

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1994-1995 # PAGES _____

GRANTEE MASTER NAME # Haldine + Lyra Johnson lifeEstate

PARCEL # / FILING NUMBER 002104600 / 70670

002104700 / 70675

DOC STAMPS Exempt #19 tax/lien _____

SALES FILE # 195 # 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 8-16-2017

DEED TYPE WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
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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 Life Estate for Haldine + Lyra Johnson + Cotrustees
also: Co-Trustees; Amy Johnson, Kimberly Steen, Carla Greisen + Libby Crockett

Real Estate Transfer Statement

195

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>16</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>8</u> Day <u>16</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Haldine P. Johnson and Lyra M. Johnson Street or Other Mailing Address 474 39 Road City Minden State NE Zip Code 68959 Phone Number (402) 756-0766 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attachment Street or Other Mailing Address 474 39 Rd. City Minden State NE Zip Code 68959 Phone Number (402) 756-0766 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 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?
\$586,115

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
Haldine P. Johnson and Lyra M. Johnson
474 39 Rd.
Minden, NE 68959

18a No address assigned 18b Vacant land

20 Legal Description
See Attachment

21 If agricultural, list total number of acres 319.72±

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

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

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

Haldine P. Johnson or Lyra M. Johnson (402) 756-0766
 Print or Type Name of Grantee or Authorized Representative Phone Number
Lyra M. Johnson Grantee
 Signature of Grantee or Authorized Representative Title
Haldine P. Johnson Date
8/16/2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>16</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 19</u>	28 Recording Data <u>Blw 2017, Pg 1994-1995</u>

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

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

6. Grantees:

**Amy J. Johnson-Campagna, Kimberly A. Steen, Carla M. Greisen and Libby D. Crockett, Cotrustees of the Haldine P. Johnson and Lyra M. Johnson Irrevocable Trust dated August 16, 2017;
c/o Kimberly Ann Steen**

251 39th Road
Upland, NE 68981
(308) 830-1355

Haldine P. Johnson and Lyra M. Johnson (reserving a life estate interest)
474 39 Road
Minden, NE 68959
(402) 756-0766

20. Legal Description:

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-seven (27), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, EXCEPT, a tract of real estate more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-seven (27), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; thence South 895 feet; thence West 155 feet to the point of beginning; thence West a distance of 90 feet; thence South at a right angle a distance of 137 feet; thence East at a right angle a distance of 90 feet; thence North a distance of 137 feet to the point of beginning (said "My Antonia" house exception containing approximately 1.6 acres, more or less); and

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Bb2017. B 1995

STATE OF NEBRASKA }
COUNTY OF BUFFALO } ss:

The foregoing instrument was acknowledged before me on August 16, 2017, by **Haldine P. Johnson** and **Lyra M. Johnson**, husband and wife.





Notary Public

ATTACHMENT TO
CERTIFICATE OF EXEMPTION - DEEDS TO TRUSTEES

Grantee of Instrument (Trustee)

Amy J. Johnson-Campagna, Kimberly A. Steen, Carla M. Greisen and Libby D. Crockett, Cotrustees
of the Haldine P. Johnson and Lyra M. Johnson Irrevocable Trust dated August 16, 2017



Certificate of Exemption – Deeds to Trustees

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

SECTION 1

Grantor of Instrument and Trust

Haldine P. Johnson and Lyra M. Johnson

Grantee of Instrument (Trustee)

(Please see attachment)

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Amy J. Johnson-Campagna	Child
Kimberly A. Steen	Child
Carla M. Greisen	Child
Libby D. Crockett	Child

SECTION 2

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

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

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

SECTION 3

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

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

sign
here

Lynn M. Johnson *John Johnson* Grantors
Signature Title

8/16/17
Date

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

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

COVER PAGE PROPERTY TRANSFER

C/O Gerald Toepfer
Heritage Farms

BOOK & PAGE 2017-2000

PAGES Combine GRANTEE MASTER NAME # Heritage

PARCEL #/
FILING NUMBER 00170470/66350

00171490/66985
00171490/66980

001706100/66425

001711600/66755

001713300/66875

#10866

DOC STAMPS 001715600/67035

001718000/67190
tax/lien

001716500/67090

196 SALES FILE # 001716100/67065

PAGES 001714600/66955

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 185

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 4-20-2017

DEED TYPE WD

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

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

COMMENTS Gerald + Susan Toepfer, et al to Heritage Farms

Real Estate Transfer Statement

196

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>20</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>04</u> Day <u>20</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gerald & Susan Toepfer, et al. Street or Other Mailing Address 1659 Rd Z City Blue Hill State NE Zip Code 68930 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Heritage Farms, c/o Gerald Toepfer Street or Other Mailing Address 1659 Rd Z City Blue Hill State NE Zip Code 68930 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 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 checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>xfer to Partnersh</u>
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	<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.)

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

14 What is the current market value of the real property?
\$4,000,057

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
Rural Property
Webster County, Nebraska

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
see attached

21 If agricultural, list total number of acres 1400

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

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney **8-18-2017**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>18</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 5b</u>	28 Recording Data <u>BK2017, Pg 2000-2004</u>

The Southwest Quarter (SW $\frac{1}{4}$) of Section Eight (8), Township Four (4) ✓
North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; 0017047/66350
AND

The Northeast Quarter (NE $\frac{1}{4}$) of Section Ten (10), Township Four (4) 001706100/66425
North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;
EXCEPT a tract more particularly described as follows: Commencing at Gerald + wife Done Exception
the Northwest Corner said Northeast Quarter (NE $\frac{1}{4}$) and the Place of Beginning; thence N89°04'07"E (assumed bearing) along the north line said Northeast Quarter (NE $\frac{1}{4}$) a distance of 660.00 feet; thence S00°55'53"E perpendicular to the north line said Northeast Quarter (NE $\frac{1}{4}$) a distance of 155.00 feet; thence S56°24'02"W a distance of 475.00 feet; thence S89°04'07"W parallel with the north line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 249.37 feet to the west line of said Northeast Quarter (NE $\frac{1}{4}$); thence N02°25'52"W along said west line a distance of 411.53 feet to the Place of Beginning containing 5.01 acres of which 0.61 acres contained in the north 40.00 feet thereof is presently being used as a public road; AND

Lot Three (3) in the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), 001711600/66155
Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-one (21), Township Four (4) North, Range Ten (10), West of the 6th P.M., 001713300/66875
Webster County, Nebraska; AND

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-three (23), Township Four 001714600/66955
(4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-four (24), Township 001714900/66920
Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-six (26), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND *001715200/67010*

The North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND *001715600/67035*

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND *001716100/67045*

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT the West 871.2 feet of the North 666.6 feet thereof; AND *001714500/67090*
Except marlys Schmidt
001714500

The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-four (34), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska. *001718000/67190*

BK2017, Pg 2000

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of August A.D., 20 17, at 3:45
o'clock P. M. Recorded in Book 2017
on Page 2000-2004
Dr. b. Klingenberg County Clerk
34.00 BB Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-18-17
\$ 34.00 By BB

WARRANTY DEED

Gerald Toepfer and Susan Toepfer, husband and wife; Kevin Toepfer and Lora Toepfer, husband and wife; Eileen Moser, a single person; Carolyn Willicott and Robert E. Willicott, Jr., wife and husband; Amanda Toepfer Novak and Clarence Novak, wife and husband; Jeffrey Toepfer, a single person; Kerrie Toepfer Catchpool and Greg Catchpool, wife and husband; Bradley Toepfer and Ashley Toepfer, husband and wife; Annette Moser Lintz and Doug Lintz, wife and husband; Charissa Willicott, a single person; and Robert Willicott III; GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to HERITAGE FARMS, a Nebraska partnership, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that part of the Southwest Quarter (SW¼) of Section Twenty-one (21), Township Five (5) North, Range Ten (10), West of the 6th P.M., Adams County, Nebraska, lying West of the railroad right-of-way; AND

The Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Six (6) North, Range Eleven (11), West of the 6th P.M., Adams County, Nebraska; AND

The Southwest Quarter (SW¼) of Section Eight (8), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) of Section Ten (10), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; EXCEPT a tract more particularly described as follows: Commencing at the Northwest Corner said Northeast Quarter (NE¼) and the Place of Beginning; thence N89°04'07"E (assumed bearing) along the north line said Northeast Quarter (NE¼) a distance of 660.00 feet; thence S00°55'53"E perpendicular to the north line said Northeast Quarter (NE¼) a distance of 155.00 feet; thence S56°24'02"W a distance of 475.00 feet; thence S89°04'07"W parallel with the north line of said Northeast Quarter (NE¼) a distance of 249.37 feet to the west line of said Northeast Quarter (NE¼); thence N02°25'52"W along said west line a distance of 411.53 feet to the Place of Beginning containing 5.01 acres of which 0.61 acres contained in the north 40.00 feet thereof is presently being used as a public road; AND

Lot Three (3) in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half (N½) of the Northwest Quarter (NW¼) of Section Twenty-one (21), Township Four (4) North, Range Ten (10), West of the 6th P.M.,

Webster County, Nebraska; AND

The Southeast Quarter (SE¼) of Section Twenty-three (23), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW¼) of Section Twenty-four (24), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) of Section Twenty-six (26), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half (N½) of the Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

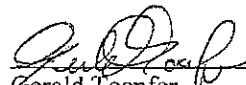
The Southwest Quarter (SW¼) of Section Twenty-eight (28), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT the West 871.2 feet of the North 666.6 feet thereof; AND

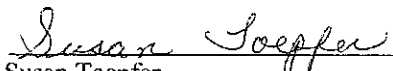
The Northwest Quarter (NW¼) of Section Thirty-four (34), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

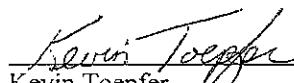
GRANTORS covenant with the GRANTEE that GRANTORS:

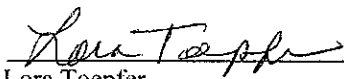
- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads, railroad right-of-ways and highways, and easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against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

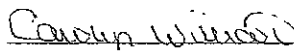
Executed April 20th, 2017.



Gerald Toepfer


Susan Toepfer


Kevin Toepfer


Lora Toepfer


Carolyn Willicott


Robert E. Willicott, Jr.

Amanda Toepfer Novak
Amanda Toepfer Novak

Clarence Novak
Clarence Novak

Kerrie Toepfer Catchpool
Kerrie Toepfer Catchpool

Greg Catchpool
Greg Catchpool

Bradley Toepfer
Bradley Toepfer

Ashley Toepfer
Ashley Toepfer

Annette Moser Lintz
Annette Moser Lintz

Doug Lintz
Doug Lintz

Jeffrey Toepfer
Jeffrey Toepfer

Robert Willicott III
Robert Willicott III

Eileen Moser
Eileen Moser

Charissa Willicott
Charissa Willicott

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ^{May} ~~April~~ 27, 2017, by Gerald Toepfer and Susan Toepfer, husband and wife.

Comm. expires 8/24/18

Kim Poplau
Notary Public

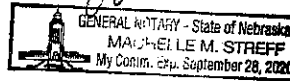


STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ^{May} ~~April~~ 12, 2017, by Kevin Toepfer and Lora Toepfer, husband and wife.

Comm. expires 9/28/2020

Madelin M. Steff
Notary Public

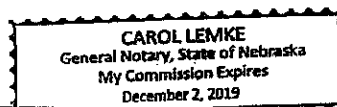


STATE OF Nebraska, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on ^{May} ~~April~~ 9th, 2017, by Eileen Moser, a single person.

Comm. expires 12/2/2019

Carol Lemke
Notary Public



STATE OF NEBRASKA, COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on ^{July} April 13th, 2017, by Carolyn Willicott and Robert E. Willicott, Jr., wife and husband.

State of Nebraska - General Notary
JAMES R. DYKEMAN
My Commission Expires
February 22, 2018

Comm. expires _____

[Signature]
Notary Public

STATE OF Nebraska, COUNTY OF Butter) ss.

The foregoing instrument was acknowledged before me on ^{May} April 23, 2017, by Amanda Toepfer Novak and Clarence Novak, wife and husband.

GENERAL NOTARY - State of Nebraska
PAMELA L. SCHMID
My Comm. Exp. March 20, 2021

Comm. expires March 20, 2021

Pamela L. Schmid
Notary Public

STATE OF NEBRASKA, COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on ^{May} April 30, 2017, by Jeffrey Toepfer, a single person.

Comm. expires May 7, 2018

Verona F. Anderson
Notary Public

GENERAL NOTARY - State of Nebraska
VERONA F. ANDERSON
My Comm. Exp. May 7, 2018

STATE OF NEBRASKA, COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me on ^{MAY} April 9, 2017, by Kerrie Toepfer Catchpool and Greg Catchpool, wife and husband.

General Notary - State of Nebraska
DANIEL J. CLASSEN
My Comm. Exp. Sept. 30, 2017.

Comm. expires SEPT 30, 2017

[Signature]
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on ^{Nov} April 1st, 2017, by Bradley Toepfer and Ashley Toepfer, husband and wife.

GENERAL NOTARY - State of Nebraska
MACHELLE M. STREFF
My Comm. Exp. September 28, 2020

Comm. expires 9/28/2020

Machelle M. Streff
Notary Public

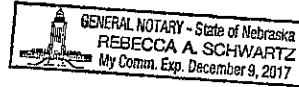
State of Nebraska - General Notary
REBECCA SCHRECKENGOST
My Commission Expires
7/4/2020
Garwood & Cracken, Lawyers
401 North Webster Street, Red Cloud, NE 68970

Rebecca Schreckengost
PI/Fax (402) 746-3613
DAVE/PA/PA200/HERITAGE/FRM/HERITAGE.WD.4/5/17

STATE OF NEBRASKA, COUNTY OF Buttalo) ss.

The foregoing instrument was acknowledged before me on ~~April~~ ^{June} 6th, 2017, by Annette Moser Lintz and Doug Lintz, wife and husband.

Comm. expires 12-9-17 Rebecca A. Schwartz
Notary Public



STATE OF TEXAS, COUNTY OF Brazoria) ss.

The foregoing instrument was acknowledged before me on April 20th, 2017, by Charissa Willicott, a single person.

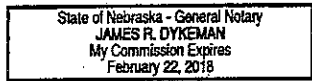
Comm. expires July 26, 2017 Marco Antonio Garcia
Notary Public



STATE OF NEBRASKA, COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on ~~April~~ ^{July} 13th, 2017, by Robert Willicott III.

Comm. expires _____ James R. Dykeman
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2005 # PAGES _____ GRANTEE MASTER NAME # Eugene A. +

PARCEL # / FILING NUMBER 001201100/61815 4-3-9 Marilyn K.

DOC STAMPS Exempt #4 tax/lien

SALES FILE # 197 # PAGES _____

Svoboda (LE)

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 180

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-18-17

DEED TYPE Corrective QCD (for 2010-539)

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

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

COMMENTS Previous Deed were tenants in common - Corrected to married individual
also; Deed says Reflects Back to 2010 when originally filed



Real Estate Transfer Statement

FORM 521

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

197

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 8 Day 18 Yr. 17	Mo. 8 Day 18 Yr. 17

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Eugene A. Svoboda and Marilyn K. Svoboda		Grantee's Name (Buyer) Joseph E. Svoboda	
Street or Other Mailing Address 2809 Road AA		Street or Other Mailing Address 2428 Road 2800	
City Deweese	State NE	City Deweese	State NE
Zip Code 68934		Zip Code 68934	
Phone Number (402) 756-7371		Phone Number	is the grantee a 501(c)(3) organization? If Yes, is the grantee a 609(a) foundation?
Email Address n/a		Email Address n/a	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

(A) Status	(B) Property Type		(C)
<input 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"/> ICLL	<input type="checkbox"/> Commercial	<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 checked="" 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 type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$246,330

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

Rural Webster County, Nebraska

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

Eugene Svoboda
2809 Road AA
Deweese, Nebraska 68934

18a No address assigned 18b Vacant land

20 Legal Description

NE 1/4 4-3-9, Webster County, Nebraska.

21 If agricultural, list total number of acres

160

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4)

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

X **Joseph E Svoboda**
Print or Type Name of Grantee or Authorized Representative

Joseph E Svoboda
Signature of Grantee or Authorized Representative

Grantee

Phone Number
8-20-17

Date

Register of Deed's Use Only

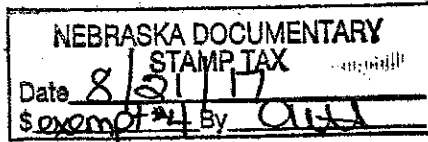
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 8 Day 21 Yr. 17	\$ Exempt #4	BK 2017, Pg 2005	

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

BK 2017, Pg 2005

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 21 day of August A.D., 2017, at 9:25 o'clock A. M. Recorded in Book 2017 on Page 2005-2006.
Debra J. Kinnear County Clerk
316.00 Deputy
Ind ___ Corp ___ Assessor ___ Cared ___



Return to: Sullivan Shoemaker P.C., L.L.C.; Attn: Adam D. Pavelka; P. O. Box 309, Hastings, Nebraska 68902

CORRECTIVE QUITCLAIM DEED

THIS DEED REPLACES THE DEED FILED ON April 26, 2010 IN BOOK 10 OF RECORD, ON PAGE 539, and shall be made nunc pro tunc, effective on April 26, 2010.

EUGENE A. SVOBODA AND MARILYN K. SVOBODA, Husband and Wife, GRANTORS (whether one or more), in consideration of Love and Affection, quitclaims to GRANTEE (whether one or more), JOSEPH E. SVOBODA, a married individual, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201):

Northeast ¼ of Section 4, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska, except those portions thereof conveyed to the State of Nebraska by deeds recorded in Book 27, Page 268 and Book 61, Page 412 in the office of the Register of Deeds of Webster County, Nebraska.

Subject, however, to the Joint Life Estates of the Grantors.

Executed: August 18, 2017.

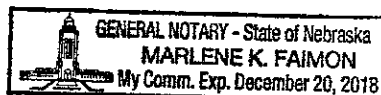
Eugene A. SvoBoda
EUGENE A. SVOBODA

Marilyn K. SvoBoda
MARILYN K. SVOBODA

BK 2017, Pg 2005A

STATE OF NEBRASKA)
)ss:
COUNTY OF Nebraska)

The foregoing instrument was acknowledged before me on the 20 day of August, 20 17, by EUGENE A. SVOBODA AND MARILYN K. SVOBODA, Husband and Wife, GRANTORS.



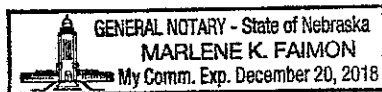
Marlene K. Faimon
Notary Public

THIS CORRECTIVE DEED WAS APPROVED AND CONSENTED TO BY:

Joseph E. Svobeda
JOSEPH E. SVOBODA

STATE OF NEBRASKA)
)ss:
COUNTY OF Nebraska)

The foregoing instrument was acknowledged before me on the 20 day of August, 20 17, by JOSEPH E. SVOBODA, a married individual.

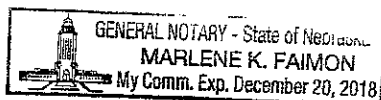


Marlene K. Faimon
Notary Public

Donna M. Svobeda
DONNA M. SVOBODA

STATE OF NEBRASKA)
)ss:
COUNTY OF Nebraska)

The foregoing instrument was acknowledged before me on the 20 day of August, 20 17, by DONNA M. SVOBODA, a married individual.



Marlene K. Faimon
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2007

PAGES _____

GRANTEE MASTER NAME # James B. + Marilynn L.

PARCEL # / FILING NUMBER 002207500/7/130

9-1-12

Hersh
13108

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 198

PAGES _____

NEIGHBORHOOD #

<u>1</u> 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	<u>4000</u> AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS
---------------------	--------------------	-----------------------------	----------------	----------------------

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 55

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-10-2017

DEED TYPE WD

SALE QUAL

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

CODE

1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED	<u>4</u> SALE NOT TO BE USED	5 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	<u>RUR</u> RURAL
-----------------	---------------	---------------	------------------	----------------	-----------------	-----------------	---------------------

COMMENTS (Living Trust) Trustees to Self

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.

198

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>10</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>08</u> Day <u>10</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James B. Hersh and Marilynn L. Hersh, Trustees of the Street or Other Mailing Address 1802 Davista Lane James B. Hersh and Marilynn L. Hersh Living Trust, dtd. City 11.5.2014; Lexington State NE Zip Code 68850		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James B. Hersh and Marilynn L. Hersh Street or Other Mailing Address 1802 Davista Lane City Lexington State NE Zip Code 68850	
Phone Number (308) 324-6108		Phone Number (308) 324-6108	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

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

8 Type of Deed

<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"/> 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"/> Trustee to Beneficiary
				<input type="checkbox"/> Other (Explain)

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

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

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

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

14 What is the current market value of the real property?
\$218,145

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
James B. and Marilynn L. Hersh
1802 Davista Lane
Lexington, NE 68850

18a No address assigned 18b Vacant land

20 Legal Description
E2NW4 9-1-12, WEST OF THE 6TH P.M., WEBSTER CO., 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.)	\$ 0.00
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 **20**

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

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

ATTORNEY 8.17.2017
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>21</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BW 2017, Pg 2007</u>

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2008

PAGES _____

GRANTEE MASTER NAME # James B + Marilynn

PARCEL # / FILING NUMBER 0022075/71130

9-1-12

L. Persh (LE)

W/Trustees # 13109

DOC STAMPS Exempt # 19

tax/lien

Brian + Beth

SALES FILE # 199

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

1000	2000	<u>4000</u>	9000	9500		
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____	
					SUBURBAN _____	

TAX DISTRICT 55

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-11-2017

DEED TYPE WD

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

LOCATION CODE

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

COMMENTS Self to Life Estate + Trustees for DRR Trust

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.

199

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>11</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>08</u> Day <u>11</u> Yr. <u>2017</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James B. Hersh and Marilynn L. Hersh Street or Other Mailing Address 1802 DAVISTA LANE City Lexington State NE Zip Code 68850 Phone Number (308) 324-6108 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brian L. Hersh & Beth L. Hersh-Goslin, Trustees of the James B. Hersh and Marilynn L. Hersh Irrevocable Trust, dtd. 8.4.17 Street or Other Mailing Address 1802 DAVISTA LANE City Lexington State NE Zip Code 68850 Phone Number (308) 324-6108 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 L.E. reserved for James B. and Marilynn L. Hersh	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$218,145

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
James B. and Marilynn L. Hersh
1802 Davista Lane
Lexington, NE 68850

18a No address assigned 18b Vacant land

20 Legal Description
E2NW4 9-1-12, WEST OF THE 6TH P.M., WEBSTER CO., 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.)	\$	0.00
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 **19**

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

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

ATTORNEY 8.17.2017
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>21</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 19</u>	28 Recording Data <u>BW 2017, Pg 2008</u>

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/21/17
\$ Ex019 By BB

Bk 2017, Pg 2008

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 21 day of August A.D., 2017, at 09:45 o'clock AM. Recorded in Book 2017 on Page 2008

Debra K. Hingst
County Clerk
Fee: \$10.00 By: BB Deputy
Electronically Recorded

WARRANTY DEED

JAMES B. HERSH and MARILYNN L. HERSH, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from BRIAN L. HERSH and BETH L. HERSH-GOSLIN, Trustees of the JAMES B. HERSH and MARILYNN L. HERSH Irrevocable Trust dated August 4, 2017, GRANTEES, convey to Grantees, the following described real estate:

The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Nine (9), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

***Reserving a life estate for James B. Hersh and Marilynn L. Hersh.**

GRANTORS covenant, jointly and severally (if more than one), with GRANTEE that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 11th day of August, 2017

James B. Hersh
JAMES B. HERSH, Grantor

Marilynn L. Hersh
MARILYNN L. HERSH, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF Dawson)

The foregoing instrument was acknowledged before me on this 11th day of August, 2017, by JAMES B. HERSH and MARILYNN L. HERSH, Grantors.

Jennifer L. Shubert
Notary Public



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