

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1946

PAGES _____

GRANTEE MASTER NAME # L & L Kossé Farms, LLC

PARCEL # / FILING NUMBER 002203200

002514400

13103

DOC STAMPS 5

tax/lien

SALES FILE # 190

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 45 + 125

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-9-2017

DEED TYPE W/D

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
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CODE

1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED	4 SALE NOT TO BE USED	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT
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LOCATION CODE

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

Transfer from Self to LLC

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.

190

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>09</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larry J. Kosse and LuAnn M. Kosse Street or Other Mailing Address P.O. Box 74 City Campbell State NE Zip Code 68932 Phone Number (402) 756-8678 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) L & L Kosse Farms, LLC Street or Other Mailing Address P.O. Box 74 City Campbell State NE Zip Code 68932 Phone Number (402) 756-8678 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> DOLL	(B) Property Type <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	(C) <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) <u>Int o LLC</u>
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11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input checked="" type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	<input type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property 18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent L & L Kosse Farms, LLC P.O. Box 74 Campbell, NE 68932
--	--

20 Legal Description
E2NE4 31-4-12, SW4 14-1-12, ALL IN WEBSTER CO., NE

21 If agricultural, list total number of acres _____

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

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

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>sign here</p> <p>Print or Type Name of Grantee or Authorized Representative JAMES T. BLAZEK</p> <p>Signature of Grantee or Authorized Representative _____</p> <p>Title ATTORNEY</p>	<p>(402) 496-3432 Phone Number</p> <p>8.9.2017 Date</p>
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Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>14</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u>	28 Recording Data <u>B/W 2017 Pg 1946</u>

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1947

PAGES _____

GRANTEE MASTER NAME # Francis X Ray +

PARCEL # / FILING NUMBER 000120000135220

Jodie L. Nichols

#13104

DOC STAMPS Exempt #13

tax/lien

SALES FILE # 191

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 21,600

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-31-2017

DEED TYPE Real Estate Contract

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
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CODE

<u>1</u>	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	<u>RC</u>	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Real Estate Contract Current Value - 11,185

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.

191

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

1 County Name		2 County Number <u>Select County & County Number</u>		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brandon D. Young Street or Other Mailing Address 442 North Franklin St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4081 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Francis X. Ray and Jodie L. Nichols Street or Other Mailing Address 502 North Elm St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7098 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 type="checkbox"/> No 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 checked="" 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 type="checkbox"/> Warranty

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

10 Type of Transfer

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

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?
\$11,185

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
502 North Elm Street Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Sixteen (16), Seventeen (17), and the South Half (S¹/₂) of Lot Eighteen (18), Block Two (2), Richardson's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 21,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 21,600.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 13

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 FRANCIS X. RAY	Title Grantee	Phone Number 402-257-7350
	Signature of Grantee or Authorized Representative 	Date July 31, 2017	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>14</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt #13	28 Recording Data BK 2017, Pg 1947

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

PAGE 1

COMMENTS

BOOK/PAGE 2017-1947

DATE OF SALE

7-31-2017

LEGAL DESCRIPTION Lots 16, 17, + 1/2 Lot 18, Block 2 Richardson's Addition to Red Cloud

LOCATION ID PARCEL(S) 000120000

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY

502 North Elm Street

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	785	16750	17535
2015	785	16750	17535
2016	785	10,400	11,185
2017	785	10,400	11,185

SELLING PRICE 21,400.00

521 ADJUSTMENT

ASSESSOR ADJUSTMENT

ADJUSTED SELLING PRICE

SCHOOL BASE #

91-002

HOUSE QUALITY

30

HOUSE CONDITION

20

DATE OF CONSTRUCTION

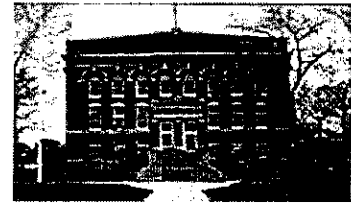
1890

MOBILE HOME

NA

WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE: 8/24/2017

SELLER: BRANDON D. YOUNG
442 NORTH FRANKLIN ST.
RED CLOUD, NE 68970
BUYER: FRANCES X. RAY AND JODIE L. NICHOLS
502 NORTH ELM ST.
RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 120000 BOOK/PAGE: 2017-1947 DATE OF SALE: 7/31/2017
LEGAL DESCRIPTION: LOTS 16,17, S 1/2 LOT 18, BLOCK 2, RICHARDSON'S ADDITION TO 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 calling for the information. Thank you in advance for you cooperation.

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

- What was the total purchase
1 price? \$ \$ 21,600.00 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 2017-1950

PAGES _____

GRANTEE MASTER NAME # Juan C. + Lindsay A.

PARCEL # / FILING NUMBER 000133600/36570

Gomez

13105

DOC STAMPS 148.75

tax/lien

SALES FILE # 192

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 75,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-15-2017

DEED TYPE WD

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u>1</u>	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	<u>RC</u>	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.

192

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. 8 Day 15 Yr. 2017		Mo. 8 Day 14 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Allen L. Fisbeck and Debra S. Olson Fisbeck				Grantee's Name (Buyer) Juan C. Gomez and Lindsay A. Gomez			
Street or Other Mailing Address 210 W 6th Ave Apt 1				Street or Other Mailing Address 1006 N Webster St			
City Red Cloud		State NE		City Red Cloud		State NE	
Zip Code 68970				Zip Code 68970			
Phone Number (402) 984-3429		Phone Number 402-984-9147		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a		Email Address n/a				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input 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 IRIS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

<input 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?

\$75,000

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

1006 N Webster St
Red Cloud, NE 68970

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

Grantee

18a No address assigned 18b Vacant land

20 Legal Description

Lots Twenty-three (23) and Twenty-four (24), Block Twenty-one (21), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 75,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 75,000.00

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

Juan C Gomez
Print or Type Name of Grantee or Authorized Representative

Juan C Gomez
Signature of Grantee or Authorized Representative

Grantee

402-984-9147
Phone Number

8/15/2017
Date

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 15 Yr. 17	\$ 168.75	BK2017, Pg 1950	

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 15 day of August A.D., 2017, at 9:05 o'clock P.M. Recorded in Book 2017 on Page 1950
Deb Klingenberg County Clerk
10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-15-17
\$ 168.75 By BB

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

WARRANTY DEED

Allen L. Fisbeck and Debra S. Fisbeck, formerly Debra S. Olson, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Juan C. Gomez and Lindsay A. Gomez, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-three (23) and Twenty-four (24), Block Twenty-one (21), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

Executed August 14, 2017.

Allen L. Fisbeck
Allen L. Fisbeck

Debra S. Fisbeck
Debra S. Fisbeck

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August 14, 2017 by Allen L. Fisbeck and Debra S. Fisbeck, formerly Debra S. Olson, husband and wife.

GENERAL NOTARY - State of Nebraska
TERESA L. THEOBALD
My Comm. Exp. August 27, 2017

Teresa L. Theobald
Notary Public

My commission expires: 8/27/2017

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/24/2017
Inspected By: CJ Inspection Date: 08/08/2016

Record : 1 of: 1

Parcel ID #: 000133600 Map # : 4371-00-0-10020-021-0000
GOMEZ, JUAN C. & LINDSAY A. Situs :1006 N WEBSTER ST
1006 N WEBSTER ST. Legal :LOTS 23 & 24 BLOCK 21 SMITH & MOORE'S
RED CLOUD, NE 68970- ADDITION RED CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD
Lot Width : 50 Value Method: SF
Lot Depth : 117.3 # of Units : 5865
Topography : Amenities Unit Value : 0.09
Street Access : Adjustments :
Utilities : Lot Value : 520

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1902/115
Quality : 30 - Average Effective Age :
Condition : 35 - Average + Remodel Date :
Arch Type : Remodel Type :
Style : 1-1/2-St-Fin 55% One-Story 45%
Exterior Wall : 100% VINYL
Floor Area : 1,692
Basement Area : 200
Sub Floor : WOOD JOIST/WOOD SUBFLOOR
Bedrooms : 3
Baths : 2.0
Heat Type : 100% WARM & COOLED
Roof Type : COMP SHINGLES
Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$53,820
Estimate of Value (Using Market Approach)
Estimate of Value (Using Model)
Model # and Description
Calculations 0 x 0

FINAL ESTIMATE

Improvement Value \$53,300
Land Value \$520
FINAL ESTIMATE OF VALUE \$53,820
Value per Square Foot 32
Current Total Assessed Value for Parcel # 000133600 \$53,820

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

PAGE 1

COMMENTS

BOOK-PAGE 2017-1950 DATE OF SALE 8-15-2017

LEGAL DESCRIPTION Lots 23+24 Block 21 Smith + Moore's Addition to Red Cloud

LOCATION ID PARCEL(S) 000133600

ASSESSOR LOCATION Red Cloud ADDRESS OF PROPERTY 1006 N Webster St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	520	45170	45690
2015	520	45170	45690
2016	520	53300	53820
2017	520	53300	53820

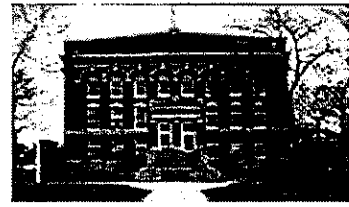
SELLING PRICE 75,000 521 ADJUSTMENT 30 ASSESSOR ADJUSTMENT 35 ADJUSTED SELLING PRICE

SCHOOL BASE # 91-002 HOUSE QUALITY 30 HOUSE CONDITION 35 DATE OF CONSTRUCTION 1902

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: 8/24/2017

SELLER: ALLEN AND DEBRA FISBECK

210 W 6TH AVE. APT. 1
RED CLOUD, NE 68970

BUYER: JUAN C. AND LINDSAY A. GOMEZ

1006 N WEBSTER ST
RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 133600 BOOK/PAGE: 2017-1950 DATE OF SALE: 8/24/2017
LEGAL DESCRIPTION: LOTS 23, 24, BLOCK 21 SMITH AND MOORES ADDITION TO RED CLOUD

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? \$ 75,000.00 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 2017-1982

PAGES _____

GRANTEE MASTER NAME # PG Kohmetscher

PARCEL # / FILING NUMBER 001800501/67305 1-11 001313600/63385

FARM, LLC

000102400/30110 RC

000102300/30100 RC

13107

DOC STAMPS Exempt # 56

~~tax/lien~~ 000147100/38490 RC

002653105/38490.03 ⁶⁵

SALES FILE # 193

PAGES _____

NEIGHBORHOOD #	1	100	105	200	<u>205</u>	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	<u>1005</u>
	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	<u>2000</u>	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-11-2017

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	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Self to LLC (fund)

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.

193

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>8</u> Day <u>11</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>8</u> Day <u>11</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SEE ATTACHED Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PGK KOHMETSCHER FARM, L.L.C. Street or Other Mailing Address 2040 HIGHWAY 4			
City		State		City		State	
				BLUE HILL		NE	
Zip Code				Zip Code		68930	
Phone Number				Phone Number (402) 756-4151		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address				Email Address UNKNOWN			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<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"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>FUND LLC</u>

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

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

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

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

14 What is the current market value of the real property?
\$469,170

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
WEBSTER COUNTY, NEBRASKA

19 Name and Address of Person to Whom the Tax Statement Should be Sent
PG KOHMETSCHER FARM, L.L.C.
C/O GARY & PAULA KOHMETSCHER
2040 HIGHWAY 4
BLUE HILL, NE 68930

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

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres N/A

22 Total purchase price, including any liabilities assumed	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,00

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

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

MATTHEW D. BAACK (402) 834-3300
Print or Type Name of Grantee or Authorized Representative Phone Number

ATTORNEY AT LAW
Signature of Grantee or Authorized Representative Title Date 2/4/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>16</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 56</u>	28 Recording Data <u>BK2017, Pg 1982-1983</u>

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

ATTACHMENT TO 521 REAL ESTATE TRANSFER STATEMENT – WEBSTER COUNTY, NEBRASKA:

5. **Grantor's Name, Address and Telephone:**

Gary J. Kohmetscher, a/k/a Gary Kohmetscher, and
Paula K. Kohmetscher, a/k/a Paula Kohmetscher
2040 Highway 4
Blue Hill, NE 68930
402-756-4151
Email unknown

20. **Legal Description:**

✓ A tract of land located in Annex Lot Sixteen (16) of the City of Red Cloud (part of the Southwest Quarter (SW $\frac{1}{4}$) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M.), Webster County, Nebraska; more particularly described as follows and assuming the west line of said SW $\frac{1}{4}$ N 00°00'00" E. Commencing at the SW corner of said Section 1; thence N 88°21'14" E 468.83 feet on the Section line to a point, said point being the SE corner of a tract of land owned by the State of Nebraska (N.D.O.R.); thence N 01°16'22" W 614.07 feet (614.03 feet recorded) to the NE corner of said State of Nebraska's tract and the True Point of Beginning; thence S 88°21'14" W 369.75 feet to a point on the easterly R.O.W. line of U.S. Highway #281, said point also being the NW corner of the State of Nebraska's tract; thence N 00°02'34" W 77.30 feet on said R.O.W. line to a point on the southerly line of Block 13 of Kaley & Jackson's Addition to Red Cloud; thence N 88°21'14" E 369.75 feet on the south line of Kaley & Jackson's Addition to Red Cloud; thence S 00°02'34" E 77.30 feet to True Point of Beginning; and

All of Blocks Thirteen (13) and Fourteen (14), the Vacated Alleys in said Blocks Thirteen (13) and Fourteen (14), and the Vacated street between Blocks Thirteen (13) and Fourteen (14); all in Kaley & Jackson's Addition to Red Cloud, Webster County, Nebraska; EXCEPT that part deeded to the State of Nebraska recorded in Webster County Deed Book 29, Page 228.

✓ Lots Ten (10), Eleven (11), and Twelve (12), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska.

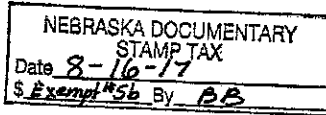
All the portion of the Burlington Northern and Santa Fe Railroad Company's (formally Chicago, Burlington & Quincy Railroad Company) right-of-way upon, over and across: Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

✓ The Southeast Quarter (SE $\frac{1}{4}$) and County Surveyor Lot Two (2) in the Northeast Quarter (NE $\frac{1}{4}$) all in Section Twenty-Nine (29), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

✓ Lots Eight (8) and Nine (9), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska.

State of Nebraska } ss.
 County of Webster }

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 16 day
 of August, A.D., 2017, at 9:20
 o'clock A. M. Recorded in Book 2017
 on Page 1982-1983
Deb Klingenberg County Clerk
316.00 Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___



Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, NE 680902-0907

WARRANTY DEED

GARY J. KOHMETSCHER a/k/a GARY KOHMETSCHER and PAULA K. KOHMETSCHER a/k/a PAULA KOHMETSCHER, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, whether one or more, conveys to Grantee, PG KOHMETSCHER FARM, L.L.C., a Nebraska Limited Liability Company, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

A tract of land located in Annex Lot Sixteen (16) of the City of Red Cloud (part of the Southwest Quarter (SW $\frac{1}{4}$) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M.), Webster County, Nebraska; more particularly described as follows and assuming the west line of said SW $\frac{1}{4}$ N 00°00'00" E. Commencing at the SW corner of said Section 1; thence N 88°21'14" E 468.83 feet on the Section line to a point, said point being the SE corner of a tract of land owned by the State of Nebraska (N.D.O.R.); thence N 01°16'22" W 614.07 feet (614.03 feet recorded) to the NE corner of said State of Nebraska's tract and the True Point of Beginning; thence S 88°21'14" W 369.75 feet to a point on the easterly R.O.W. line of U.S. Highway #281, said point also being the NW corner of the State of Nebraska's tract; thence N 00°02'34" W 77.30 feet on said R.O.W. line to a point on the southerly line of Block 13 of Kaley & Jackson's Addition to Red Cloud; thence N 88°21'14" E 369.75 feet on the south line of Kaley & Jackson's Addition to Red Cloud; thence S 00°02'34" E 77.30 feet to True Point of Beginning; and

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Lots Ten (10), Eleven (11), and Twelve (12), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska; and

All the portion of the Burlington Northern and Santa Fe Railroad Company's (formally Chicago, Burlington & Quincy Railroad Company) right-of-way upon, over and across: Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE $\frac{1}{4}$) and County Surveyor Lot Two (2) in the Northeast Quarter (NE $\frac{1}{4}$) all in Section Twenty-Nine (29), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; and

Lots Eight (8) and Nine (9), Block Three (3), Original Town of Red Cloud, 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, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

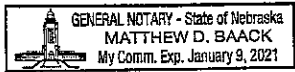
EXECUTED: August 11, 2017.

[Signature]
GARY J. KOHMETSCHER, Grantor

[Signature]
PAULA K. KOHMETSCHER, Grantor

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on the 11th day of Aug, 2017, by GARY J. KOHMETSCHER and PAULA K. KOHMETSCHER, husband and wife, GRANTOR.



[Signature]
MATTHEW D. BAACK, Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1988

PAGES _____

GRANTEE MASTER NAME # Max L. Wharton

PARCEL # / FILING NUMBER 001601800 / 45335 3-10

Linda S. Wharton

Life Estate.

#13106

DOC STAMPS ~~0~~

tax/lien

SALES FILE # 194

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	2000	<u>4000</u>	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 130

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-4-2017

DEED TYPE WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
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 Life Estate - to: Shawn M. Wharton, Jeffrey A. Wharton & Bradley J. Wharton

Real Estate Transfer Statement

194

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>4</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>8</u> Day <u>4</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Max L Wharton (aka Max Leroy Wharton) & Linda S Wharton Street or Other Mailing Address (aka Linda Sue Wharton); 11380 S. Pawnee Ave. City Glenvil State NE Zip Code 68941 Phone Number (402) 771-2592 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shawn M Wharton, Jeffrey A Wharton & Bradley J Wharton, Street or Other Mailing Address Ttees of Max L Wharton & Linda S Wharton Irr Tr dtd 8.4.17 City Glenvil State NE Zip Code 68941 Phone Number (402) 771-2592 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address	

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

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

8 Type of Deed 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.)

<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?
\$277,600

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
Max & Linda Wharton
11380 S. Pawnee Ave.
Glenvil, NE 68941

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

20 Legal Description
 The Southeast Quarter (SE¼) of Section Five (5), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.
 SUBJECT TO a life estate reserved by Max L. Wharton and Linda S. Wharton.

21 If agricultural, list total number of acres 160

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.

James T. Blazek (402) 496-3432
 Print or Type Name of Grantee or Authorized Representative Phone Number

sign here _____ Attorney
 Signature of Grantee or Authorized Representative Title Date
 8/7/2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ 2017 Aug 16 01:33 PM	27 Value of Stamp or Exempt Number Ex05a Book 2017 Page 1988	28 Recording Data

EXHIBIT A

The Southeast Quarter (SE $\frac{1}{4}$) of Section Five (5), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

SUBJECT TO a life estate reserved by Max L. Wharton and Linda S. Wharton.

Return to:
James T. Blazek
BLAZEK & GREGG, P.C., L.L.O.
11580 West Dodge Road
Omaha, Nebraska 68154
(402) 496-3432



Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax -- Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust

Max L. Wharton and Linda S. Wharton

Grantee of Instrument (Trustee)

Shawn M. Wharton, Jeffrey A. Wharton, and Bradley J. Wharton

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Shawn M. Wharton	child
Jeffrey A. Wharton	child
Bradley J. Wharton	child

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? YES NO

Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.

SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign
here

Signature

Title

Date

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in item 25 on the Form 521.

www.revenue.ne.gov/PAD or 402-471-5984