

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1405

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Michael B. +

PARCEL # / FILING NUMBER ~~002500100~~ / 73415 13-4-12

Linda L. Miller

DOC STAMPS -0-

tax/lien \_\_\_\_\_

SALES FILE # 155

# 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 105

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 6-13-2017

DEED TYPE WD

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

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

COMMENTS Exempt # 5A - Adding Husband to Deed

# Real Estate Transfer Statement

155

• 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. 6 Day 13 Yr. 17		Mo. 6 Day 13 Yr. 17	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) LINDA L LUKAS a/k/a LINDA L MILLER & MICHAEL B MILLE				Grantee's Name (Buyer) MICHAEL B MILLER & LINDA L MILLER			
Street or Other Mailing Address 1240 S ADAMS CENTRAL AVE				Street or Other Mailing Address 1240 S ADAMS CENTRAL AVE			
City HASTINGS		State NE		City HASTINGS		State NE	
Zip Code 68901				Zip Code 68901			
Phone Number				Phone Number		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 checked="" type="checkbox"/>	
Email Address				Email Address			

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> 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

<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"/> 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 checked="" type="checkbox"/> Other (Explain) <u>it tenants</u>
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Trustee to Beneficiary	

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

Yes  No

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

Yes  No

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

Yes  No

<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 checked="" 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?

\$559,255

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

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes  No

18 Address of Property

18a  No address assigned 18b  Vacant land

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

MICHAEL & LINDA MILLER  
1240 S ADAMS CENTRAL ROAD  
HASTINGS, NE 68901

20 Legal Description

THE NW1/4 OF 13-4N-12, WEST OF THE 6TH P.M., WEBSTER COUNTY, NE

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

22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <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)	\$ 0.00

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

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

sign here

Jennifer Fleischer  
Print or Type Name of Grantee or Authorized Representative

*Jennifer Fleischer*  
Signature of Grantee or Authorized Representative

Attorney

(402) 762-3524  
Phone Number

Title \_\_\_\_\_ Date \_\_\_\_\_

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. 6 Day 30 Yr. 17	\$ Exempt # 5a	BK2017, Pg 1405	

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 30 day  
of June A.D., 2017, at 11:55  
o'clock A M. Recorded in Book 2017  
on Page 1405  
Deb Klingenberg County Clerk  
BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 6-30-17  
\$ Exempt \$ 50 By BB

**WARRANTY DEED**

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

LINDA LOUISE LUKAS MILLER a/k/a LINDA L. MILLER, and MICHAEL B. MILLER, wife and husband, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, MICHAEL B. MILLER and LINDA L. MILLER, husband and wife, as joint tenants and not tenants in common, the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP FOUR (4) NORTH, RANGE TWELVE (12), WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA.

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

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

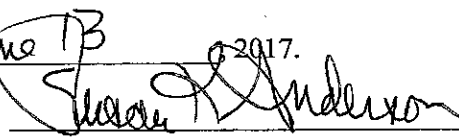
Executed: 6-13-17

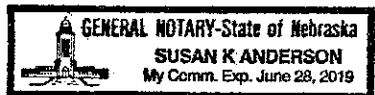
  
LINDA LOUISE LUKAS MILLER, Grantor  
a/k/a LINDA L. MILLER

  
MICHAEL B. MILLER, Grantor

STATE OF NEBRASKA        )  
  )SS.  
COUNTY OF Adams        )

Before me, a notary public qualified for said county, personally came LINDA LOUISE LUKAS MILLER a/k/a LINDA L. MILLER and MICHAEL B. MILLER, wife and husband, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on June 13 2017.  
  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1416 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Travis + Kristy Kennedy  
 PARCEL # / FILING NUMBER 000123400 / 35560 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ 13090

DOC STAMPS 0- tax/lien \_\_\_\_\_

SALES FILE # 156 # 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 2,250

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 6-30-2017

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# Real Estate Transfer Statement

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

156

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>30</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>06</u> Day <u>28</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) <b>City of Red Cloud, Board of Public Trust</b>		Grantee's Name (Buyer) <b>Travis &amp; Kristy Kennedy</b>	
Street or Other Mailing Address <b>540 N Webster St</b>		Street or Other Mailing Address <b>205 E 7th St</b>	
City <b>Red Cloud</b>	State <b>NE</b>	Zip Code <b>68970</b>	City <b>Red Cloud</b>
			State <b>NE</b>
			Zip Code <b>68970</b>
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<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?

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  
**714 N Elm St  
Red Cloud, NE 68970**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**Lot Twenty-one (21) and the North Fifteen feet (N15') of Lot Twenty-two (22), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	\$ 2,250.00
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)	\$ 2,250.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2.

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

**sign here**

**Kory J. McCracken** (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* Attorney Date 6/30/17  
Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>30</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>BK2017, Pg 1416</u>

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

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of June A.D., 2017 at 1:20 o'clock P. M. Recorded in Book 2017 on Page 1416  
Deb Klingebesser County Clerk  
\$10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 6-30-17  
\$ Exempt # 2 By BR

**JOINT TENANCY WARRANTY DEED**

The City of Red Cloud, Board of Public Trust, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Travis Kennedy and Kristy Kennedy, husband and wife, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Twenty-one (21) and the North Fifteen feet (N15') of Lot Twenty-two (22), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed ~~July~~ <sup>June</sup> 28, 2017.

THE CITY OF RED CLOUD, BOARD OF PUBLIC TRUST

Gary Meyer  
Gary Meyer, President

Beverly Meyer  
Beverly Meyer, Secretary

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on ~~July~~ <sup>June</sup> 28, 2017, by Gary Meyer, President, and Beverly Meyer, Secretary, on behalf of the The City of Red Cloud, Board of Public Trust.

KORY MCCrackEN  
General Notary  
State of Nebraska  
Comm. expires ~~by~~ Commission Expires Aug 27, 2018

Kory McCracken  
Notary Public

PAGE 1

COMMENTS

BOOK-PAGE 2017-1416 DATE OF SALE 6-30-2017

LEGAL DESCRIPTION Lot 21 N15' Lot 22 Block 5 SMITH & MOORES

LOCATION ID PARCEL(S) 000123400 / 35560

ASSESSOR LOCATION RA ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	500	6585	7085
2015	500	6585	7085
2016	500	5065	5565
2017	500	5065	5565

SELLING PRICE	2250	521 ADJUSTMENT		ASSESSOR ADJUSTMENT		ADJUSTED SELLING PRICE
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SCHOOL BASE # 65 HOUSE QUALITY 30 HOUSE CONDITION 10 DATE OF CONSTRUCTION 1894

MOBILE HOME

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 07/19/2017

Record : 1 of: 1

Inspected By: CJ Inspection Date: 09/23/2016

Parcel ID #: 000123400 Map # : 4371-00-0-10020-005-0000

KENNEDY, TRAVIS & KRISTY  
205 E 7TH STREET  
RED CLOUD, NE 68970-

Situs : 714 N ELM ST  
Legal : LOT 21 & NORTH 15' LOT 22 BLOCK 5  
SMITH & MOORE'S ADDITION RED CLOUD

LOT INFORMATION

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	40	# of Units :	5680
Lot Depth :	142	Unit Value :	0.09
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	500
Utilities :			

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1894/123
Quality :	30 - Average	Effective Age :	
Condition :	10 - Poor	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% SIDING		
Floor Area :	648		
Basement Area :	0		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	1.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$5,565
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$5,065
Land Value .....	\$500
FINAL ESTIMATE OF VALUE .....	\$5,565
Value per Square Foot .....	8
Current Total Assessed Value for Parcel # 000123400 .....	\$5,565

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





COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1434

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Leland Otto Erickson

PARCEL # 002305700  
 FILING NUMBER 002305700  
 House - Leland & Susan Have Now

Now-002301000/71720 6-2-12  
Will Have Land 12448

DOC STAMPS 832.50

tax/lien \_\_\_\_\_

SALES FILE # 157

# 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
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	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 50

TOTAL SALE PRICE 370,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 6-27-2017

DEED TYPE JTW 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

COMMENTS NE 1/4 6-2-12 less 360 X 605



# Real Estate Transfer Statement

157

FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
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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. 6 Day 27 Yr. 17		4 Date of Deed Mo. 6 Day 27 Yr. 17	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Anita E. Spencer and Roger Spencer Street or Other Mailing Address PO Box 141 City Funk State NE Zip Code 68940				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Leland Otto Erickson and Susan Lee Erickson Street or Other Mailing Address 167 Rd. N City Campbell State NE Zip Code 68932			
Phone Number (308) 263-2091				Phone Number (402) 746-3732		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address			

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

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<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 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?  
\$370,000

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Leland and Susan Erickson  
167 Rd. N  
Campbell, NE 68932

18a  No address assigned 18b  Vacant land

20 Legal Description  
The Northeast Quarter (NE1/4) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract beginning at a point 1,400 feet West of the Northeast corner of said Northeast Quarter (NE1/4) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., thence West 605 feet, thence South 360 feet, then East 605 feet, thence North 360 feet to the Point of Beginning.

21 If agricultural, list total number of acres 155+/-

22 Total purchase price, including any liabilities assumed	22	\$	370,000.00
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	\$	370,000.00

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 **Randall Alexander** (402) 879-4751  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Attorney at Law 6-27-17  
 Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 5 Yr. 17	27 Value of Stamp or Exempt Number \$ 832.50	28 Recording Data BK2017, Pg 1434



WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 07/31/2017

Parcel # : 002301000  
 Current Owner : ERICKSON, LELAND & SUSAN  
 167 RD N  
 CAMPBELL, NE 68932-0000

Map # : 4369-6-1-0-0-71720  
 Tax District : 50  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : NE1/4 LESS 360' X 605' 6-2-12

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY	DRY	3D	NO		24.39	2,265	55,245	55,245
3852	GEARY-HOBBS SOILS	DRY	4D	NO		1.92	2,190	4,205	4,205
3561	HOBBS SILT LOAM, OCCASIONALLY DRY	DRY	2D1	NO		35.24	2,435	85,810	85,810
2671	HOLDREGE SILT LOAM, 3-7% SLOP DRY	DRY	3D1	NO		3.29	2,265	7,450	7,450
2668	HOLDREGE SILT LOAM, 1-3% SLOP DRY	DRY	1D	NO		4.56	2,705	12,335	12,335
2667	HOLDREGE SILT LOAM, 0-1% SLOP DRY	DRY	1D	NO		0.19	2,705	515	515
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY	DRY	4D	NO		19.90	2,190	43,580	43,580
						Dry Use Totals :	89.49	209,140	209,140
4147	HOLDREGE SOILS, 3-7% SLOPES, GRAS	GRAS	3G	NO		3.56	1,425	5,075	5,075
3852	GEARY-HOBBS SOILS	GRAS	4G	NO		10.16	1,425	14,480	14,480
3561	HOBBS SILT LOAM, OCCASIONALLY GRAS	GRAS	2G1	NO		27.19	1,425	38,745	38,745
2675	HOLDREGE SILT LOAM, 3 TO 7% S GRAS	GRAS	2G	NO		0.07	1,425	100	100
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS	GRAS	4G	NO		0.40	1,425	570	570
						Grass Use Totals :	41.38	58,970	58,970
3561	HOBBS SILT LOAM, OCCASIONALLY IRRG	IRRG	2A1	NO		14.26	4,930	70,300	70,300
3852	GEARY-HOBBS SOILS	IRRG	4A	NO		1.39	4,740	6,590	6,590
						Irrg Use Totals :	15.65	76,890	76,890
ROAD	COUNTY ROAD	ROAD	ROAD	NO		3.43	0	0	0
						Road Use Totals :	3.43	0	0
						Parcel Totals :	149.95	345,000	345,000

BOOK-PAGE 2017-1434 DATE OF SALE 6-27-2017

LEGAL DESCRIPTION NE 1/4 6-2-12 lots 3600 X 2205

LOCATION ID PARCEL(S) 002301000

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY Rural 6-2-12

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	299 230		299 230
2015	416 000		416 000
2016	345 115		345 115
2017	345 000		345 000

SELLING PRICE	370,000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
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SCHOOL BASE # 50 - 91-0002 HOUSE QUALITY — HOUSE CONDITION — DATE OF CONSTRUCTION —

MOBILE HOME —

BOOK-PAGE

EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP
IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION
WELL	BOSTWICK	GOTTSC WASTE WATER	CREEK	REPUBLICAN RIVER	STREAM	WELL / BOSTWICK	UNKNOWN SOURCE		
ACRES	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		
CREP	CREP	CREP	CREP	CREP	CREP	CREP	CREP	CREP	CREP
IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION
WELL	BOSTWICK	GOTTSC WASTE WATER	CREEK	REPUBLICAN RIVER	STREAM	WELL / BOSTWICK	UNKNOWN SOURCE		
ACRES	ACRES	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 2017-1436 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Lonnie Kort  
 PARCEL # / FILING NUMBER Res (Com) 3228 + 32270 / 8330 + 3227 / 8340 + 20022 / 6945D  
8350 # 13092

DOC STAMPS Exempt tax/lien \_\_\_\_\_

SALES FILE # 158 # 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 X2 195 + 110 (Ag)

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 6-16-17

DEED TYPE @CD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Comm - Res - Ag - Carrie Kort giving all her interest to Lonnie. (Dissolution)



# Real Estate Transfer Statement

158

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>16</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>6</u> Day <u>16</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>LONNIE R KORT &amp; CARRIE J KORT</b> Street or Other Mailing Address <b>413 NORTHEAST RAILWAY STREET</b> City <b>BLUE HILL</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>LONNIE R KORT</b> Street or Other Mailing Address <b>413 NORTHEAST RAILWAY STREET</b> City <b>BLUE HILL</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

Yes  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 checked="" 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?  
**\$267,130**

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  
**LONNIE R KORT**  
**413 NORTHEAST RAILWAY 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	\$ 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.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

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

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

**JENNIFER FLEISCHER** (402) 762-3524  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Jennifer Fleischer* ATTORNEY  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>5</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2017, Pg 1436-1437</u>

ANY AND ALL MY INTEREST IN AND TO:

THE WEST FIFTY (50) FEET OF LOT ONE (1) AND ALL OF LOT TWO (2), BLOCK THREE (3), ✓  
IN BUSCHOW'S ADDITION TO THE TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

LOT THREE (3) AND THE WEST FIFTY (50) FEET OF LOT FOUR (4), BLOCK THREE (3), ✓  
BUSCHOW'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA.

THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION  
ELEVEN (11), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) WEST OF THE 6<sup>TH</sup>  
P.M., WEBSTER COUNTY NEBRASKA **EXCEPT** A TRACT OF LAND LOCATED IN  
SAID NE1/4 DESCRIBED AS : COMMENCING AT THE NORTHEAST CORNER AS THE  
POINT OF BEGINNING AND PROCEEDING WEST 466.66 FEET, THENCE SOUTH  
466.66 FEET, THENCE EAST 466.66 FEET, THENCE NORTH 466.66 FEET TO THE POINT  
OF BEGINNING, **AND EXCEPT** A TRACT CONVEYED TO THE STATE OF NEBRASKA  
RECORDED IN DEED BOOK 25, PAGE 191, **AND EXCEPT** THAT PORTION  
CONVEYED TO THE STATE OF NEBRASKA RECORDED IN BOOK 79, PAGE 24.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of July A.D., 2017, at 11:15 o'clock A. M. Recorded in Book 2017 on Page 1436-1437  
Deb. Klingenberg County Clerk  
16.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-5-17  
\$ Exempt # 5 By BR

**QUIT CLAIM DEED**

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

**LONNIE R. KORT and CARRIE J. KORT, husband and wife**, herein called Grantor whether one or more, in consideration of one dollar and other valuable consideration, received from Grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto **LONNIE R. KORT, a married person**, herein called the Grantee whether one or more, the following described real estate property in Webster County, Nebraska:

ANY AND ALL MY INTEREST IN AND TO:

THE WEST FIFTY (50) FEET OF LOT ONE (1) AND ALL OF LOT TWO (2), BLOCK THREE (3), IN BUSCHOW'S ADDITION TO THE TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

LOT THREE (3) AND THE WEST FIFTY (50) FEET OF LOT FOUR (4), BLOCK THREE (3), BUSCHOW'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA.

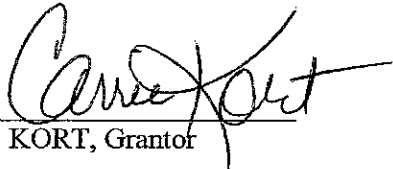
THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION ELEVEN (11), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY NEBRASKA EXCEPT A TRACT OF LAND LOCATED IN SAID NE1/4 DESCRIBED AS : COMMENCING AT THE NORTHEAST CORNER AS THE POINT OF BEGINNING AND PROCEEDING WEST 466.66 FEET, THENCE SOUTH 466.66 FEET, THENCE EAST 466.66 FEET, THENCE NORTH 466.66 FEET TO THE POINT OF BEGINNING, AND EXCEPT A TRACT CONVEYED TO THE STATE OF NEBRASKA RECORDED IN DEED BOOK 25, PAGE 191, AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF NEBRASKA RECORDED IN BOOK 79, PAGE 24.

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

Dated this 16 day of June, 2017



LONNIE R. KORT, Grantor



CARRIE J. KORT, Grantor

STATE OF NEBRASKA )  
                                  )SS.  
COUNTY OF WEBSTER )

Before me, a notary public qualified for said county, personally came LONNIE R. KORT and CARRIE J. KORT, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on 6-16, 2017



*Jerr Knapple*  
Notary Public