

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1380-1383 # PAGES _____

GRANTEE MASTER NAME # Flowshare, LLC

PARCEL # / FILING NUMBER 001702001 / 66195

Hastings
13091

DOC STAMPS 483.75 tax/lien _____

SALES FILE # 153 # 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 BH

TAX DISTRICT 185

TOTAL SALE PRICE 215,000

521 ADJUSTMENTS \$ —

ASSESSOR ADJUSTMENTS \$ —

REVIEW CODE NO

SALES DATE 6-23-2017

DEED TYPE Trustees w/D

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

Assessor Location

COMMENTS _____

Real Estate Transfer Statement

153

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>23</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>6</u> Day <u>21</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brent M. Premer, Tstee of the Lora Mae Premer Rev. Trust Street or Other Mailing Address 85081 548 1/2 Ave. City Pierce State NE Zip Code 68767				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Plowshare, LLC Street or Other Mailing Address 5709 Hay Meadow Ridge City Hastings State NE Zip Code 68901			
Phone Number				Phone Number (402) 579-2777		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

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

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

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

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

14 What is the current market value of the real property?
\$215,000

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 **Chris Esch** No

18 Address of Property
2404 Rd 1625, Blue Hill, NE 68930

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 Attachment

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 215,000.00
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	\$ 215,000.00

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 **Laurie L. Hawes** (402) 463-6673
 Print or Type Name of Grantee or Authorized Representative Phone Number

Escrow Closer 6-23-2017
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>483.75</u>	28 Recording Data <u>BK2017, Pg 1380-1383</u>

Exhibit A

Parcel A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter (SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N01°32'44"W (assumed bearing) on the East line of said Southeast Quarter (SE¼) of said Southwest Quarter (SW¼), a distance of 1318.22 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼); thence S89°56'14"W on the North line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼), a distance of 323.59 feet to the Northeast corner of a tract of land recorded in Deed Book 2012, Page 2190; thence S00°00'46"E on the East line of said tract, a distance of 299.89 feet to the Southeast corner of said tract; thence S89°59'30"W on the South line of said tract, a distance of 196.38 feet to the Northeast corner of a tract of land recorded in Deed Book 2011, Page 1830; thence S01°32'44"E on the East line of said tract, a distance of 284.85 feet to the Southeast corner of said tract and the Northeast corner of a tract of land recorded in Deed Book 2014, Page 1588; thence S15°12'38"E on the Easterly line of said tract, a distance of 75.36 feet to the Northwest corner of a tract of land recorded in Miscellaneous Record Book Q, Page 292; thence N90°00'00"E on the North line of said tract, a distance of 284.00 feet to the Northeast corner of said tract; thence S00°00'00"E on the East line of said tract, a distance of 660.00 feet to the South line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼); thence N90°00'00"E on said South line, a distance of 244.00 feet to the Point of Beginning, subject to County road right of way.

Parcel B

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Premier Subdivision as platted in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N00°00'00"E (assumed bearing) on the West line of a tract of land recorded in Miscellaneous Record Book Q, Page 292, a distance of 166.56 feet to the Southeast corner of a tract of land recorded in Deed Book 2014, Page 1588; thence N90°00'00"W on the South line of said tract, a distance of 197.74 feet

to the Northeast Corner of a tract of land recorded in Deed Book 2006, Page 2365; thence S00°00'00"E on the East line of said tract, a distance of 165.56 feet to the Northwest corner of said Premer Subdivision; thence N90°00'00"E on the North line of said subdivision, a distance of 197.74 feet to the Point of Beginning.

Parcel C

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of Premer Subdivision as platted in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N00°00'00"E (assumed bearing) on the West line of a tract of land recorded in Miscellaneous Record Book Q, Page 292, a distance of 166.56 feet to the Southeast corner of a tract of land recorded in Deed Book 2014, Page 1588, and the Point of Beginning; thence continuing N00°00'00"E on said West line, a distance of 227.16 feet to the Northwest corner of a tract of land recorded in Miscellaneous Record Book Q, Page 292; thence N15°12'38"W on the Easterly line of said tract recorded in Deed Book 2014, Page 1588, a distance of 75.36 feet to the Northeast corner of said tract; thence N90°00'00"W on the North line of said tract, a distance of 611.80 feet to the Northwest corner of said tract; thence S01°37'09"E on the West line of said tract, a distance of 300.00 feet; thence S90°00'00"E on the South line of said tract, a distance of 623.09 feet to the Point of Beginning.

Parcel D

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N90°00'00"E (assumed bearing) on the South line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼), a distance of 253.00 feet to the Southeast corner of a tract of land recorded in Deed Book 2004, Page 1889; thence N01°37'09"W on the East line of said tract, a distance of 233.01 feet to the Point of Beginning; thence N83°12'32"E, a distance of 102.16 feet to the Northwest corner of a tract of land recorded in Book 2000, Page 1169; thence N90°00'00"E on the North line of said tract, a distance of 248.26 feet to the West line of Premer Subdivision; thence N00°00'00"W on the West line of said subdivision, a distance of 21.28 feet to the Northwest corner of

said subdivision; thence continuing N00°00'00"W, a distance of 166.56 feet to the North line of a tract of land recorded in Deed Book 2006, Page 2365; thence N90°00'00"W on said South line, a distance of 425.35 feet to the Southeast corner of a tract of land recorded in Deed Book 2003, Page 995; thence N90°00'00"W on the South line of said tract, a distance of 150.00 feet to the East right of way line of County Road 1625; thence S01°37'10"E on said right of way line, a distance of 200.00 feet to the Northwest corner of said tract of land recorded in Deed Book 2004, Page 1889; thence N90°00'00"E on the North line of said tract, a distance of 220.00 feet to the Point of Beginning.

Parcel E

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N90°00'00"E (assumed bearing) on the South line of said Southwest Quarter (SW¼), a distance of 253.00 feet to the Southeast corner of a tract of land recorded in Deed Book 2004, Page 1889, and the Point of Beginning; thence N01°37'09"W on the East line of said tract, a distance of 233.01 feet; thence N83°12'32"E, a distance of 102.16 feet to the Northwest corner of a tract of land recorded in Deed Book 2000, Page 1169; thence S00°00'00"E on the West line of said tract, a distance of 245.00 feet to the South line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼); thence S90°00'00"W on said South line, a distance of 94.86 feet to the Point of Beginning, subject to County road right of way.

Exhibit A

Parcel A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N01°32'44"W (assumed bearing) on the East line of said Southeast Quarter (SE $\frac{1}{4}$) of said Southwest Quarter (SW $\frac{1}{4}$), a distance of 1318.22 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); thence S89°56'14"W on the North line of said Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), a distance of 323.59 feet to the Northeast corner of a tract of land recorded in Deed Book 2012, Page 2190; thence S00°00'46"E on the East line of said tract, a distance of 299.89 feet to the Southeast corner of said tract; thence S89°59'30"W on the South line of said tract, a distance of 196.38 feet to the Northeast corner of a tract of land recorded in Deed Book 2011, Page 1830; thence S01°32'44"E on the East line of said tract, a distance of 284.85 feet to the Southeast corner of said tract and the Northeast corner of a tract of land recorded in Deed Book 2014, Page 1588; thence S15°12'38"E on the Easterly line of said tract, a distance of 75.36 feet to the Northwest corner of a tract of land recorded in Miscellaneous Record Book Q, Page 292; thence N90°00'00"E on the North line of said tract, a distance of 284.00 feet to the Northeast corner of said tract; thence S00°00'00"E on the East line of said tract, a distance of 660.00 feet to the South line of said Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); thence N90°00'00"E on said South line, a distance of 244.00 feet to the Point of Beginning, subject to County road right of way.

Parcel B

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Premier Subdivision as platted in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N00°00'00"E (assumed bearing) on the West line of a tract of land recorded in Miscellaneous Record Book Q, Page 292, a distance of 166.56 feet to the Southeast corner of a tract of land recorded in Deed Book 2014, Page 1588; thence N90°00'00"W on the South line of said tract, a distance of 197.74 feet

to the Northeast Corner of a tract of land recorded in Deed Book 2006, Page 2365; thence $S00^{\circ}00'00''E$ on the East line of said tract, a distance of 165.56 feet to the Northwest corner of said Premier Subdivision; thence $N90^{\circ}00'00''E$ on the North line of said subdivision, a distance of 197.74 feet to the Point of Beginning.

Parcel C

A tract of land located in the Southeast Quarter of the Southwest Quarter ($SE\frac{1}{4} SW\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

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Parcel D

A tract of land located in the Southeast Quarter of the Southwest Quarter ($SE\frac{1}{4} SW\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

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said subdivision; thence continuing N00°00'00"W, a distance of 166.56 feet to the North line of a tract of land recorded in Deed Book 2006, Page 2365; thence N90°00'00"W on said South line, a distance of 425.35 feet to the Southeast corner of a tract of land recorded in Deed Book 2003, Page 995; thence N90°00'00"W on the South line of said tract, a distance of 150.00 feet to the East right of way line of County Road 1625; thence S01°37'10"E on said right of way line, a distance of 200.00 feet to the Northwest corner of said tract of land recorded in Deed Book 2004, Page 1889; thence N90°00'00"E on the North line of said tract, a distance of 220.00 feet to the Point of Beginning.

Parcel E

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

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001701200

001701300

001701600

001701700

001701701

3
4
10W

001701500

001701800

Parcel "C"

001702100

001702001

001701401

001701900

001702002

001702000

PREMIER

001706204

001706203

001706202

001706501

10
4
10W

001706101

001706200

BOOK-PAGE 2017 - 1380-83 DATE OF SALE 6-23-2017

LEGAL DESCRIPTION Parcel A, B, C, D E - BH Suburban

LOCATION ID PARCEL(S) 001702001

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY 3-4-10

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	26780	72925	99705
2015	37015	107505	144520
2016	37015	109640	146655
2017	46770	116100	162870

SELLING PRICE	215,000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
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SCHOOL BASE # 185-91-0074 HOUSE QUALITY 30 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1970

MOBILE HOME NA

BOOK-PAGE	EQUIP IRRIGATION WELL	EQUIP IRRIGATION BOSTWICK	EQUIP IRRIGATION GOTTSCH WASTE WATER	EQUIP IRRIGATION CREEK	EQUIP IRRIGATION REPUBLICAN RIVER	EQUIP IRRIGATION STREAM	EQUIP IRRIGATION WELL / BOSTWICK	EQUIP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E	
1A E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E	
2A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1 U E	
2A E	2A B E	2A F E	2A K E	2A R E	2A S E	2A V E	2A U E	
3A1 E	3A1 B E	3A1 F E	3A1 K E	3A1 R E	3A1 S E	3A1 V E	3A1 U E	
3A E	3A B E	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E	
4A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E	
4A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E	
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
CREP IRRIGATION WELL	CREP IRRIGATION BOSTWICK	CREP IRRIGATION GOTTSCH WASTE WATER	CREP IRRIGATION CREEK	CREP IRRIGATION REPUBLICAN RIVER	CREP IRRIGATION STREAM	CREP IRRIGATION WELL / BOSTWICK	CREP IRRIGATION UNKNOWN SOURCE	
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	
1A1 P	1A1 B P	1A1 F P	1A1 K P	1A1 R P	1A1 S P	1A1 V P	1A1 U P	
1A P	1A B P	1A F P	1A K P	1A R P	1A S P	1A V P	1A U P	
2A1 P	2A1 B P	2A1 F P	2A1 K P	2A1 R P	2A1 S P	2A1 V P	2A1 U P	
2A P	2A B P	2A F P	2A K P	2A R P	2A S P	2A V P	2A U P	
3A1 P	3A1 B P	3A1 F P	3A1 K P	3A1 R P	3A1 S P	3A1 V P	3A1 U P	
3A P	3A B P	3A F P	3A K P	3A R P	3A S P	3A V P	3A U P	
4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P	

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1397 # PAGES _____ GRANTEE MASTER NAME # Paul E Kral Trustee

PARCEL # / FILING NUMBER 000308600 / 6790

DOC STAMPS Exempt # 19 tax/lien _____

SALES FILE # 154 # 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	RURAL RESIDENTIAL _____
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	SUBURBAN _____

TAX DISTRICT 195
TOTAL SALE PRICE \$1.00

521 ADJUSTMENTS \$ _____
ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO
SALES DATE 6-16-2017
DEED TYPE WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
1	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	TERMS 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 Paul E Kral - to Paul E Kral Trustee.
However, there is a Deed to be filed
Regarding Denise A Kral Trust 1/2 int... title not clear
contacted Attorney.

Real Estate Transfer Statement

154

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 06 Day 16 Yr. 2017		Mo. 06 Day 16 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Paul E. Kral, a single person				Grantee's Name (Buyer) Paul E. Kral, Trustee of the Paul E. Kral Trust			
Street or Other Mailing Address 806 W Seward Street				Street or Other Mailing Address 806 W Seward Street			
City		State		City		State	
Blue Hill		NE		Blue Hill		NE	
Zip Code		68930		Zip Code		68930	
Phone Number		402-756-2048		Phone Number		402-756-2048	
Email Address				Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" 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"/> 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 checked="" 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 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?
 \$102,590

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
 506 W. Seward Street
 Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Paul E. Kral, Trustee of the Paul E. Kral Trust
 506 W. Seward Street
 Blue Hill, NE 68930

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	\$1 + Contribution to Revocable Trust...	\$	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.)		\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$1 + Contribution to Revocable Trust	\$	1.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19

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.

Henry C. Schenker (308) 425-6273
 Print or Type Name of Grantee or Authorized Representative Phone Number

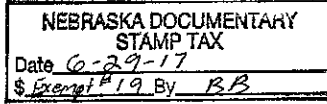
Henry C. Schenker Attorney
 Signature of Grantee or Authorized Representative Title Date 6/16/2017

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 06 Day 29 Yr. 17	\$ Exempt # 19	BK2017, Pg 1397-1398	

The East Half (E. ½) of Lot Twelve (12), Block Twelve (12), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska; and the following described tract located in part of Lots Two (2), Three (3), and Four (4), Block Nineteen (19), Original Town, now Village, of Blue Hill, Webster County, Nebraska, and in part of vacated alley or street between said Blocks Twelve (12) and Nineteen (19): Commencing at a point 12 feet East of the Northwest corner of Lot 2, said Block 19; thence Southwesterly in a straight line to a point 12 feet West of the Southeast corner of Lot 1, Block 12 of said Hoover's Addition; thence East to the center of vacated alley or street between said Block 12 and said Block 19; thence South to the North line of Lot 12, Block 12 of said Hoover's Addition extended East to the middle of said vacated alley or street; thence West to the Northwest corner of the East ½ of Lot 12 of said Block 12; thence South to the North line of Seward Street; thence East to a point on the South line of said Block 19 which is 30' East of the Southwest corner of Lot 4 in said Block 19; thence Northeasterly to a point 40 feet East of the West line of said Lot 4 of said Block 19 and 100.00 feet South of the North line of said Lot 4 of said Block 19; thence Northwesterly 90.65 feet to a point 30' East of the West line of said Lot 4 of said Block 19 and 10' South of North line of said Lot 4 of said Block 19; thence East 79.9' to a point 10' South of the Northeast corner of said Lot 4 of said Block 19; thence North 10' to the Northeast corner of said Lot 4 of said Block 19; thence West to a point 14 feet East of the Southeast corner of Lot 2 of said Block 19; thence Northwesterly to a point 10' North of the South line of said Lot 2 of said Block 19 and 44 feet East of the West line of said Lot 2 of said Block 19; thence Northwesterly to a point 6 feet East of the West line of said Lot 2 of said Block 19 and 26 feet North of the South line of said Lot 2 of said Block 19; thence Northeasterly to a point 40 feet East of the Northwest corner of said Lot 2 of said Block 19; thence west to the point of beginning.

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 29 day of June A.D., 2017, at 3:15 o'clock P. M. Recorded in Book 2017 on Page 1397-1398
Deb Klingenberg County Clerk
16.00 BB Deputy
Ind Comp Assessor Carded



When recording is complete return to:
Duncan, Walker, Schenker &
Daake, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

PAULE. KRAL, a single person, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar and Contribution to Revocable Trust, receipt of which is hereby acknowledged, conveys to

PAULE. KRAL, Trustee of the Paul E. Kral Trust, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The East Half (E. ½) of Lot Twelve (12), Block Twelve (12), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska; and the following described tract located in part of Lots Two (2), Three (3), and Four (4), Block Nineteen (19), Original Town, now Village, of Blue Hill, Webster County, Nebraska, and in part of vacated alley or street between said Blocks Twelve (12) and Nineteen (19): Commencing at a point 12 feet East of the Northwest corner of Lot 2, said Block 19; thence Southwesterly in a straight line to a point 12 feet West of the Southeast corner of Lot 1, Block 12 of said Hoover's Addition; thence East to the center of vacated alley or street between said Block 12 and said Block 19; thence South to the North line of Lot 12, Block 12 of said Hoover's Addition extended East to the middle of said vacated alley or street; thence West to the Northwest corner of the East ½ of Lot 12 of said Block 12; thence South to the North line of Seward Street; thence East to a point on the South line of said Block 19 which is 30' East of the Southwest corner of Lot 4 in said Block 19; thence Northeasterly to a point 40 feet East of the West line of said Lot 4 of said Block 19 and 100.00 feet South of the North line of said Lot 4 of said Block 19; thence Northwesterly 90.65 feet to a point 30' East of the West line of said Lot 4 of said Block 19 and 10' South of North line of said Lot 4 of said Block 19; thence East 79.9' to a point 10' South of the Northeast corner of said Lot 4 of said Block 19; thence North 10' to the Northeast corner of said Lot 4 of said Block 19; thence West to a point 14 feet East of the Southeast corner of Lot 2 of said Block 19; thence Northwesterly to a point 10' North of the South line of said Lot 2 of said Block 19 and 44 feet East of the West line of said Lot 2 of said Block 19; thence Northwesterly to a point 6 feet East of the West line of said Lot 2 of said Block 19 and 26 feet North of the South line of said Lot 2 of said Block 19; thence Northeasterly to a point 40 feet East of the Northwest corner of said Lot 2 of said Block 19; thence west to the point of beginning.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to 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: June 16, 2017.


Paul E. Kral.

STATE OF NEBRASKA)
) ss.
COUNTY OF FRANKLIN)

The foregoing was acknowledged before me on June 16, 2017 by Paul E. Kral, a single person.



Henry C. Schenker
Notary Public.

Certificate of Exemption – Deeds to Trustees

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

SECTION 1

Grantor of Instrument and Trust

Paul E. Kral

Grantee of Instrument (Trustee)

Paul E. Kral

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Michelle Altice	Daughter
Timothy Kral	Son
Terry Kral	Son
Thomas Kral	Son

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.

Certificate of Exemption – Deeds to Trustees

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

SECTION 1

Grantor of Instrument and Trust

Paul E. Kral

Grantee of Instrument (Trustee)

Paul E. Kral

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Tony Kral	Son
Todd Kral	Son

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.
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- 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 Paul Kral
here Signature

Trustee
Title

6/16/2017
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