/a If Yes, is the grantee a 509(a) foundation?  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  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Mineral Interests-Producing  Exempt

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer  Seller  No  
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) remove spouse

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? \$10,730  
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 11 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  
Grantee

20 Legal Description (Attach additional pages, if needed.)  
Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Three (3), Garber's Second Addition to the City 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 0.00  
23 Was non-real property included in the purchase?  Yes  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 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  
Print or Type Name of Grantee or Authorized Representative Don E Theobald  
Signature of Grantee or Authorized Representative [Signature] Title Attorney  
Phone Number (402) 257-7199  
Date 1/27/2021

26 Date Deed Recorded 1 Day 27 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt #5a 28 Recording Data BK2021 Pg 123  
For Dept. Use Only

BK2021, Pg 123

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 Jan A.D., 2021, at 2:38 o'clock PM. Recorded in Book 2021 on Page 123  
Adriane Petrich County Clerk Deputy  
15.00  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-27-21  
\$ Exempt By AS

Return to:  
Richard Carlil  
11 N Cedar St  
Red Cloud, NE 68970

WARRANTY DEED

Richard W. Carlil and Bernadette M. Carlil, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Richard W. Carlil, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):  
Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Three (3), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska

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

- (1) are lawfully seized 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 January 27, 2020: 2021

Richard Carlil  
Richard W. Carlil

Bernadette M. Carlil  
Bernadette M. Carlil

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on January 27, 2021, ~~2020~~ by Richard W. Carlil and Bernadette M. Carlil, husband and wife.

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

Teresa L. Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code				Unified:	
91	2021	124	1/27/2021	Base: 91-0002				Affiliated:	
Location ID		Sale Number		Useability & Code #				Parcel Number	
000150200		14		1				10045	
Date of Sale Assessed Value		Date of Sale Assessed Value		Date of Sale Property Classification Code				Parcel	
4371		4371		4371				004 0000	
Land		Improvements		Total				Date of Sale Property Classification Code	
1,020		59,550		60,570				Commercial	
Assessor Location: RED CLOUD (RC)									
<b>Residential</b>					<b>Commercial</b>				
<b>Multiple Improvements:</b>					<b>Multiple Improvements:</b>				
Construction Date: 1910					Construction Date: 1910				
Floor Sq. Ft.: 1,846					Floor Sq. Ft.: 1,846				
Building Cost New: 198,495					Building Cost New: 198,495				
<b>Single Family Style: 101</b>					<b>Residential Condition: 30</b>				
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out				
(101) <input checked="" type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn				
(102) <input type="checkbox"/> Two Story					(30) <input checked="" 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									
<b>Townhouse or Duplex Style:</b>					<b>Residential Quality: 40</b>				
(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 type="checkbox"/> Average				
(308) <input type="checkbox"/> Split Level					(40) <input checked="" 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									
<b>Cost Rank:</b>					<b>Condition:</b>				
(10) <input type="checkbox"/> Low					(10) <input type="checkbox"/> Worn Out				
(20) <input type="checkbox"/> Average					(20) <input type="checkbox"/> Badly Worn				
(30) <input type="checkbox"/> Above Average					(30) <input type="checkbox"/> Average				
(40) <input type="checkbox"/> High					(40) <input type="checkbox"/> Good				
					(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

Comments from  
000150200

Comments:

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 01 Day 27 Yr. 2021 4 Date of Deed Mo. 01 Day 22 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) Rebecca Classic Julia Masick, Trustee  
See Attached Trudy  
Street or Other Mailing Address 421 N Cherry St  
City Red Cloud State NE Zip Code 68970  
City Red Cloud State NE Zip Code 68970  
Phone Number 310-968-7512 Is the grantee a 501(c)(3) organization?  Yes  No  
If Yes, is the grantee a 509(a) foundation?  Yes  No  
Email Address n/a

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL		

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 transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer  Seller  No

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

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? \$65,000

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

18 Address of Property 421 N Cherry St  
Red Cloud, NE 68970

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Lots Seven (7), Eight (8) and Nine (9), Block Four (4), Radcliff's Addition to 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 ..... \$ 65,000.00

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) ..... \$ 65,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number correct and that I am duly authorized to sign this statement.

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.

Print or Type Name of Grantee or Authorized Representative Rebecca Classic Julia Masick, Trustee  
Signature of Grantee or Authorized Representative Rebecca Classic Julia Masick, Trustee  
Title Trustee

Phone Number 310-968-7512  
Date 1-27-2021

26 Date Deed Recorded Mo. 1 Day 27 Yr. 21 27 Value of Stamp or Exempt Number \$ 146.25 28 Recording Data BK2021 Pg 124

Register of Deed's Use Only  
For Dept. Use Only

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

BK 2021, pg 124

State of Nebraska }  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Jan A.D., 2021, at 3:54 o'clock PM. Recorded in Book 2021 on Page 124-126

Christine Peterson County Clerk  
22:00 ah Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-21-21  
\$ 146.25 By ah

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

WARRANTY DEED

Rebecca S. Classic, a married person and resident of California; Julia L. Mausolf, a single person; and Shelly J. Mausolf, a single person; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jeanette Luttrell, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8) and Nine (9), Block Four (4), Radcliff's Addition to Red Cloud, Webster County, Nebraska

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

- (1) are lawfully seized 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.

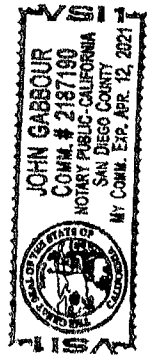
Executed January 22, 2021.

Rebecca S. Classic  
Rebecca S. Classic

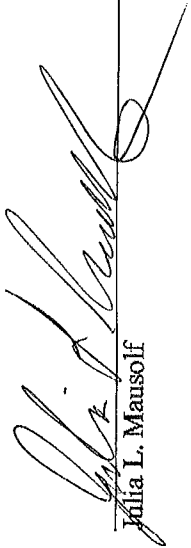
STATE OF CA )  
                          ) ss.  
COUNTY OF SAN DIEGO )

The foregoing instrument was acknowledged before me on 1-22, 2021 by Rebecca S. Classic, a married person and resident of California.

[Signature]  
Notary Public

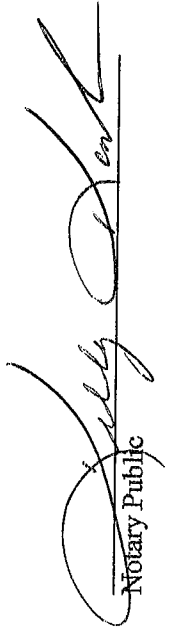


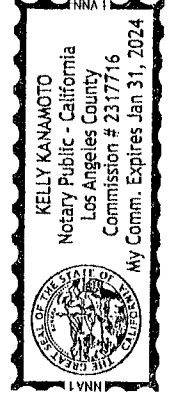
BK 2021, pg 125

  
Julia L. Mausolf

STATE OF CALIFORNIA  
                  ) ss.  
COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me on JANUARY 18, 2021  
by Julia L. Mausolf, a single person.

  
Notary Public





BK2021, pg 126

Shelly J. Mausolf  
Shelly J. Mausolf

STATE OF NY  
COUNTY OF New York ss.

The foregoing instrument was acknowledged before me on 01/19/ 2021  
by Shelly J. Mausolf, a single person.

Jayant C. Patel  
Notary Public

JAYANT C. PATEL  
Notary Public, State Of New York  
No. 01PA4901007  
Qualified in New York County  
Commission Expires Oct. 15, 2023



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. 01 Day 27 Yr. 2021 4 Date of Deed Mo. 1 Day 24 Yr. 21

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller)  
Jamie Reiman and Charlene Reiman  
Street or Other Mailing Address  
1109 W. Seward St.  
City Blue Hill State NE Zip Code 68930  
Phone Number \_\_\_\_\_

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer)  
Paige Lehrling  
Street or Other Mailing Address  
1005 W. Seward St.  
City Blue Hill State NE Zip Code 68930  
Phone Number 402-460-8143 Is the grantee a 501(c)(3) organization?  Yes  No  
Email Address \_\_\_\_\_ if Yes, is the grantee a 509(a) foundation?  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  Single Family  Industrial  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 IOLL  Commercial  Recreational

8 Type of Deed  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 transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer  Seller  No

10 Type of Transfer  Distribution  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  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

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?  
 \$ 130,000 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

18 Address of Property  
1005 W. Seward St.  
Blue Hill, NE 68930  
 18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
See Grantee  
 21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_  
 Lot Three (3) and the East Fifteen Feet (E15') of Lot Four (4), Block Fourteen (14), Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

22 Total purchase price, including any liabilities assumed \_\_\_\_\_ \$ 22 130,000.00  
 23 Was non-real property included in the purchase?  Yes  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) \_\_\_\_\_ \$ 24 130,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_  
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.  
 Danielle L. Kelley  
 Print or Type Name of Grantee or Authorized Representative (402) 463-4198  
 Phone Number  
 Escrow Closing Agent 01-27-2021  
 Title Date

sign here  
 Signature of Grantee or Authorized Representative  
 Title

26 Date Deed Recorded \_\_\_\_\_ 27 Value of Stamp or Exempt Number \$ 292.50 28 Recording Data BK2021, pg 127  
 Mo. 1 Day 28 Yr. 21  
 Register of Deed's Use Only For Dept. Use Only

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 01/28/21  
\$ 292.50 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 28 day  
of January A.D., 2021, at 08:43  
o'clock AM. Recorded in Book 2021  
on Pages 127-128

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

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

### Warranty Deed

The Grantors, **JAMIE REIMAN AND CHRISTINE REIMAN, HUSBAND AND WIFE, AND CHARLENE REIMAN AND GARRY REIMAN, WIFE AND HUSBAND**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **PAIGE LEHRLING, A SINGLE PERSON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

**Lot Three (3) and the East Fifteen Feet (E15') of Lot Four (4), Block Fourteen (14), Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.**

GRANTORS covenant with GRANTEE that GRANTORS:

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

Executed January 24, 2021.

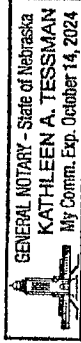
*Jamie Reiman*  
\_\_\_\_\_  
Jamie Reiman

*Christine Reiman*  
\_\_\_\_\_  
Christine Reiman

STATE OF NEBRASKA  
COUNTY OF Adams } ss

On this 24 day of January, 2021, before me personally appeared **Jamie Reiman and Christine Reiman**.

*Kathleen A. Tessiman*  
\_\_\_\_\_  
Notary Public -



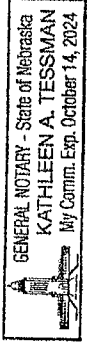
  
Charlene Reiman

  
Garry Reiman

STATE OF NEBRASKA }  
COUNTY OF Adair }<sup>ss</sup>

On this 24 day of January, 2021, before me personally appeared **Charlene Reiman**  
and **Garry Reiman**.

  
Notary Public -



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	Unified:
91	2021	149	2/20/2020	Base: 91-0002	Affiliated:
Location ID	Sale Number	Useability & Code #	Parcel Number		
000108500	16	1	GeoCde	Twn	Rng
Date of Sale Assessed Value			Sect	Ort	Subdiv
Total			Area	Blk	Parcel
680	49,240	49,920	00	0	10005
Assessor Location: RED CLOUD (RC)					
Date of Sale Property Classification Code					
Land	Improvements	Total	Property Type	Zoning	Location
			A) 1	B) 01	C) 1
			D) 1	E) 6	F) 1
Commercial					
Multiple Improvements: :					
Construction Date: 1900					
Floor Sq. Ft.: 1,425					
Building Cost New: 175,185					
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: 40					
(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 type="checkbox"/> Average				
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good				
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good				
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent				
(305) <input type="checkbox"/> Two Story Duplex					
Assessor's Adjustment to Sale Price (+ or -):					
Assessor Comments and Reason for Adjustment:					
WD					
Comments from					
000108500					
Comments:					
(Continue on back)					

**Real Estate Transfer Statement**

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

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

1 County Name WEBSTER - 91 2 County Number 12 3 Date of Sale/Transfer Mo. 2 Day 20 Yr. 2020 4 Date of Deed Mo. 2 Day 20 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) Ken G. Hill and Connie Hill  
Street or Other Mailing Address 2491 County Road 70  
City Quinter State KS Zip Code 67752

6 Grantee's Name (Buyer)  
Tracy Lokeen Bellemare  
Street or Other Mailing Address 418 N Walnut St  
City Red Cloud State NE Zip Code 68970

Phone Number (785) 673-6009 Is the grantee a 501(c)(3) organization?  Yes  No  
If Yes, is the grantee a 509(a) foundation?  Yes  No  
Email Address N/A

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOL	<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  Conservator  Distribution  Land Contract/Memo  Partition  Sheriff  Other  
 Bill of Sale  Corrective  Easement  Lease  Personal Rep.  Trust/Trustee  
 Cemetery  Death Certificate - Transfer on Death  Executor  Mineral  Quit Claim  Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No  
10 Type of Transfer  Auction  Gift  Life Estate  Sale  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Trustee to Beneficiary  
11 Was ownership transferred in full? (If No, explain the division.)  
 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?  
\$12,000

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  
418 N Walnut 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  
Grantee

20 Legal Description

**Lots 17 and 18, Block 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	\$	<u>22</u>	\$	<u>12,000.00</u>
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.)	\$	<u>23</u>	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	<u>24</u>	\$	<u>12,000.00</u>

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

sign here  
Priority Type Name of Grantee or Authorized Representative  
Tracy Lokeen Bellemare  
Signature of Grantee or Authorized Representative  
Tracy Lokeen Bellemare  
Title Grantee  
Phone Number (970) 573-1299  
Date 2/20/2020

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. <u>1</u> Day <u>28</u> Yr. <u>21</u>	\$ <u>27.00</u>	<u>BK 2021 pg 149</u>	

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

BK 2021, pg 149

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 28 day of JAN A.D., 2021, at 1:24 o'clock P.M. Recorded in Book 2021 on Page 149

Connie Petuch County Clerk  
AD Deputy  
Ind 10.00 Comp Assessor AD Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-28-21  
By AD  
\$ 27.00

Prepared by:  
Theobald Law Office  
P O Box 423  
Red Cloud, NE 68970

WARRANTY DEED

Ken G. Hill and Connie Hill, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Tracy Loewen Bellemare, a single person. convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 17 and 18, Block 15, Original Town of Red Cloud, Webster County, Nebraska

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

- (1) are lawfully seized 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 February 20, 2020.

Ken G Hill  
Ken G. Hill

Connie Hill  
Connie Hill

STATE OF ) Colorado  
                  ) ss.  
COUNTY OF ) Kiowa

The foregoing instrument was acknowledged before me on March 20<sup>th</sup>, 2020 by Ken G. Hill and Connie Hill, husband and wife.

Darrell Lynn Hollis  
Notary Public

DARRELL LYNN HOLLIS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20154007168  
MY COMMISSION EXPIRES 2/19/2023



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School/District Code	Affiliated:	Unified:							
91	2021	168	1/5/2021	01-0123									
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>	<b>Parcel Number</b>									
002010500		17	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
		<b>Date of Sale Assessed Value</b>		4245	3	11	16	2	00000	1	000	9580	
<b>Land</b>		<b>Improvements</b>	<b>Total</b>	<b>Date of Sale Property Classification Code</b>									
212,940			212,940	Status	Property Type	Zoning	Location	City Size	Parcel Size				
		<b>Irrigation Type:</b>		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
<b>LCG</b>		<b>ACRES:</b>	<b>VALUE:</b>	<b>LCG</b>					<b>ACRES:</b>	<b>VALUE:</b>			
IRRIGATED 1A1				GRASSLAND 1G1					103.000	140,595			
1A				1G									
2A1				2G1					47.000	64,155			
2A				2G					6.000	8,190			
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>156.000</b>	<b>212,940</b>			
3D				Roads					4.000				
4D1				Farm Sites									
4D				Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				<b>Non-AG TOTAL</b>					<b>4.000</b>				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>				<b>Total Recapture Value:</b>									
Assessor Comments and Reason for Adjustment:				JTWD									
Comments from				Comments:									
002010500				(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.

17

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. 01 Day 05 Yr. 2021 4 Date of Deed Mo. 01 Day 07 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) Kenneth E. & Bonnie D. Lovejoy  
Street or Other Mailing Address 906 North Elm  
City Red Cloud State NE Zip Code 68970  
Phone Number (402) 746-3632  
Email Address \_\_\_\_\_

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) Troy and Renae Jones  
Street or Other Mailing Address 840 Road S  
City Bladen State NE Zip Code 68928  
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 \_\_\_\_\_

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  Industrial  Mineral Interests-Nonproducing  State Assessed  
 Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 Commercial  Recreational

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

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

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

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

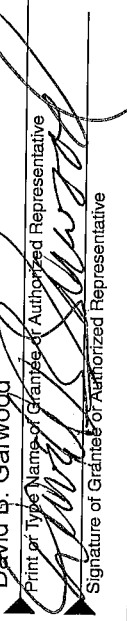
14 What is the current market value of the real property? \_\_\_\_\_  
 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes  No \$ \_\_\_\_\_ %  
 16 Does this conveyance divide a current parcel of land?  Yes  No  
 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes  No

18 Address of Property Rural Webster County, 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  
The Northwest Quarter (NW¼) of Section Sixteen (16), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.  
 21 If agricultural, list total number of acres 160+-

22 Total purchase price, including any liabilities assumed ..... \$ 22 205,000.00  
 23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) \$ 23 0.00  
 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... \$ 24 205,000.00

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

sign here   
 David B. Garwood  
 Print or Type Name of Grantee or Authorized Representative David B. Garwood Title Attorney  
 Signature of Grantee or Authorized Representative David B. Garwood Phone Number (402) 746-3613  
1-29-21 Date

26 Date Deed Recorded \_\_\_\_\_ 27 Value of Stamp or Exempt Number 441.25 28 Recording Data BK2021, Pg 108 For Dept. Use Only  
 Mo. 01 Day 29 Yr. 21  
 Nebraska Department of Revenue  
 Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017  
 Authorized by Neb. Rev. Stat. §§ 76-2114, 77-1327(2)

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27<sup>th</sup> day of January, A.D., 2021, at 3:39 o'clock P.M. Recorded in Book 2021 on Page 168  
Laurie Petch County Clerk  
10.00 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
Date 01/29/2021  
STAMP TAX  
\$ 461.25 By OK

**JOINT TENANCY WARRANTY DEED**

Kenneth E. Lovejoy and Bonnie D. Lovejoy, husband and wife, GRANTORS, in consideration of TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$205,000.00), convey to Troy Jones and Renae Jones, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Sixteen (16), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with the GRANTEEES 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 January 7<sup>th</sup>, 2021. Kenneth E. Lovejoy

Bonnie D. Lovejoy By Bonnie D. Lovejoy  
Bonnie D. Lovejoy Bonnie D. Lovejoy, his attorney in fact

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 7<sup>th</sup>, 2021, by Bonnie D. Lovejoy, on her own behalf and as attorney in fact for her husband, Kenneth E. Lovejoy.

Comm. expires 10-22-2022  
David B. Garwood  
Notary Public

