

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1787 # PAGES _____ GRANTEE MASTER NAME # Mitch + Edit W
 PARCEL # / FILING NUMBER 001506800 / 65185 34-2-10 Watson
000895200 / 27010 _____ 11178

DOC STAMPS 22.50 tax/lien _____

SALES FILE # 176 # PAGES _____

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45

TOTAL SALE PRICE 10,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-1-2017

DEED TYPE JTWD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	1	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Ambays

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.

176

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>1</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>1</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Krista K. Henderson Street or Other Mailing Address 1220 Highway 136 City Red Cloud State NE Zip Code 68970 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mitch A. and Edith J. Watson Street or Other Mailing Address 703 Road 1625 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2520			
Email Address NA				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address NA				Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$12,645

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
1630 Road GH and 704 Road 1600, Red Cloud, NE

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

18a No address assigned 18b Vacant land

20 Legal Description
See attached

21 If agricultural, list total number of acres _____

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

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

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

Edith J. Watson 402-746-2520
Print or Type Name of Grantee or Authorized Representative Phone Number

Edith J. Watson Grantee
Signature of Grantee or Authorized Representative Title

8-1-2017
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>1</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <u>BK2017, Pg 1787</u>

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of August, A.D., 2017, at 3:52 o'clock P. M. Recorded in Book 2017 on Page 1787
Deb Klingenberg County Clerk
510.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-1-17
\$ 22.50 By BB

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

JOINT TENANCY WARRANTY DEED

Krista K. Henderson, a single person, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantees, Mitch A. Watson and Edith J. Watson, husband and wife convey to Grantees, as joint tenants and not tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Two (2), Village of Amboy, Webster County, Nebraska, and

A tract of land in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Thirty-four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, commencing at a point 30 feet north of the Northwest Corner of Block Two (2), Village of Amboy, Webster County, Nebraska, extending East 125 feet, thence North 92 ½ feet, thence West 125 feet, thence South 92 ½ to the point of Beginning, subject to One-fourth (1/4) of the expense of maintaining and repairing the septic tank and leaching field described in the Easement as set forth in Book 69 at Page 117 of the real estate records of Webster County, Nebraska.

Also a one-fourth (1/4) interest in a well together with pump and pressure tank located in a Sixty (60) feet street shown on the map of Amboy directly East of Lot Eleven (11) in Block Two (2), Amboy, Webster County, Nebraska.

Grantor covenants, jointly and severally, with Grantee that Grantor:

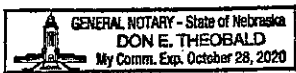
- (1) Is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 1, 2017.

Krista K. Henderson
Krista K. Henderson

STATE OF NEBRASKA, COUNTY OF WEBSTER)ss.

The foregoing instrument was acknowledged before me on August 1, 2017 by Krista K. Henderson, a single person.



Don E. Theobald
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/22/2017
Inspected By: TS Inspection Date: 10/10/2014

Record : 1 of: 1

Parcel ID #: 001506800	Map # : 4373-34-3-0-0-65185
WATSON, MITCH A & EDITH J	Situs : 704 RD 1600
703 RD 1625	Legal : 125' X 92 1/2' IN SE1/4SW1/4 34-2-10
RED CLOUD, NE	68970-0000

LOT INFORMATION

Neighborhood : 800 AMBOY VILLAGE W/ HOME SITE	Value Method: SF
Lot Width : 11761.2	# of Units : 11761.2
Lot Depth : 1	Unit Value : 0.17
Topography : Amenities	Adjustments :
Street Access :	Lot Value : 1,955
Utilities :	

PHYSICAL INFORMATION

Type : N/A	Year Built/Age :
Quality : N/A	Effective Age :
Condition : N/A	Remodel Date :
Arch Type :	Remodel Type :
Style :	
Exterior Wall :	
Floor Area :	
Basement Area :	
Sub Floor :	
Bedrooms :	
Baths :	
Heat Type :	
Roof Type :	
Plumbing Fixt :	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$2,225
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$270
Land Value	\$1,955
FINAL ESTIMATE OF VALUE	\$2,225
Value per Square Foot	
Current Total Assessed Value for Parcel # 001506800	\$2,225

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 08/22/2017

Record : 1 of: 1

Parcel ID #: 001506800	Map #: 4373-34-3-0-0-65185
WATSON, MITCH A & EDITH J	Situs : 704 RD 1600
703 RD 1625	Legal : 125' X 92 1/2' IN SE1/4SW1/4 34-2-10
RED CLOUD, NE	68970-0000

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor : 0.95
-----------------------	---------------------	--------------------

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			x	= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 0	Base			
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST			x	=
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
RURAL SALV HOUSE	712	0.38	0%	270 *

TOTAL REPLACEMENT COST NEW	x	=
Depreciation : Total	Physical	Functional
	Less Depreciation/Plus Appreciation :	
Improvement Value		\$0
Land Value		\$1,955
Lump Sums		270 *
ESTIMATE OF VALUE (USING THE COST APPROACH)		\$2,225
Value per Square Foot		

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

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Inspected By: TS Inspection Date: 10/10/2014

Record : 1 of: 1

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WATSON, MITCH A & EDITH J		Situs	: 704 RD 1600
703 RD 1625		Legal	: 125' X 92 1/2' IN SE1/4SW1/4 34-2-10
RED CLOUD, NE	68970-0000		

LOT INFORMATION

Neighborhood :	800 AMBOY VILLAGE W/ HOME SITE	Value Method:	SF
Lot Width :	11761.2	# of Units :	11761.2
Lot Depth :	1	Unit Value :	0.17
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	1,955
Utilities :			

PHYSICAL INFORMATION

Type :	N/A	Year Built/Age :	
Quality :	N/A	Effective Age :	
Condition :	N/A	Remodel Date :	
Arch Type :		Remodel Type :	
Style :			
Exterior Wall :			
Floor Area :			
Basement Area :			
Sub Floor :			
Bedrooms :			
Baths :			
Heat Type :			
Roof Type :			
Plumbing Fixt :			

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$2,225
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

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RED CLOUD, NE	68970-0000

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor : 0.95
-----------------------	---------------------	--------------------

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			x	= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 0	Base			
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST			x	=
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
RURAL SALV HOUSE	712	0.38	0%	270 *

TOTAL REPLACEMENT COST NEW x =

Depreciation	:	Total	Physical	Functional	Economic
Less Depreciation/Plus Appreciation :					
Improvement Value					\$0
Land Value					\$1,955
Lump Sums					270 *
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$2,225
Value per Square Foot					

PAGE 1

COMMENTS

BOOK-PAGE 2017-1787

DATE OF SALE 8-1-2017

LEGAL DESCRIPTION

LOCATION ID PARCEL(S) 061506800 + 000895200

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY 1630 Road G H + 1704 Road 1600

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	1955	670	2625
2015	1955	270	2325
2016	1955	270	2325
2017	1955	270	2325
2014	2065	17540	19605
2015	2065	8355	10420
2016	2065	8355	10420
2017	2065	8355	10420

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
<u>1,000,000</u>		<u>8952</u>	<u>8952</u>

HOUSE QUALITY 30

HOUSE CONDITION 10

DATE OF CONSTRUCTION 1908

SCHOOL BASE #

MOBILE HOME

N/A

WEBSTER COUNTY ASSESSOR

621 N Cedar St
Red Cloud Ne 68970
Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com



DATE: 8/22/2017

SELLER: KRISTA K. HENDERSON
1220 HIGHWAY 136
RED CLOUD, NE 68970

BUYER: MITCH A. & EDITH J. WATSON
703 ROAD 1625
RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 001506800 & 000895200 BOOK /PAGE: 2017-1787 DATE OF SALE: 8/1/2017
LEGAL DESCRIPTION: LOTS 67891017181920 BLOCK 2. A TRACT OF LAND SE1/4SW1/4 34-2-10 AND 1/4 INTEREST IN WELL

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

- 1 What was the total purchase price? \$ 10,000 Yes / No
- If No explain: _____
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ _____
If the property is a rental property and produces income, what rent has been charged for it in \$ _____
4 *each of the past five years?* _____
- 5 *What expenses have been incurred in each of the past five years?* \$ _____
- 6 How long was the property on the market? _____
- 7 Were any changes made to the property either before or after the sale? Yes / No
(Example: Remodeling Renovations Additions Repairs Demolition)
If Yes explain: _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1797-1798 # PAGES _____ GRANTEE MASTER NAME # John Green, Trustee

PARCEL # / FILING NUMBER 002511400/73625 4-12, 002511600/73635 281 Rd X
002511500/73630 4-12, 002511900/73660 Bladen

DOC STAMPS 0- Exempt #4 tax/lien _____

SALES FILE # 177 # PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	<u>4000 AGRICULTURAL</u>	9000 EXEMPT	9500 GAME & PARKS			
						RURAL RESIDENTIAL _____		
						SUBURBAN _____		

TAX DISTRICT 125

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-27-2017

DEED TYPE LOD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	<u>SALE NOT TO BE USED</u>	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Revocable Trust - John Green As Trustee

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.

177

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>27</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>06</u> Day <u>27</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John Green Street or Other Mailing Address 281 Road S City Bladen State NE Zip Code 68928 Phone Number (402) 746-0435 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address 281 Road S City Bladen State NE Zip Code 68928 Phone Number (402) 746-0435 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,604,200

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

19 Name and Address of Person to Whom the Tax Statement Should be Sent
John Green, Trustee
281 Road X
Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description
See attached

21 If agricultural, list total number of acres 710.73

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

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

<p>Michael C. Klein Print or Type Name of Grantee or Authorized Representative</p> <p><i>[Signature]</i> Signature of Grantee or Authorized Representative</p>	<p>(308) 995-4458 Phone Number</p> <p>8/1/17 Date</p>
<p>Grantor's Attorney</p> <p>_____ Title</p>	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>04</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 4</u>	28 Recording Data <u>BW2017, Pg 1797-1798</u>

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

6. Grantee's Name - John Green, Trustee of the John Green Revocable Trust Agreement dated March 30, 2017

20. Legal Description

X West Half (W ½) of the Southeast Quarter (SE ¼) of Section One (1), Township Three (3) North, Range Thirteen (13) West of the 6th P.M., Franklin County, Nebraska;

and

X Southwest Quarter (SW ¼) of Section One (1), Township Three (3) North, Range Thirteen (13) West of the 6th P.M., Franklin County, Nebraska;

and

Northeast Quarter (NE ¼) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

002511400

and

East Half (E ½) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

002511500

and

West Half (W ½) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

002511600

and

Northeast Quarter (NE ¼) Plus 4 acres in West Half (W ½) of the Southwest Quarter (SW ¼) of Section Twenty-One (21), Section Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

002511900

Blw2017, Pg 1797

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 4th day of Aug A.D., 2017, at 10:30 o'clock A. M. Recorded in Book 2017 on Page 1797-1798
Delora Klungenbergs County Clerk
16:00 DLP Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8/4/2017
\$ Exempt #4 By DLP

Return address: Michael C. Klein, P.O. Box 133, Holdrege, NE 68949

WARRANTY DEED

John Green, Grantor, whether one or more, in consideration of One Dollar and Other Good and Valuable Consideration, receipt of which is hereby acknowledged, conveys to John Green, Trustee of the John Green Revocable Trust Agreement dated March 30, 2017, Grantee, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section One (1), Township Three (3) North, Range Thirteen (13) West of the 6th P.M., Franklin County, Nebraska;

and

Southwest Quarter (SW 1/4) of Section One (1), Township Three (3) North, Range Thirteen (13) West of the 6th P.M., Franklin County, Nebraska;

and

Northeast Quarter (NE 1/4) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

and

East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

and

West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

and

Northeast Quarter (NE ¼) Plus 4 acres in West Half (W ½) of the Southwest Quarter (SW ¼) of Section Twenty-One (21), Section Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

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

Executed this 27 ^{JUNE} day of ~~April~~, 2017.

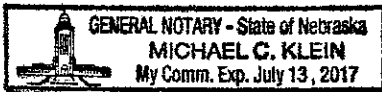
John R. Green
John Green

STATE OF NEBRASKA; COUNTY OF KEARNEY ss.

The foregoing instrument was acknowledged before me on this 27 day of ~~April~~, 2017, by John Green.

JUNE

Michael C. Klein
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1804

PAGES _____

GRANTEE MASTER NAME # Craig Lockhart

PARCEL # / FILING NUMBER 060103300/30200

12886

DOC STAMPS 2.25

tax/lien _____

SALES FILE # 178

PAGES _____

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 65

TOTAL SALE PRICE 400.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-2-2017

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	1	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

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.

178

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 08 Day 02 Yr. 2017		Mo. 08 Day 02 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Daniel Lygrisse				Grantee's Name (Buyer) Craig Lockhart			
Street or Other Mailing Address 341 N Franklin St				Street or Other Mailing Address 426 N Elm St			
City Red Cloud		State NE		City Red Cloud		State NE	
Phone Number (402) 746-4123		Zip Code 68970		Phone Number		Zip Code 68970	
Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes No 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 checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

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

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

18a No address assigned 18b Vacant land

20 Legal Description
 Lot Eleven (11), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 400.00
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	\$ 400.00

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

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

sign here

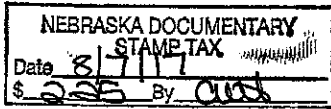
Print or Type Name of Grantee or Authorized Representative David B. Garwood	(402) 746-3613 Phone Number	8-2-2017 Date
Signature of Grantee or Authorized Representative	Attorney	Title

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 8 Day 7 Yr. 17	\$ 2.25	BK 2017 Pg 1804	

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 1 day of August A.D., 2017, at 3:18 o'clock P.M., Recorded in Book 2017 on Page 1804
Deborah Berger County Clerk
\$10.00 Deputy
and Comp Assessor Carded



WARRANTY DEED

Daniel Lygrisse, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Craig Lockhart, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Eleven (11), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska.

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

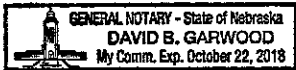
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed August 2, 2017.

Daniel Lygrisse

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 9, 2017, by Daniel Lygrisse, a single person.



Comm. expires 10-22-2018

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET

Date of Print: 08/22/2017

Record: 1 of: 1

Inspected By: CJ Inspection Date: 10/19/2016

Parcel ID # : 000103300

Map # : 4371-0-0-10005-4-0000

LOCKHART, CRAIG

Business Name :

426 N ELM STREET

Situs : 406 N WEBSTER ST

RED CLOUD, NE

68970-

Legal : LOT 11 BLOCK 4 ORIGINAL TOWN
RED CLOUD

LOT INFORMATION

Neighborhood : 205 RED CLOUD COMMERCIAL

Lot Width : 25

Value Method: SF

Lot Depth : 117.3

of Units : 2932.5

Topography : LEVEL Amenities

Unit Value : 0.17

Street Access : BRICK

Adjustments :

Utilities : ALL

Lot Value : 500

COST APPROACH DATA - Values By Marshall & Swift

Appraisal Zone : 1000

Manual Date : 06/13

Cost Factor : 0.95

Total Number of Buildings : 1

Total Number of Sections : 1

Total Area..... 1,491

Total Building Replacement Cost New..... \$37,260

Total Refinement Replacement Cost New..... \$3,080

Total Replacement Cost New..... \$40,340

Total Accrued Depreciation..... 70% (\$28,235)

Total Replacement Cost New Less Physical and Functional Depreciation..... \$12,105

Economic Depreciation for Neighborhood 205 100%

Total Replacement Cost New Less Depreciation..... \$0

Total Lump Sums..... \$0

Total Land Value..... \$500

FINAL ESTIMATE OF VALUE USING THE COST APPROACH..... \$500

Value per Unit..... \$0.00

Value per Square Foot..... \$0.34

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$500

Estimate of Value (Using Income Approach)

FINAL ESTIMATE

Improvement Value \$0

Land Value \$500

FINAL ESTIMATE OF VALUE \$500

Current Total Assessed Value for Parcel # 000103300 \$500

PAGE 1

PARCEL(S) 000133300

BOOK-PAGE 2017-

DATE OF SALE 8-2-2017

SALE PRICE 400

PROPERTY USE No Value Building

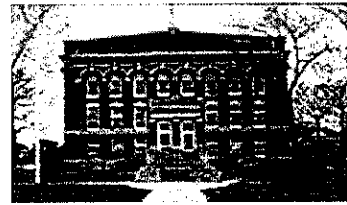
SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	500		500
2015	500		500
2016	500		500
2017	500		500

COMMENTS

WEBSTER COUNTY ASSESSOR

621 N Cedar St
Red Cloud Ne 68970
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE: 8/22/2017

SELLER: DANIEL LYGRISSE
341 N FRANKLIN ST.
RED CLOUD, NE 68970

BUYER: CRAIG LOCKHART
426 N ELM STREET
RED CLOUD, NE 68970

RE: COMMERCIAL PROPERTY SALES VERIFICATION

PARCEL ID: 103300 BOOK /PAGE: 2017-1804 DATE OF SALE: 8/2/2017
LEGAL DESCRIPTION: LOT 11, BLOCK 4 ORIGINAL TOWN OF RED CLOUD, NE

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. If we do not hear from you within 15 days, we will be calling for the information. Thank you in advance for your cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What was the total purchase
1 price? \$ 400 Yes / No

If No explain: _____

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Equipment Furniture Grain / Crops Inventory Machinery Supplies Vehicles Other (please explain):

3 What is the dollar value of the personal property that was it included in the purchase price? \$ _____

4 Will you continue to use this property for Commercial use? Yes / No

If No explain: _____

5 If this property produces income, what rent has been charged for it in each of the past five years? \$ _____

6 What expenses have been incurred in each of the past five years? \$ _____

7 How long was the property on the market? _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1805

PAGES _____

GRANTEE MASTER NAME # Tyler + Tara Vance

PARCEL # / FILING NUMBER 002304900/71620 SW1/4 2-2-12

#10561

New - 002304902/71621

DOC STAMPS Exempt 5A

tax/lien

SALES FILE # 179

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	<u>AGRICULTURAL</u>	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	<u>4000</u> <u>AGRICULTURAL</u>	9000 EXEMPT	9500 GAME & PARKS			
						RURAL RESIDENTIAL _____		
						SUBURBAN _____		

TAX DISTRICT 115

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-1-2017

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Parent to child

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.

179

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

1 County Name Webster		2 County Number Select County & County Number 91		3 Date of Sale/Transfer Mo. 8 Day 1 Yr. 2017		4 Date of Deed Mo. ___ Day ___ Yr. ___	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larry and Bonna Vance Street or Other Mailing Address 516 Rd m City Ina Dale State NE Zip Code 68952 Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyler and Tara Vance Street or Other Mailing Address PO Box 21 City Bladen State NE Zip Code 68928 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address _____			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property _____

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

18a No address assigned 18b Vacant land

20 Legal Description
A tract in the SW 1/4 of 2-2-12 Commencing at the SW Corner of said SW 1/4 Section, thence East 1,235 ft to the point of beginning, thence North 430 ft, thence East 360 ft, thence South 430 ft thence West 360 ft to the point of beginning

21 If agricultural, list total number of acres _____

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

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

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: **Tyler J Vance** Phone Number: _____

Signature of Grantee or Authorized Representative: *Tyler J Vance* Title: _____ Date: **8-8-17**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 8 Yr. 17	27 Value of Stamp or Exempt Number \$ Exempt 5a	28 Recording Data BK 2017 Pg 1805	

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

