							· ·			175.00 May 185.00 May
91 2020MH	OMH 1	11/1	11/1/2020	Base: 91-	91-0074 A	Affiliated:	ano 2 11 II	Unified:		
Location ID	Sale Number	Useability & Code #			_	Parcel Number	Number	-		6-1
002601600	247MH	<b>H</b>	To provide the second s	GeoCde Twn	Ring	Sect Ort	為好為	Агеа	BIK	Parcel
D.	Date of Sale Assessed Value	Value		4133 4	10	9 0	- · ·		002 (	0000
Land	Improvements	To	Total		Date of Sa	Date of Sale Property Classif	Classifica	ication Code	de	
	3,205	OI .	3,205	Status .	Property Type	Zoning	Location	City Size	-	Parcel Size
Assessor Location:	вгов нігг (в	(BH)		A) 3 B)	01	(C) 1	D) 1	E) 6	F)	0
			Residential		100		Commercial	ial		
lmW.	Multiple Improvements:	Multiple. Improvements.	ements.:		Multiple. In	Multiple. Improvements. :				
	Construction Date:	Construction Date:	<sub>æ:</sub> 1978	8	Construction Date:	n Date :				
	Floor:	Floor Sq. Ft. :	924	4	Floor Sq. Ft. :	•				
	Building Cost New:	Cost:	45,305	5	Cost:					
Single Family Style:	100	Residential Condition:	ondition: 20		Commerc	Commercial Occupancy Code:	cy Code:	1		
(100) 🗷 Mobile Home	le	(10) 🗆 Wo	Worn Out		Primary:	Q	Other1:	Off	Other2:	
(101) □ One Story		(20) 🗷 Ba	Badly Worn		Commerc	Commercial Construction Class:	tion Class:			
(102) □ Two Story		(30) □ Av	Average		(1) <b></b>	Fireproof Structural Steel Frame	uctural Steel	Frame		
(103) □ Split Level		(40) □ Good	od		(2)	Reinforced Concrete Frame	oncrete Fran	ne		
(104) 🗆 1 1/2 Story		(50) 🗆 Ve	Very Good		(3)	Masomy Bearing Walls	ning Walls			
(111) □ Bi-Level		(60) D Ex	Excellent		<b>(4)</b>	Wood or Steel Framed		Ext. Walls		
(106) □ Other					(5)	Metal Frame and Walls	and Walls			
	Style:	Residential Quality:	uality: 20		6 0	Pole Frame			STATE OF THE PROPERTY OF THE P	n Carlos Carlos
(301) □ One Story		(10) 🗆 Low	W		Cost Rank:		С	Condition:		
(302) □ Two Story		(20) 🗷 Fair	ľ		(10)	Low	(1	(10) U W	Worm Out	
(307) 🗆 1 1/2 Story		(30) 🗆 Av	Average		(20)	Average	23	(20) 🗆 B	Badly Wom	B
(308)  Split Level		(40) □ Good	od		(30)	Above Average		(30) $\square$ A	□ Average	
(309) 🗆 2 1/2 Story		(50) □ Ve	Very Good		(40)	High	(4	(40) 🗆 G	Good	
(304) ☐ One Story Duplex	uplex	(60) 🗆 Ex	Excellent				(5	(50) 🗆 V	Very Good	1
(305) □ Two Story Duplex	uplex						(6	(60) 🏻 E	Excellent	
Assessor's Adjustment to Sale Price (+ or -):	stment to Sale P	rice (+ or -)	••							
Assessor Comments and Reason for Adjustment:	and Reason for A	djustment:								
MANUFACTURE	MANUFACTURED HOME TRANSFER	FER								
Comments from				Com	Comments:		NO.		:	
002601600										
									(Continue on back)	on back)
									,	, and

Signature of Buyer or Authorized Representative  Title  Title  Title  Date  Statement should be filed with the county-treasurer in the county where the application for title is made.	here Signature of Buyer or Authorized Representative  This statement should be filed with the countyst
	,
970-218-3138  Daytime Phone	Print or Type Name of Buyer or Authorized Representative
this statement and that it is, to the best of my knowledge and belief, true, his statement.	₹ 5
24c	24c Set-up Costs
24b	24b Moving Costs
24a	24a Furnishings
ned	<ul> <li>23 Total purchase price, including any liabilities assumed</li> <li>24 Was non-real property included in the purchase? </li> <li>and 24c indicating the cost amount of each.)</li> </ul>
Blue File 191	
<u> </u>	
Tout, 3319	
	1002 W. bage St., Blue Hill, NE 68930
1002 West	the Manufactured Home After Sale
	DOA W. Gage St., Blue Hill, NE
20 Name and Address of Person to Whom the Tax Statement Should be Sent	65 12 Brighton 19 Location of the Manufactured Home Before Sale
	YES NO If Yes, include the name of the agen
	#3,500
12 Was the mortgage assumed? (If Yes, state amount and interest rate.)	11 What is the current market value of the manufactured housing?
Step-parent and Step-child Aunt or Uncle to Niece or Nephew Family Corp. or Partnership Brothers and Sisters Self Other	Grandchild
TES MO NO Same probably bridges as barron attinosilve-villo excitatifes, (inc 8 inc) Excusus(6)	
Satis	Sale   Auction   Gift   Exchange   Foreclosure
138 Scurry 60@owlook.com	18
Blue Hil) NE 68930	Blue Hill NE 68930  Daving Phone   Email Address
	Sox 243
Donald ocar Sally L. Curry	Darkine Engel by Lonnie Van Breming Poth
me, Address, and Telephone (Please Print)	5 Seller's Name, Address, and Telephone (Please Print)
3 Date of Sale  Mo	1 County Name 2 County Nu Q   2 County Nu Q   Q
•Read instructions on reverse side.  attachment and identify the applicable item number.  521 WH	• To be filed with the County To servenus • If additional space is needed
Ising Transfer Statement FORM	Wanufactured

Retain a copy for your records.

#### GNATURE OF SELLER GH10234460 NE N0000988855 ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN. 5360914 **IK** KNEHANS TENTIC THE VEHICLE described within the vehic 1002 W GAGE STLOT MANUFACTURED HOME JUNKNOWN within the Certificate of Title, hereby sells and assigns all right, title and interest in and to 1978 BRIGHTON MANOR / GH7 Make / Model with the transfer of ownership. ADDRESS I AM AWARE OF eal The Da 1002 W GAGE ST LOT 1 BLUE HILL NE 68930-5540 MADE BY THE SELLER(S) Name(s) CURRY WROS 04-Nov-2020 d Certificate of Title and the vehicle

### Agricultural Land Sales Worksheet

									The second second second	20.00		
		2.000		-	Non-AG TOTAL	m-AG	Z			<u>  St</u>	Outbuildings	Q.
				<u>et</u>	Other					<u>8</u>	Dwellings	
				on	Recreation							
				tes	Home Sites					<del>\$</del>	4	
				tes	Farm Sites			92,610	49.000	)1	4D1	
		2.000		sbi	Roads					3D	ıμ	
259,880		8.000	158.	T	LAND TOTAL	LAND	AG]			)1	3D1	
				ner	Other			92,120	47.000	2D	2	
1,440		8.000		ste	Waste					)1	2D1	
				On	Accretion					1D		
				ber	Shelterbelt/Timber	Shelter				01	ID1	DRYLAND
				<b>4</b> G	_					4A	4	
				4G1	4					1	4A1	
	-			द्ध						3A	ιs	
				3G1	ري					1	3A1	
				2G						2A	2	
				2G1	2					11	2A1	
				IG						1A	1	
73,710		54.000	Ųπ	IGI	l .	GRASSLAND	G			11	ŒD IAI	IRRIGATED
VALUE:		ES:	ACRES:			LCG		VALUE:	ACRES:		<b>Q</b>	ъсс
0 F) 9	<b>E</b> )	D) 3	ъ	(3)	05	В)	A) 2		Irrigation Type:	Irrigat		
Size Parcel Size	City Size	Location	Zoning	- 2567,00	Property Type		Status	259,880			9,880	259,
ode	ation C	Date of Sale Property Classification Code	roperty	Sale Pı	Date of			Total	Improvements	—— Im	ď	Land
000 4340	μ	00000	4	30	10	Н	4489	/alue	Date of Sale Assessed Value	Date of S		
Blk Parcel	Area	Subdly	Qrt	Sect	i Rng	Twn	GeoCde	1	248		3100	001413100
		umber	Parcel Number	P				Useability & Code#	Sale Number	Sale	nД	Location ID
ed:	Unified:		ted:	Affiliated:	002	91-0002	Base:	10/30/2020	2959	2020	2	91
		School District Code	ool Dist	Scho				Sale Date	Page	Book	B	Cnty No.

		001413100	Comments from			WD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

### NEBRASKA Good Life, Great Service.

# Real Estate Transfer Statement With the Register of Deeds - Read instructions on reverse side.

aug Bus

FORM **521** 

• If additional space is	register of Deeds. • nead illistractions on reverse side.	-
The deed will not be recorded unless this statement	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/ Iransfer  Mo. 10 Day 30 Yr. 2020 Mo. 10 Day —	27 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print)	phone (Plea	
Grantor's Name (Seller) **Names Attached*	Grantee's Name (Buyer) Daniel Powers and Jeffery Powers	
ess each St.	nt St.	
State Zip Code CO 80020	City State NE NE	Zip Coc
470	Phone Number Is the grantee a 501(c)(3) organization? (308) 991-3641 If Yes, is the grantee a 509(a) foundation?	ation? Yes No
Email Address N/A		
ssification Number. Check one box in categories A and B.	Check C if property is also a mobile home.	)
(B)	Property Type	(0)
☐ Improved ☐ Single Family ☐ Industrial ☐  ✓ Unimproved ☐ Multi-Family ✓ Agricultural ☐	Mineral interests-Nonproducing State Assessed  Mineral interests-Producing Exempt	Mobile Home
Commercial		
8 Type of Deed Conservator Distribution Land (	Contract/Memo Partition Sheriff [	Other
Death Certificate – Transfer on Death	Quit Claim	
property purchased as 10 Type of Transfer Distribution 1RS like-kind exchange? Auction Easement 1031 Exchange	☐ Irrevocable Trust ☐ Revocable Trust ☐ Life Estate ☐ Sale ☐	Transfer on Death Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use?	(If No, state the intended use.)
elatives, or if to a trustee, are the trustor and	(If Yes, che	Ā.
☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Ex-spouse ☐ Parents and Child	ind Grandchild Spouse  Step-parent and Step-child	
14 What is the current market value of the real property? \$375,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  ☐ Yes ☐ No \$	interest rate.) %
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 Lashley Land   No	? (If Yes, include the name and No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St See #6 Above	Statement Should be Sent
18a 📝 No address assigned 18b 🔲 Vacant land		
The Southeast Quarter (SE¼) of Section Thirty (30), the 6th P.M., Webster County, Nebraska	Thirty (30), Township One (1) North, Range Ten	Ten (10) West of
21 If agricultural, list total number of acres160 +/-		
22 Total purchase price, including any liabilities assumed	22 %	375,000,00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, en	No (If Yes, enter dollar amount and attach itemized list.) 23	375 000100
l X	-	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Angel Boggs	statement and that it is, to the best of my knowledge and belief, true, complete, and (308)	omplete, and (308) 995-4622
Prinhor Type Name of Grantee or Authorized Representative	Closing Agent	Phone Number 10- 30-2020
here Signature of Graniee or Authorized Representative	Title	Date
26 Date Deed Recorded 27 Value of Stamp or Exempt Number 2	ly 28 Regarding Data	For Dept. Use Only
Department of Revenue	BK2020, Pa 2959	lev. Stat. \$8 76-214. 77-1327(2)
Nebraska Department of Revenue	Authorized by Neb. Re	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Grantor's Names (Seller)

Cecil Lewis Keith Allen Lewis & Michelle Lewis Kevin George Lewis & Emily Lewis

State of Nebraska \$ss.
County of Webster

Draga, to 2009

Entered on the numerical index and filed for record in the Clerk's office of said county this. on Page\_ 3959e clock 100 N A.D., 20 0 at 11:19
A.M. Recorded in Book 2020 \_day

Januar Petzel \_Comp\_ Assessor. County Clerk Carded

> NEBRASKA DOCUMENTARY STAMP TAX By ab

(above space for recorder's use)

Return to:

311 West Ave Phelps County Title Company

Holdrege, NE 68949

### WARRANTY DEED

Rev. Stat. 76-201); whether one or more, the following described real estate in Webster County, Nebraska (as defined in Neb. joint tenants with right of survivorship and not as tenants in common, herein called the GRANTEE, GRANTEE, do hereby grant, bargain, sell, convey and confirm unto Daniel Powers and Jeffery Powers, a Kevin George Lewis and Emily Lewis, a married couple, herein called the GRANTOR, whether one or in consideration of One Dollar (\$1.00) and other valuable consideration received from Cecil Lewis, a single person and Keith Allen Lewis and Michelle Lewis, a married couple and

The Southeast Quarter (SE%) of Section Thirty (30), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

all persons whomsoever. same; and that GRANTOR warrants and will defend the title to the real estate against the lawful claims of casements and restrictions of record; that GRANTOR has legal power and lawful authority to convey the GRANTOR is lawfully seized of said real estate and that it is free from encumbrance except covenants, GRANTOR does hereby covenant (jointly and severally, if more than one) with the GRANTEE that

Executed this Al day of OCTOBER, 2020

Cecil Lewis

COUNTY OF Holams) STATE OF COLORADO)

The foregoing instrument was acknowledged before me on this Lewis, a single person. of QCTOBER, 2020 by Cecil

NOTALY AND ION

My Commission Expires: Une 26,2023

NOTARY ID 20194024253 STATE OF COLORADO NOTARY PUBLIC THERYL CONOVER

Page 1 of 3 H-1263

MY COMMISSION EXPIRES JUNE 26, 2023

BK 2020, Kg 2960

Executed this 2 مار day of OCTOBER, 2020

Michelle Lewis

STATE OF COLORADO)
COUNTY OF Jedges )

The foregoing instrument was acknowledged before me on this day of OCTOBER, 2020

by Keith Allen Lewis and Michelle Lewis, a married couple.

My Commission Expires: Dre 26, 2023

NOTARY PUBLIC

NOTARY ID 20194024263 MY COMMISSION EXPIRES JUNE 26, 2023 STATE OF COLORADO CHERYL CONOVER NOTARY PUBLIC

Executed this 26 day of OCTOBER, 2020

Kevin George Lewis

X

Emily Lewis

STATE OF COLORADO)

COUNTY OF Alms...)

by Kevin George Lewis and Emity Lewis, a married couple. The foregoing instrument was acknowledged before me on this\_ day of OCTOBER, 2020

NOTARY PUBLIC

My Commission Expires: (Dec 20, 2034)

BRANDON MADRID

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID 20184048336

MY COMMISSION EXPIRES DECEMBER 20, 2022

#### Agricultural Land Sales Worksheet

MANTE CONSTRUCTOR CONTRACTOR OF THE PARTY OF	7.7.7.7.6.6.6.6.6.6.6.6.6.6.6.6.6.6.6.6					
Cnty No.	Book	Page	Sale Date		School District Code	
91	2020	2993	11/10/2020	Base: 65-0011 A	Affiliated:	Unified:
Location ID		Sale Number	Useability & Code#		Parcel Number	
001006700		249	1	GeoCde Iwn Rng	Sect Ort Subdiv	Area Blk Parcel
	Date	Date of Sale Assessed Value	/alue	4487 1 9	14 0 00000	1 000 0440
Land		Improvements	Total	Date of S	Date of Sale Property Classification Code	tion Code
226,86	0 0		226,860	Status Property Type	Zoning Location	City Size Parcel Size
	<b>1</b>	Irrigation Type:		A) 2 B) 05	C) 5 D) 3	E) 0 F) 10
DOT.		ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED	1A1	52.230	148,655	GRASSLAND 1G1		
	1A	3.030	9,405	IG	4.000	720
	2A1	9.220	25,515	2G1	0.150	25
	2A			2G	80.540	14,495
	3AI			3G1		
	3A			3G		
	4AI			4G1	0.110	20
	4A			4G	14.400	2,590
DRYLAND	ID1	8.750	20,430	Shelterbelt/Timber		
	ΙD	2.140	4,995	Accretion	7.600	
	2D1			Waste	0.050	10
	2D			Other		
	3D1			AG LAND TOTAL	182.220	226,860
	30			Roads	3.950	
	4D1			Farm Sites		
	<del>(</del>			Home Sites		
				Recreation		
Dwellings	lings			Other		
Outbuildings	lings			Non-AG TOTAL	3.950	

Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):
	Assessor Comments and Reason for Adjustment:
	JTWD
Comments:	Comments from
	001006700 001007400
(Continue on back)	

E Contario Namo Address and Tolonhone (Diago Brint)	1 County Name	The	NEBRASKA. Good Life, Great Service, DEPARTMENT OF REVENUE
nd Talanhana (Blassa Brint)	2 County Number WEBSTER - 91	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	Real Estate Transfer Statement 24.  To be filed with the Register of Deeds. • Read instructions on reverse side.  • If additional space is needed, add an attachment and identify the applicable item number.
& Grantee's Name Address and Telephone (Please Print)	3 Date of Sale/Transfer  Mo. 11 Day 10 Yr. 2020	t is signed and items 1-25 are accura	Real Estate Transfer Statement  with the Register of Deeds. • Read instructions on reverse side.  real space is needed, add an attachment and identify the applicable item
ne (Please Print)	4 Date of Deed Mo. 11 Day 1	itely completed.	number.

**БОЯМ 521** 

For Dept. Use Only	For Dept. Use Only	8 Recording Date  BK 2020, Pa 299	Register of Deed's Use Only 26 Date Deed Recorded  Mo. 11 Day 13 yr. 20 \$ 1113.75 28
Date			here Signature of Brantee or Authorized Representative
Phone Number 11/10/2020	jent	Title/Closing Agent	Sign  Print of Rippe Name of Grantee or Authorized Representative  Sign  Print of Rippe Name of Grantee or Authorized Representative
true, complete, and (402) 879-4341	. 2	and that it is, to the best of my knowledge and belief.	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement.  Jennifer M. Jensen
495,000 00	24		24 Adjusted purchase price paid for real estate (line 22 minus line 23)
10,000,00	: 23 S	structions)	✓ Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
505,000,00	22 \$		22 Total purchase price, including any liabilities assumed
			21 If agricultural, list total number of acres transferred in this transaction unknown
			See attached for legal descriptions.
			18a ☑ No address assigned 18b ☐ Vacant land 20 1 and Description / Attach additional range if needed \
		Grantee's	
tral RE Agency LLC	m the Tax Staten	of the agent or title company contact.)	
pany? (If Yes, include	ent or a title com	-1	\$495,000  16 Does this conveyance divide a current parcel of land?
it and interest rate.)	state the amoun	Was the mortgage ass	al property?
	rd Step-child	Grandchild Spouse Step-child Step-child	☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Ex-spouse ☐ Parents and Child
Other		ss? (If Yes, check the appropriate box.) nership, or LLC Self	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  Yes ✓ No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self
3? (If No., state the intended use.)	sed for same use	12 Was real estate purchased for same use  ✓ Yes No No	11 Was ownership transferred in full? (If No, explain the division.)  Yes No
Iranster on Death Trustee to Beneficiary Other (Explain)	ontract	Irrevocable irust Life Estate Partition	9 Was transfer part of IHS like- Ito Type of Transfer ☐ Distribution ☐ Foreclosure Ito Type of Transfer ☐ Distribution ☐ Foreclosure Exchange) by buyer or seller? ☐ Auction ☐ Easement ☐ Gift  ☐ Buyer ☐ Seller ☐ No ☐ Court Decree ☐ Exchange ☐ Grantor Trust
	Trust/Trustee Warranty	Personal Rep.	Easement     Easement       Easement
	] Sheriff	ontract/Мелю Partition	☐ Conservator ☐ Distribution ☐
issed Mobile Home	State Assessed	Mineral Interests-Nonproducing Mineral Interests-Producing	Improved   Single Family   Industrial   Millindustrial   Millindustrial
		(B) Property Type	(A) Status (B) Pro
mail.com	izmckell@gi	mox	tsullivan@trnsullivancpa.com  7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
ganization? res	is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Frone Number Is the grante If Yes, is the	
<u>2</u> 1	State	Elk Ridge	Zip Code 68978
		Street or Other Mailing Address 51 E Magellan Ln	ran CPA, 427 Hwy 14
	<u>9</u>	Grantee's Name (Buyer) Mark McKell & Jami Z. McKell	
	none (Please Pri	6 Grantee's Name, Address, and Telephone (Please Print)	ase Print)
ed - Day 10 Yr, 2020	Mo. 11	3 Date of Sale/ Iransfer Mo. 11 Day 10 Yr. 2020	1 County Name   2 County Number   3 D
ted.	rately complet	signed and items 1-25 are accur	The deed will not be recorded unless this statement

### EXHIBIT "A" Legal Description IT-20-2414

County Surveyor's Lot One (1) in South Half of Northeast Quarter (S½NE½) and North Half of the Southeast Quarter (N½SE½) in Section Fifteen (15), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; AND The West One-half (W½) of the County Road running North and South between the Northwest Quarter (NW½) of Section Fourteen (14) and the Northeast Quarter (NE¼) of Section Fifteen (15), which is South of the Republican River, Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, less that conveyed to the United States of America in Deed Book 29 at page

(NW1/4) of Section Fourteen (14) and the Northeast Quarter (NE1/4) of Section Fifteen (15), which is South of the Republican River, Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, less those portions conveyed to the United States of America in Deed Book 29 at pages 222-223 and in Deed Book 29 at pages 222-223 and in Deed Book 29 at pages 100-101, and in Deed Book 29 at pages 208-209, AND EXCEPT a parcel of land located in Government Lot 6 and the accretions to Government Lot 6 in the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska; thence S00°06'43"E (assumed bearing) on the East line of said Northwest Quarter, a distance of 552.52 feet to the approximate geographical centerline of the Republican River and the Point of Beginning; thence continuing S00°06'43"E on said East line, a distance of 564.11 feet to the line agreed upon by the parties involved; thence S82°35'39"W, a distance of 84.40 feet to the approximate geographical centerline of the Republic River; thence along said geographical centerline, the following described courses: N10°52′40″E, 257.16 feet; N29°41′10″E, 289.84 feet; thence N29°06′48″E, 444.87 feet; N45°51′59″E, 157.81 feet; N76°29′30″E, 193.14 feet; S85°43′58″E, 128.28 feet; S70°49′11″E, 81.51 feet; S39°41′46″E, 160.08 feet and S15°47′13″E, 213.99 feet to the POINT OF BEGINNING. Government Lots Five (5), Six (6), Seven (7) and Eight (8) in Section Fourteen (14), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; AND The East One-half (E½) of the County Road running North and South between the Northwest Quarter on said agreed line, a distance of 999.12 feet; thence N82°57'26"W, a distance of 84.40 feet to

### Equipment Bill of Sale

Buyer's Names: Mark and Jami McKell

Buyer's Address: 51 E Magellan Ln

Elk Ridge, Utah 84651

Seller's Names: Seller's Address: Lewis R. and Pamela B. Hunter 340 East 7th Street

Superior, NE 68978

Equipment Description: The equipment that is to be transferred in this

Bill of Sale is described as:

Western Land Roller Company Irrigation Pump

Serial No 924352

Purchase Price: Total purchase price is \$10,000.00

This 6th of November 20

Dated:

This 6th of November 2020

Lewis R. Hunter

Signed by Sellers:

Pamela B./Hunter

Carded	Assessor	ndex

~ ~ ~ ~

NEBRASKA DOCUMENTARY STAMP TAX

\$1113.75 By AS

Date: 11/12/20

Bk 2020, Pg 2993

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 12 day of November A.D., 2020, at 08:51 o'clock AM. Recorded in Book 2020 on Pages 2993-2994

Fee: \$16.00 By: AS Electronically Recorded oruse \$16.00 Deputy County Clerk

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

### JOINT **TENANCY WARRANTY** DEED

LEWIS R. HUNTER and PAMELA B. HUNTER, husband and wife, GRANTORS, in consideration of FOUR HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$495,000.00) received from GRANTEES, **MARK MCKELL and JAMI Z. MCKELL, husband and wife,** convey to GRANTEES, **as joint tenants with rights of survivorship, and not as tenants in common**, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

See attached EXHIBIT "A" for legal descriptions.

GRANTORS covenant (jointly and severally) with GRANTEES that GRANTORS:

- $\Xi$ are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- have legal power and lawful authority to convey the same
- <u>ω</u>Ν warrant and will defend title to the real estate against the lawful claims of all persons;

Executed the 10th day of November 2020.

ewis R. Hunter

> Pamela B. Hunter

STATE OF NEBRASKA

`(ss.

COUNTY OF NUCKOLLS

the ioth day of November 2020. The foregoing instrument was acknowledged before me by Lewis R. Hunter and Pamela B. Hunter, husband and wife, on

GENERAL NOTARY - State of Nebraska
JENNIFER M. JENSEN
My Comm. Exp. June 19, 2022

Commission Expires: Name 5

> 19-Pares

2022

### EXHIBIT "A" Legal Description IT-20-2414

County Surveyor's Lot One (1) in South Half of Northeast Quarter (5½NE¼) and North Half of the Southeast Quarter (N½SE¼) in Section Fifteen (15), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND The West Onehalf (W½) of the County Road running North and South between the Northwest Quarter (NW¼) of Section Fourteen (14) and the Northeast Quarter (NE¼) of Section Fifteen (15), which is South of the Republican River, Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, less that conveyed to the United States of America in Deed Book 29 at page 81; AND

Government Lots Five (5), Six (6), Seven (7) and Eight (8) in Section Fourteen (14), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; AND The East One-half (E½) of the County Road running North and South between the Northwest Quarter (NW¼) of Section Fourteen (14) and the Northeast Quarter (NE¼) of Section Fifteen (15), which is South of the Republican River, Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, less those portions conveyed to the United States of America in Deed Book 29 at pages 100-101, and in Deed Book 29 at pages 208-209, AND EXCEPT a parcel of land located in Government Lot 6 and the accretions to Government Lot 6 in the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska, more said Northwest Quarter, a distance of 552.52 feet to the approximate geographical centerline of the Republican River and the Point of Beginning: thence continuing S00°06'43"E on said East line, a distance of 564.11 feet to the line agreed upon by the parties involved; thence \$82°35'39"W, on said agreed line, a distance of 999.12 feet; thence N82°57′26″W, a distance of 84.40 feet to the approximate geographical centerline of the Republic River; thence along said geographical centerline, the following described courses: N10°52′40″E, 257.16 feet; N29°41′10″E, 289.84 feet; thence N29°06′48″E, 444.87 feet; N45°51′59″E, 157.81 feet; N76°29′30″E, 193.14 feet; S85°43′58″E, 128.28 feet; S70°49′11″E, 81.51 feet; S39°41′46″E, 160.08 feet and S15°47′13″E, 213.99 feet to the POINT OF BEGINNING.

			000607000	1 1
Comments:	Сош		a de la companya de l	Comments from
		6070	WD; ALSO INCLUDES PARCEL 6070	WD; ALSO IN
		justment:	Assessor Comments and Reason for Adjustment:	Assessor Comment
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adju
(60) □ Excellent			Juplex	(305) ☐ Two Story Duplex
(50) □ Very Good		(60) □ Excellent		(304) ☐ One Story Duplex
(40)		(50) Uery Good		(309) 🗆 2 1/2 Story
(30) □ Above Average (30) □ Average		(40) □ Good		(308) □ Split Level
(20) □ Average (20) □ Badly Worn		(30) 🗷 Average		(307) □ 11/2 Story
(10) □ Low (10) □ Worm Out		(20) □ Fair		(302) □ Two Story
Cost Rank: Condition:		(10) □ Low		(301)  One Story
(6) □ Pole Frame		Residential Quality: 30		Cownhouse or Duplex Style:
(5)  Metal Frame and Walls				(106) □ Other
(4) ☐ Wood or Steel Framed Ext. Walls		(60)   Excellent		(111) □ Bi-Level
(3) Masonry Bearing Walls		(50) □ Very Good		(104) 🖼 11/2 Story
(2)  Reinforced Concrete Frame		(40) □ Good		(103) □ Split Level
(1) ☐ Fireproof Structural Steel Frame		(30) □ Average		(102) □ Two Story
Commercial Construction Class:		(20) □ Badly Worn		(101) □ One Story
Primary: Other1: Other2:		(10) 🔂 Worn Out		(100) ☐ Mobile Home
Commercial Occupancy Code:		Residential Condition: 10		Single Family Style: 104
Cost:	Մ	Cost: 85,115		
Floor Sq. Ft. :	32	Floor Sq. Ft. : 832		
Construction Date:	L0	Construction Date: 1910		
Multiple. Improvements. :		Multiple. Improvements. :	Multiple Improvements:	mW.
Commercial		Residential		
B) 01 C) 1 D) 1 E) 7 F) 1	A) 1   I	(GR)	GUIDE ROCK	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status	5,035	4,820	215
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 40010 001 0000	4487	Value	Date of Sale Assessed Value	D:
wn Rug Sect Ort Subdiv Area Blk Parcel	GeoCde Twn	1	250	000606900
Parcel Number		Useability & Code#	Sale Number	Location ID
65-0011 Affiliated: Unified:	Base: 65-	11/8/2020	20 2995	91 2020
School District Code		Sale Date Sale Date	Book Page	Cnty No. Bo



FORM **521** 

Real Estate Transfer Statement

ev. Supersedes 96-269-2008 Rev. 7-2014  Grantee — Retain a copy of this document for your records.	Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data  1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	of Double	Horal & Showing	David B. Garwood  Print or Tufe Name of Aprend Authorized Benescentation	to the best of my knowledge	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23	22 Total purchase price, including any liabilities assumed	Lot 17, Block 1, Vance's Addition to the Village of Guide Rock, Webster County, Nebraska.  21 If agricultural, list total number of acres	No address assigned 18b Vacant land	440 WHIGH STREET GUIDE ROCK, NEBRASKA  GUIDE ROCK, NEBRASKA	Tes III No  No  No	what is the current market value of the real property?	Parents and Child	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Ot  Brothers and Sisters Grandparents and Grandchild Spouse	d in rull? (If No, explain the division.)  12 Was real estate purchased for same use  ☑ Yes ☑ No	Was the property purchased as part of an IRS like-kind exchange?       10 Type of Transfer       Distribution       Foreclosure       Irrevocable Irrust       Hevocable Irrust         [I.R.C. § 1031 Exchange)       Auction       Easement       Gift       Life Estate       Sale         [Yes       No       Court Decree       Exchange       Grantor Trust       Partition       Satisfaction of Contract	Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty	8 Type of Deed       ☐ Conservator       ☐ Distribution       ☐ Land Contract/Memo       ☐ Partition       ☐ Sheriff         ☐ Bill of Sale       ☐ Corrective       ☐ Easement       ☐ Lease       ☐ Personal Rep.       ☐ Trust/Trustee	OLL   Commercial   Recreational	✓ Improved ✓ Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ State Assesse ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ Mineral Interests-Producing ☐ Exempt	(B) Property Type	lassification Number. Check one box in categories A and B. Check C if p	Email Address	GUIDE ROCK   NE   68942   GUIDE ROCK   NE   NE   NE   NE   NE   NE   NE   N	State Zip Code City III TO SI	-	5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)  Grantor's Name (Seller)	Mo. 11 Day <b>OS</b> Yr. 2020 Mo. 11	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
;	Lor pebr ose only	Date	11-18-71 11-18-71	(402) 746-3613	idge and belief, true, complete, and	100	23		inty, Nebraska.		om the lax Statement Should be Sent	t) Yes No	s, state the amount and interest rate.)  %	ınd Step-child	Other	sed for same	ontract	ranty	Sheriff Other		State Assessed Mobile Home			If Yes, is the grantee a 509(a) foundation?	Tés 6			pnone (Please Print)	Mo. 11 Day 0 8 Yr. 2020	

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of 1000 A.D., 2020 at 10:413 o'clock 2010. Recorded in Book 2020 State of Nebraska ss. County of Webster

BK 2020, Kg 2995

County Clerk

on Base & Detoch

Comp\_\_\_Assessor

Carded Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
11-12-20

### WARRANTY DEED

of which is hereby acknowledged, convey to Margaret E. Henry, GRANTEE, the Derrick Duffy and Jolene Duffy, husband and wife, GRANTOR, in consideration of FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$4,500.00) receipt following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Seventeen (17), Block One (1), Vance's Addition to Guide Rock, Webster County, Nebraska.

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

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

Executed November My 1, 8, 2020.

frick Duffy

ofene Duffy

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

2020, by Derrick Duffy and Jolene Duffy, husband and wife. The foregoing instrument was acknowledged before me on November

Comm. expires May 20 2022

Notary Public

NOTARY - State of Nebraska

		2 ,	けるとして			2				
91 2020	3028	11/1	11/17/2020	Base: <b>91</b>	91-0002	Affiliated:	ffiliated:	Unified:	ed:	
Location ID	Sale Number	Useability	Useability & Code#			Parce	Parcel Number			
000138200	251	1		GeòCde ]	Twn Rng	Sect   Qri	Subdiv.	Area	Bik	Parcel
Dat	Date of Sale Assessed Value	Value		4371		00 0	10025		004	0000
Land	Improvements		Total		Date of S	Date of Sale Property Classification Code	ty Classifi	cation C	ode	
1,440	18,700		20,140	Status	Property Type	pe Zoning	g   Location		City Size P	Parcel Size
Assessor Location: I	RED CLOUD (R	(RC)		A) 1	B) 01	0 1	D) 1	E)	<b>6</b>	2
			Residential				Commercial	rcial		
Multip	Multiple Improvements:	Multiple. Improvements.	vements.:		Multiple.	Multiple. Improvements. :	•			
(	_	Construction Date:	ite: 1895	95	Construct	Construction Date:				
	Floor:	Floor Sq. Ft. :	9;	920	Floor Sq. Ft. :	Ft.:				
В	Building Cost New:	Cost:	95,97	975	Cost:					
single Family Style: 101		Residential C	Residential Condition: 20		Comme	Commercial Occupancy Code:	ıncy Code:	to the		
		וו	Worn Out		Primary:		Other1:	0.0	Other2:	
(101) ★ One Story		(20) <b>*</b> B:	Badly Worn  Average		Commer		Firemond Structural Steel Frame	3 899	me	
			Good			- 1	Reinforced Concrete Frame	ame		
(104) □ 11/2 Story		(50) 🗆 V	Very Good		(3) 🗆		Masomy Bearing Walls	•		
(111) □ Bi-Level		(60) 🗆 E	Excellent		(4)		Wood or Steel Framed	Ext. Walls	s	
(106) □ Other	SSS or a				(5) 🗆		Metal Frame and Walls			
Townhouse or Duplex Style:		Residential Quality: 30	mality: 30		(6) <b></b>	Pole Frame				
(301) □ One Story		7 (01)	Low		Cost Rank:	nk:		Condition	Condition:	
(302) □ Two Story		(20) 🗆 Fair	Ħ·		(10) 🗆	Low		(10)	□ Worn Out	Ħ
(307) 🗆 1 1/2 Story		(30) <b>H</b> A	Average		(20)	Average		(20)	Badly Worn	orn
(308) □ Split Level		(40) 🗆 G	Good		(30) 🗆	Above Average	rage	(30)	Average	
(309) 🗆 2 1/2 Story		(50) 🗆 V	Very Good		( <del>4</del> 0)	High		(40)	Good	
l l	olex	(60) U E	Excellent					(50)	Very Good	od
(305) □ Two Story Duplex	plex							(60)	Excellent	
Assessor's Adjustment to Sale Price (+ or -):	ment to Sale Pr	ice (+ or -	).							
Assessor Comments and Reason for Adjustment:	ınd Reason for A	ljustment:								
JTWD; BETWEE	BETWEEN BROTHERS									
Comments from 000138200				Co	Comments:					
				;						
									(Continu	(Continue on back)
										(Continu

#### REVENUE

# Real Estate Transfer Statement

FORM **521** 

Lebanon 5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Timothy Kruciak
Street or Other Mailing Address
209 Maple 1 County Name The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed WEBSTER - 91 2 County Number 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. Zip Code 66952 Lebanon 3 Date of Sale/Transfer

Mo. 11 Day 1 Street or Other Mailing Address 3061 DD ROAD Grantee's Name (Buyer) Luke & Dacie Kruciak 6 Grantee's Name, Address, and Telephone (Please Print) 17\_Yr. 2020 4 Date of Deed <u>M</u>o. Day 17 ≾ 2020 00de 66952

Phone Number	Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	res No
Email Address	Email Address		
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home	property is also a mobile h	ome.	
(A) Status (B	(B) Property Type		(C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing	][]	Mobile Home
Unimproved Multi-Family Agricultural [	Mineral Interests-Producing	g Exempt	
8 Type of Deed Conservator Distribution La	Land Contract/Memo Partition	on Sheriff Other	er
ale Corrective Easement		Personal Rep. Trust/Trustee	
Cemetery Death Certificate – Transfer on Death Executor Mi	Mineral Quit Claim	Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?   10 Type of Transfer	osure Inrevocable Trust [	Revocable Trust Transfe	Transfer on Death Trustee to Beneficiary
Court Decree Exchange	Grantor Trust Partition [	Satisfaction of Contract Other (Explain)	xplain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No No	12 Was real es	Was real estate purchased for same use? (If No, state the intended use,)  Yes No	ate the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  Ves No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self	beneficiary relatives? (If Yes, check the approp Family Corp., Partnership, or LLC Self	opriate box.)	
✓ Brothers and Sisters ☐ Grandparents and Grandchild		Spouse	
Ex-spouse Parents and Child		Step-parent and Step-child	
14 What is the current market value of the real property? \$15,000	15 Was the mortgage assun ☐ Yes ✓ No	Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes V No \$	st rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title of the agent or title company contact.) Yes_	eal estate agent or a title company? (If Yeanly contact.)	company? (If Yes, include the name
18 Address of Property 429 West 5th Avenue	19 Name and Address of Per	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	l be Sent
18a No address assigned 18b Vacant land			
20 Legal Description			- -
The East Two-thirds of the Southwest Quarter (F2/3SW1/4) of Block Four (4)   eDu	SW1/4) of Block		c's Addition to the

City of Red Cloud, Webster County, Nebraska.

Nebraska Department of Revenue  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014  Grantee — Retain a copy of this document for your records.	26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 30al		here Signature of Grantee or Authorized Representative Date	Sign Print or Type Name of Grantes or Authorized Representative  Attorney  Attorney  (1-17-30	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.  David B. Garwood  (402) 746-3613	25 If this transfer is exempt from the documentary stamp tax, list the exemption number	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	0	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres
14, 77-1327(2)		Use Only		nber 730	16-3613		000	0,00	00,00	

State of Nebraska ss. County of Webster

on Page of the Color o'clock\_ Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of 100 A.D., 20 3D, at 10:55 A.M. Recorded in Book a Dao

\_Comp\_

Assessor

County Clerk Carded



### JOINT TENANCY WARRANTY DEED

Kruciak and Dacie Kruciak, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): valuable consideration, receipt of which is hereby acknowledged, conveys to Luke GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other Timothy Kruciak, who with his wife is a resident of the State of Kansas

LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska. The East Two-thirds of the Southwest Quarter (E2/3SW1/4) of Block Four (4),

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

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

Executed November , 2020

Timothy Kruciak,

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 2020, by Timothy Kruciak.

Comm. expires 10-20

Notary Public

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

(Continue on back)				
Сопшень.	Con			002650500
			. Vivid	Comparts from
		ER	ED HOME TRANSFER	MANUFACTURED
		ljustment:	Assessor Comments and Reason for Adjustment:	Assessor Commen
	:	ice (+ or -	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adju
			Duplex	
(40) Li riigii (40) Li vood	Excellent	(60) D Ex	Duplex	(304)  One Story Duplex
☐ Above Average (30) ☐	Good			┚┃⊏
☐ Average (20) ☐	Average	1 <b>E</b>		- 1
□ Low (10) □	Ħ.			
Cost Rank: Condition:	W	(10) 🗆 Low		(301) □ One Story
(6) □ Pole Frame	uality: 30	Residential Quality:		Townhouse or Duplex Style:
(5)   Metal Frame and Walls				(106) □ Other
(4)  Wood or Steel Framed Ext. Walls	Excellent	(60) 🗆 Ex		(111) □ Bi-Level
(3)   Masonry Bearing Walls	Very Good	(50) U Ve		(104) □ 11/2 Story
(2)   Reinforced Concrete Frame	Good	(40) 🗆 G	:	(103) □ Split Level
(1) ☐ Fireproof Structural Steel Frame	Average	(30) Ed A		(102) □ Two Story
Commercial Construction Class:	Badly Worn	(20) 🗆 Ba		(101) □ One Story
l	Worn Out	(10) U W		(100) 🗷 Mobile Home
Commercial Occupancy Code:	ondition: 30	Residential Condition:	200	Single Family Style:
Cost:	60,510	Cost :		
Floor Sq. Ft. :	1,184	Floor Sq. Ft. :		
Construction Date :	te: 1999	Construction Date :	_	
Multiple. Improvements. :	/ements.:	Multiple. Improvements. :	Multiple Improvements:	Mu
Commercial	Residential			
B) 01 C) 1 D) 1 E) 6 F) 0	A) 3	H)	втов нітт (вн)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	35,035 Status		35,035	
Date of Sale Property Classification Code	Total	H	Improvements	Land
00 0 20115 000 0000	4133	Value	Date of Sale Assessed Value	Ţ
Twn Rug Sect Ort Subdiv Area Blk Parcel	GeoCde T	1	251MH	002650500
Parcel Number	& Code#	Useability & Code#	Sale Number	Location ID
91-0074 Affiliated: Unified:	7/28/2020 Base: 91	7/28	2020MH 2	91 202
School District Code	Sale Date	Sal	Book : Page	Cnty No. B

Date	Title	<b>Nere</b> Signature of Buyer or Authorized Representative
Dayuille Midile		sign Fillicol hybradine glouyel of Authorized representative
308-750-53	enla	Me Victoria St
	ment and that it is, to the best of my knowledge and belief, true, sent.	Under penalties of law, I declare that I have examined this statement and that it is, complete, and correct, and that I am duly authorized to sign this statement.
12	24c O os	24c Set-up Costs
	24b () oe	24b Moving Costs
	248 0 00	24a Furnishings
А	□NO (If Yes, complete 24a, 24b,	24 Was non-real property included in the purchase? ☐YES and 24c indicating the cost amount of each.)
30,000. 100	23 3	23 Total purchase price, including any liabilities assumed
ANNEXATION are	ALL EGGERTS ADDITION	<b> </b>
ADDITION and W 420	, 3319 (P. Hoovers	80 pg
	Blue Hill, NE 68720	SAME  Name and Address of the Land Owner
	50x 426	19a Location of the Manufactured Home After Sale
hould be Sent	Address of P	10 Location of the Manufactured Home Before Sale 106 N. Cherry St., Blue Hill, NE
18 Year 1999	Homes Inc. EmpIRE NB	Redman
	1 Realty	an real estate agent or title company? If Yes, include the name of the agent: Lind Sey
at%	T2 was the mortgage assumed? (if Yes, state amount and intere	11 What is the current market value of the manufactured housing?  30,00.00
	III. II.	
Family Corp. or Partnership Other	p-child Aunt or Uncle to Niece or Nephew	Was the sale between relatives; (in res, onex the appropriate box.)  YES X NO Spouse  Grandparents and Grandphild Brothers and Sisters
ge? (IHC § 1031 Exchange,	YES X NO	8 Was ownership transferred in full? (If No, explain the division.)    YES
	Satisfaction of Contract Life Estate Other (Explain.)	Type of Transfer  Sale Auction Gift Exchange Foreclosure
-	5391	
U8130	Brue Hill NE	EDGEMONT SD 57735
Zin Code	P.O. Box 426	O. Box 660
的品	Cody Bures and/or Victoria	Lisa Rae Pawlowski and/or Wesley Pawlowski
2	6 Buyer's Name, Address, and Telephone (Please Print)	ne, Address, and Telephone (Please Print)
	3 Date of Sale Mo. OT Day. 28 Yr. 2020	1 County Name 2 County Number WEBSTER 45
521MH	To be filed with the County Treasurer. • Read instructions on reverse side.  If additional space is needed, add an attachment and identify the applicable item number.	Good Life. Greet Service.  • To be filed with the County Treasurer. • Re • If additional space is needed, add an attact
FORM	Tran	Manufactured Hous

This statement should be filed with the county treasurer in the county where the application for title is made.

### **PURCHASE AGREEMENT**

### BILL OF SALE

DATE: 5/21/2020

PROPERTY:	VIN: 11257962	YEAR: 1999	CAPACITY: 16'X 80'
	MAKE: REDMAN HOMES, INC	ES, INC.	MODEL: EMPIRE NB
	BODY STYLE: MFG HOME	ME	COLOR: TAN
TITLE INFORM	TITLE INFORMATION: 19196450003		
REGISTRATION	REGISTRATION: WEBSTER COUNTY NEBRASKA	EBRASKA	
SELLER: LISA R	SELLER: LISA RAE PAWLOWSKI AND/OR	)R	BUYER: CODY BURES AND/OR
WESLE	WESLEY PAWLOWSKI		VICTORIA BURES
PURCHASE PRICE:	CE:\$30,000.00_		
DATE FOR TRA	DATE FOR TRANSFER OF FUNDS:	7/28/2020	
1. Buyers	Buyers agree to pay \$30,000.00		on the following terms:
ρ	X Cash at Closin government regulated agreement within 7 bu	g — No financing require I depository, documente Isiness days of acceptanα	X Cash at Closing — No financing required. The Buyer agrees to provide to Seller a letter from a government regulated depository, documented proof of the ability to perform to the terms of this agreement within 7 business days of acceptance of this offer, if so requested in writing.
<b>p</b>	X Eearnest Deposit – acceptance of offer.	oosit – An earnest depo	An earnest deposit in the amount of \$1,800.00 will be provided upon
2. Sellers	warrant that they own a	above mentioned mobile	Sellers warrant that they own above mentioned mobile home free and clear of any liens or any taxes due.
<ol><li>Sellers and are</li></ol>	are responsible for insue responsible for fulfilling	Sellers are responsible for insuring the above mentioned mobile home agains and are responsible for fulfilling current land lease terms until time of transfer.	Sellers are responsible for insuring the above mentioned mobile home against risk of loss until date of transfer and are responsible for fulfilling current land lease terms until time of transfer.
4. Buyers this pu mobile	understand and agree rchase agreement. Bu home owner beginning	Buyers understand and agree that lot rent is \$135.00 /m this purchase agreement. Buyers further understand that mobile home owner beginning on the day of transfer of title.	$\mathcal{B}$ $\sqrt{5}$ ee that lot rent is \$13 $5.00$ month due payable to land owner and is not part of Buyers further understand that all utilities and insurance are the responsibility of ing on the day of transfer of title.
Possession to t	e the day of transfer or	title and payment of fur	Possession to be the day of transfer or title and payment of funds unless agreed to otherwise in writing.
A: Full Accepta	A: Full Acceptance Signatures:		
Buyer:	Bur	Date: 7-21-20	Buyer: 2-21-20

Seller: Wulfa

Date: 7-28-20

Seller:

Mate: 7/28/10

BK2014, Pg 1500

[Signatures continued from preceding page]

### DEVELOPER:

COTTONWOOD II WIND PROJECT, LLC, a Delaware limited liability company

By: Infinity Wind Holdings, LLC, a Delaware limited liability company

Its: Sole Member

Name: Matt T. Riley

Its: Manager

STATE OF CALIFORNIA ) ss COUNTY OF SANTA BARBARA )

person, or the entity upon behalf of which the person acted, executed the instrument. to be the person whose name is subscribed to the within instrument and acknowledged to me that On May 30, 2014 before me, <u>Katherine A. Dowling</u> (Notary Public), personally appeared Matt T. Riley, Manager of Infinity Wind Holdings, LLC, a Delaware limited he executed the same in his authorized capacity and that by his signature on the instrument the liability company, personally known to me or proved to me on the basis of satisfactory evidence,

the foregoing paragraph is true and correct. I certify under PENALTY OF PERJURY under the laws of the State of California that

WITNESS my hand and official seal.

(Cartinua as hook)									
			ents:	Comments:				from 100	Comments from 000155100
									K C
	:					stment:	eason for Adji	Assessor Comments and Reason for Adjustment:	Assessor C
						e (+ or -):	to Sale Pric	Assessor's Adjustment to Sale Price (+ or -):	Assessor
(60) □ Excellent								Two Story Duplex	(305) □ Tw
(50) 🗆 Very Good						(60)   Excellent	(6	One Story Duplex	(304) 🗆 Or
(40) 🗆 Good		□ High	(40) [			(50)   Very Good	(3	2 1/2 Story	(309) 🗆 21
(30) □ Average	Above Average	☐ Abov	(30) [			(40) □ Good	(2)	Split Level	(308) 🗆 Sp
(20) □ Badly Wom	age	☐ Average	(20) [			(30) 🖼 Average	0	1 1/2 Story	(307) 🗆 11
(10) Worn Out		□ Low	(10) [			(20)	ତ	Two Story	(302) □ T <sub>V</sub>
Condition:	election of the second	ank:	Cost Rank:			(10) □ Low	(1	One Story	(301) 🗆 Or
	Pole Frame	□ Pole	6			Residential Quality: 30	R	Townhouse or Duplex Style:	Townhouse
Walls	Metal Frame and Walls	□ Meta	(5)					Other	(106) 🗆 Ot
Wood or Steel Framed Ext. Walls	d or Steel Fra	□ W00	(4) [			(60) □ Excellent	6	Bi-Level	(111) D Bi
Walls	Masomy Bearing Walls	□ Masc	9			(50) Uery Good	0	1 1/2 Story	(104) 🗆 1 1
ete Frame	Reinforced Concrete Frame	□ Rein	(2) [			(40) □ Good	(/	Split Level	(103) 🗆 Sp
Fireproof Structural Steel Frame	roof Structu	□ Firep	(1)			(30) □ Average	(3	Two Story	(102) □ Tv
Class:	Commercial Construction Class:	ercial C	Comm			(20) 🗷 Badly Worn	(2	One Story	(101) 🖼 Oı
: Other2:	Other1:	<i>[</i> :	Primary:			(10) Worn Out	()	Mobile Home	(100) 🗆 M
ode:	Commercial Occupancy Code:	ercial O	Comm		2	Residential Condition: 20		Single Family Style: 101	Single Famil
			Cost:	******************************	950	96,		Buildin	
		. Ft. :	Floor Sq. Ft. :		894				
	:	Construction Date:	Constru		90	Construction Date : 1890		Constr	
	ments. :	Multiple. Improvements. :	Multiple			Multiple. Improvements.:		Multiple Improvements:	
Commercial	Co		100 Sept. 100 Se			Residential			
) 1 E) 6 F) 2	) <b>1</b> D)	G	01	В)	A) 1		CLOUD (RC)	cation: RED	Assessor Location:
Location City Size Parcel Size	Zoning L	<b>y</b> pe	Property Type		Status	17,775	16,765	1,010	<u></u>
Date of Sale Property Classification Code	roperty Cla	Sale P	)ate of	I		Total	Improvements		Land
10065 010 0000	0 10	00			4491	alue	Date of Sale Assessed Value	Date of S	
Subdiv Area Blk Parcel	Qrt	Sect	Rng	Twn	GeoCde	Н	252		000155100
lber.	Parcel Number	P				Useability & Code#	Sale Number		Location ID
Unified:	ited:	Affiliated:	002	91-0002	Base:	11/23/2020	3045	2020	91
School District Code	ool District	Sch				Sale Date	Page	Book	Cnty No.

#### Good Life. Great Service. NEBRASKA

# Real Estate Transfer Statement Country to be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number.

FORM **521** 

	28 Recording Data  RY 2000 00 2015	26 Date Deed Recorded 27 Value of Stamp or Exempt Number  Mo W Day 23 vr 232 \$ 23 \$ 23 \$ 27 \$ 27 \$ 27 \$ 27 \$ 27
For Dept. Use Only	ly	Register of Deed's Use Only
Date /	Crantee	here Signature of Grantee or Authorized Representative
belief, true, complete, and  970-403-9073	and that it is, to the best of my knowledge and	Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Heaher Roce 5010020
		25 If this transfer is exempt from the documentary stamp tax, list the exemption number
23 \$ 10,000,00		23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)  24 Adjusted purchase price paid for real estate (line 22 minus line 23)
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		21 If agricultural, list total number of acres transferred in this transaction
ud, Webster County,	Block Ten (10), Railroad Addition to Red Cloud, W	(7),
		18a No address assigned 18b Vacant land  20 Legal Description (Attach additional pages, if needed.)
	rantee	
Yes No Tax Statement Should be Sent	of the agent or title company contact.) Yes  19 Name and Address of Person to Whom the Tax	
diffe company? (If Yes, include the name	☐ Yes ☐ No \$	\$10,000  16 Does this conveyance divide a current parcel of land?
	-1	
Other	and beneficiary relatives? (If Yes, check the appropriate box.)    Family Corp., Partnership, or LLC   Self     Grandparents and Grandchild   Spouse	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, c  Yes  ✓ No  Boothers and Sisters  Grandparents and Grandchild
arre use? (II No, siate tre mended use.)	Yes No No	was ownersnip transferred in rull / (if No, explain the division.)  ✓ Yes No
Trustee to Beneficiary  Other (Explain)		was realiser ball of the like to type of transfer ☐ Distribution ☐ Forecosure kind exchange (I.R.C. § 1031 ☐ Auction ☐ Easement ☐ Gift ☐ Buyer ☐ Seller ☑ No ☐ Court Decree ☐ Exchange ☐ Grantor Trust
1	<b>√</b> Quit Cl	Cemetery Death Certificate – Transfer on Death Executor
Sheriff Other Trust/Trustee	Contract/Memo Partition  Personal Rep.	8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land (☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease
Exempt	Mineral Interests-Producing	Unimproved Multi-Family Agricultural Agricultural Recreational
sessed	ts-Nonproducing	d ☑ Single Family ☐ Industrial
(C)	C if property is also a mobile home.  (B) Property Type	7 Property Classification Number. Check one box in categories A and B. Check C if I (A) Status (B)
	Lmail Address NA	VA Address
If Yes, is the grantee a 501(c)(3) organization?  Yes  No  No	9073	4750
Zip Co	Johnstown S	City State Zip Code Red Cloud NE 68970
	Street or Other Mailing Address 3618 SE Frontage Road #205	Street or Other Mailing Address 202 South Walnut
· · · · · · · · · · · · · · · · · · ·	Grantee's Name (Buyer) Heather Renee Espinoza	Grantor's Name (Seller) Dennis Wentworth and Ruth Wentworth
ease Print)	6 Grantee's Name, Address, and Telephone (Please Pri	5 Grantor's Name, Address, and Telephone (Please Print)
of Dec	3 Date of Sale/Transfer  Mo. 11 Day 37r. 20 Mo.	1 County Name   2 County Number   WEBSTER - 91
completed.	is signed and items 1-25 are accurately c	The deed will I

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Authorized by	5 06 360 0000 Day 6 3010	Nebraska Department of Revenue
	6r 2020, Pa 3046	# WU.VS	Mo. N Day 23 Y: 230 \$ 20.50
	28 Recording Data	27 Value of Stamp or Exempt Number	26 Date Deed Recorded
For Dept. Use Only	Only	Register of Deed's Use Only	
Date / /	Title	Signature of Grantee or Authorized Representative	here Signature of Grantee or A
Phone Number	Grantee	Sign Approximate of Grantee or Authorized Representative	sign On the Name of Gr
(10) rest-016	THE PROPERTY OF THE PROPERTY O	Hasher Renee Espinoza	Harre
true, complete, and	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 st, and that I am duly authorized to sign this statement.	Under penalties of law, I declare that I have examined this stater correct, and that I am duly authorized to sign this statement.	Under penalties or correct, and that I am duly
	on number	25 If this transfer is exempt from the documentary stamp tax, list the exemption number	25 If this transfer is exempt from th
10,000 00	24	${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)	24 Adjusted purchase price paid fo
	e instructions)	Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	Yes No (If Yes, enter dollar amount:
10,000,00	22	any liabilities assumed	22 Total purchase price, including any liabilities assumed.
	7. ************************************		

State of Nebraska ss. County of Webster

on Page o'clock A Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of NOU \_comp\_ \_\_A.D., 20<u>50</u>, at <u>9134</u> M. Recorded in Book <u>2030</u> Carded County Clerk (C) Deputy

BY 2020, Pg 3045

NEBRASKA DOCUMENTARY 땅

Assessor\_

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

### QUITCLAIM DEED

Stat. 76-201): Heather Renee Espinoza, the following described real estate (as defined in Neb. Rev. Dennis Wentworth and Ruth Wentworth, a married couple, Grantors, convey to Grantee,

Lots Five (5), Six (6) and Seven (7), Block Ten (10), Railroad Addition to Red Cloud, Webster County, Nebraska.

Executed November 25, 2020.

Definis STATE OF NEBRASKA Wentworth SS Ruth Wentworth

COUNTY OF WEBSTER

by Dennis Wentworth and Ruth Wentworth, a married couple. The foregoing instrument was acknowledged before me on November  $\frac{2}{2} \leq 2020$ 

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

Notary Public

(Continue on back)				
ıts:	Comments:			Comments from
				WD
		ce (+ or -):	Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment:	Assessor's Adju-
(60)   Excellent			Duplex	(305)   Two Story Duplex
(50) □ Very Good		(60)   Excellent	and a	(304) ☐ One Story Duplex
(40) □ High (40) □ Good	(	(50) □ Very Good		(309) 🗆 2 1/2 Story
verage (30) □		(40) □ Good	(	(308) □ Split Level
		(30) □ Average	(	(307) 🗆 1 1/2 Story
		(20) 🗆 Fair		(302) □ Two Story
Cost Rank: 20 Condition: 10	C	(10) 🗆 Low		(301) □ One Story
(6)   Pole Frame		Residential Quality:		Townhouse or Duplex Style:
(5)  Metal Frame and Walls				(106) □ Other
(4) Wood or Steel Framed Ext. Walls		(60) □ Excellent		(111) □ Bi-Level
(3) Masony Bearing Walls		(50) Uery Good	0	(104) □ 1 1/2 Story
(2)   Reinforced Concrete Frame		(40) 🗆 Good		
(1) ☐ Fireproof Structural Steel Frame		(30) □ Average		(102)  Two Story
Commercial Construction Class: 4	Č	(20) □ Badly Worn		(101) □ One Story
Primary: 391 Other1: Other2:	P	(10) □ Worn Out		(100) □ Mobile Home
Commercial Occupancy Code:	c	Residential Condition:	Erret.	Single Family Style:
Cost: 13,690	С	Cost:		
Floor Sq. Ft.: 528	म	Floor Sq. Ft. :	-	
Construction Date : 1930	Q	Construction Date:		
Multiple. Improvements. : 4	V	Multiple. Improvements.:	Multiple Improvements:	mM
Commercial		Residential		
03 C) 3 D) 1 E) 6 F) 2	A) <b>1</b> B)		RED CLOUD (RC)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status Prop	6,465	5,100	1,365
Date of Sale Property Classification Code	Da	Total	Improvements	Land
00 0 10005 028 0000	4491	alue .	Date of Sale Assessed Value	D
Rng Sect Ort Subdiv Area Blk Parcel	GeoCde Twn	1	253	000117400
Parcel Number		Useability & Code#	Sale Number	Location ID
02 Affiliated: Unified:	Base: 91-0002	11/27/2020	20 3056	91 2020
School District Code		Sale Date	ok   Page	Cnty No. Book

#### Good Life, Great Service. NEBRASKA

# Real Estate Transfer Statement 25. To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number.

253

FORM **521** 

The deed will not be recorded unless this statemen	a this statement is signed and items 1.25 are accurately completed
1 County Name  2 County Number  WERSTER - 91	2 County Number   3 Date of Sale/Transfer   4 Date of Deed   77 Yr 20   WERSTER = 91   Mo   1 Day 77 Yr 20
5 Grantor's Name, Address, and Telephone (Please Print)	d Telephone (Please Print)
Grantor's Name (Seller) Barry A and Kristina M Lewis	Grantee's Name (Buyer) Amy L Springer, Todd A Brown, and Cody J Carson-Brown
	r Mailing Address Inesota Ave
City State Zip Code Guide Rock NE 68942	State Zip Co NE 6
047	Phone Number Is the grantee a $501(c)(3)$ organization? Yes $4002$ $257-0502$ If Yes, is the grantee a $509(a)$ foundation? Yes $400$
Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status (B)	C if property is also a mobile home.  (B) Property Type  (C)
d Single Family Industrial  Wed Multi-Family Agricultural	ts-Nonproducing State Assessed n
ed ☐ Conservator ☐ Distribution ☐ Sale ☐ Corrective ☐ Easement ☐ Executor ☐	Land Contract/Memo Partition Sheriff Other Clease Personal Rep. Trust/Trustee  Mineral Quit Claim Warranty
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller River	sure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary 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 it to a trustee, are the trustor and beneficiary relatives? (If Yes, c  Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or I  Brothers and Sisters Grandparents and Grandchild  Ex-spouse	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self Other Other  Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child
14 What is the current market value of the real property? \$8,825	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 Yes No
18 Address of Property 125 N Webster St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee
18a No address assigned 18b Vacant land	
Lots 4-7, Block 28, Original town of Red Cloud, Web	Red Cloud, Webster County, Nebraska
22 Total purchase price, including any liabilities assumed	22 \$ 18,730 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 18,730 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, correct, and that I am duly authorized to sign this statement.  Kory J McÇracken	number
Sign Print or Type Mame of Grantee overwithorized Bepresentative	Attorney Phone Number 11/2 2020
nere Signature of Grantee of Authorized Representative	0
e Deed Recorded	Recording Data
artment of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Brana, Rg 3456

State of Nebraska ss. County of Webster

\_Comp\_

\_Assessor\_

Carded

on Page 3056
SOM ACTION County Clerk
10.00
A Deputy Deputy

NEBRASKA DOCUMENTARY STAMP TAX

### WARRANTY DEED

Amy L. Springer, a single person, an undivided 1/3 interest, and Todd A. Brown and Cody J. Carson-Brown, husband and wife as joint tenants, an undivided 2/3 interest, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Barry A. Lewis and Kristina M. Lewis, husband and wife, GRANTOR, in consideration

Town of Red Cloud, Webster County, Nebraska. Lots Four (4), Five (5), Six (6) and Seven (7), Block Twenty-eight (28), Original

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

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

Knisting Kristina M. Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

A. Lewis, a married person. The foregoing instrument was acknowledged before me on October 23, 2020, by Barry

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Eqp. August 27, 2022

Comm. expires

Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ss.

The foregoing instrument was acknowledged before me on November 2—1, 2020, by Kristina M. Lewis, a married person.

Comm. expires GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2022

Notary Public

Door Dage	Calla Data		Sahool District Code	
	11/23/2020	Base: 91-0074 A	Affiliated:	Unified:
Location D Sale Number	Useability & Code#		Parcel Number	
000308400 254	Ľ	GeoCde Twn Rng	Sect   Ort   Subdiv	Area Bik Parcel
Date of Sale Assessed Value	Value	4133	0 20005	018 6760
Land Improvements	Total ;	Date of Sa	Date of Sale Property Classification Code	tion Code
3,810 14,830	0 18,640	Status Property Type	Zoning Location	City Size Parcel Size
Assessor Location: BLUE HILL (	(BH)	A) 1 B) 01	C) 1 D) 1	E) 6 F) 2
	Residential		Commerc	rcial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Im	Multiple. Improvements. :	
Construction Date:	Construction Date: 1900		n Date :	
Floor:	Floor Sq. Ft.: 1,032	Floor Sq. Ft. :	•	
Building Cost New:	Cost: 87,385			
ingle Family Style: 101	Residential Condition: 20		Commercial Occupancy Code:	
100)   Mobile Home	(10) □ Worn Out	Primary:	Other1:	Other2:
101) 🗷 One Story	(20) 🗷 Badly Worn	Commerci	Commercial Construction Class:	
102) 🗆 Two Story	(30) □ Average	(1)	Fireproof Structural Steel Frame	Frame
103)  Split Level	(40)	(2)	Reinforced Concrete Frame	ne
- 1			Masonry Bearing Walls	
106) T Other	(bU) L EXCELLENT	(A) (B)	Wood or Steet Framed EX	EXT. Walls
7.	Residential Quality: 20		Pole Frame	
301) □ One Story	(10) □ Low	Cost Rank:		Condition:
302) □ Two Story	(20) 🖼 Fair	(10)	Low (1	(10) Worn Out
307) 🗆 1 1/2 Story	(30)  Average	(20)	Average (2)	(20) □ Badly Worn
308)   Split Level	(40) 🗆 Good	(30) 🗆 .	Above Average (3)	(30) □ Average
309) □ 2 1/2 Story	(50) Uery Good	( <del>4</del> 0) □		(40) 🗆 Good
304) □ One Story Duplex	(60)   Excellent			(50) Uery Good
305) 🛘 Two Story Duplex			(60)	0) □ Excellent
Assessor's Adjustment to Sale Price (+ or -):	rice (+ or -):			
Assessor Comments and Reason for Adjustment:	djustment:			
WD				
Comments from		Comments:		
000308400				
				(Continue on back)

#### 26 Date Deed Recorded 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? BLUE HILL here 18 Address of Property 806 W LANCASTER, BLUE HILL 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions)... 18a No address assigned 14 What is the current market 11 Was ownership transferred in full? (If No, explain the division.) Very Yes No NM Address 5 Grantor's Name, Address, 8 Type of Deed Street or Other Mailing Address 905 S LIBERTY ST Good Life, Great Service. NEBRASKA JASON L KUHN Phone Number (308) 870-0208 LOT 3 BLOCK 18 ORIGINAL TOWN OF BLUE HILL WEBSTER COUNTY NEBRASKA \$37,500 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. . ŏ Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Yes (A) Status Buyer Ö !mproved ] Unimproved DEPARTMENT OF REVENUE Cemetery Bill of Sale 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 that I am duly authorized to sign this statement ENNIFER FLEISCHER (402) S S S No Seller V No Death Certificate – Transfer on Death ☐ Corrective Conservator Single Family The and Telephone (Please Print) Aunt or Uncle to Niece or Nephew Commercial Multi-Family Ex-spouse 8 Brothers and Sisters CLAY - 18 deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. 18b Vacant land of the real property? Grantee of 10 Type of Transfer Value €9 County Number Auction Authori NEW YEAR Real Estate Transfer Statement B Stamp of Ex Register of Deed's Use Only Table Table Industrial Recreational Agricultural Distribution Exempt Number Exchange \_ Easement Executor Distribution Easement Family Corp., Partnership, or LLC 1 Parents and Child Grandparents and Grandchild 싢 68930 Gift Grantor Trust Foreclosure Lease Mineral Land Contract/Memo (B) Property Type THE 28 Email Address N/A 19 Name and Address of Person to Whom the Tax Statement Should be Sent JOHN & LINDA CARLLSON PO BOX 6 AYR AYR, NE 68925 7 Street or Other Mailing Address PO BOX 6 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Grantee's Name (Buyer) JOHN C CARLLSON & LINDA L. CARLLSON (000) 000-0000 Mineral Interests-Producing Mineral Interests-Nonproducing Mo. Recording Data 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 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Skapao Yes Partition Irrevocable Trust Revocable Trust Life Estate 12 Was real estate purchased for same use? (if No, state the intended use.) Day\_ Partition S N Quit Claim 23 Yr. Personal Rep. ATTORNEY Step-parent and Step-child Self Spouse Sale €₽ Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract 20 306 Warranty Sheriff 4 Date of Deed Trust/Trustee State Assessed ☐ Yes Mo. 23 ß 24 69 6/9 69 Other Day Other (Explain) Trustee to Beneficiary Transfer on Death Other Phone Number For Dept. Use Only 23 (402) 762-3524 11/23/20 × 552 FORM 37,500t00 37,500<mark>,</mark>00 Mobile Home 0 68925 20

**S** 

8

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK2020, Pg 3068

State of Nebraska ss. County of Webster

Clerk's office of said county this 30 day Clerk's office of said county this 30 day of NAD A.D., 20 a0 at 13:58 of NAD A.D., 20 a0 at 13:58

on Page 2000 County Clerk

Ontion Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date LL-30-20

WARRANTY DEED

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

common the following described real estate in Webster County, Nebraska: valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, JOHN CARLLSON and LINDA L. CARLLSON, husband and wife, as joint tenant and not as tenants in JASON L. KUHN, a single person, herein called Grantors, in consideration of one dollar and other

ALL MY INTEREST IN AND TO:

COUNTY, NEBRASKA. LOT THREE (3) BLOCK EIGHTEEN (18) ORIGINAL TOWN OF BLUE HILL, WEBSTER

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

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

Executed: 11-23-20

JASON L. KUHN, Grantor

STATE OF NEBRASKA

COUNTY OF MU

acknowledged the execution thereof to be his, her, or their voluntary act and deed known to me to be the identical person or persons who signed the foregoing instrument and Before me, a notary public qualified for said county, personally came JASON L. KUHN, a single person,

Witness my hand and notarial seal on

GENERAL MOTARY - State of Nebraska CRYSTAL M. SHESTAK My Comm. Exp. June 26, 2023

Notary Public Coupling on SHESTER