

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2045

PAGES _____

GRANTEE MASTER NAME # Jeffrey L. +

PARCEL # / FILING NUMBER 001901100/68390

11-2-11

Terri M. Olson
#13110

DOC STAMPS Exempt 05A

tax/lien

SALES FILE # 200

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	INVALE W/HOME SITE	INVALE/ NO HOME SITE	INVALE 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 45

TOTAL SALE PRICE ~~10~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-16-2017

DEED TYPE QCD

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	INVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Donald + Ruth Olson gave their 1/2 interest to Jeffrey + Terri Olson

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.

200

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>16</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>08</u> Day <u>16</u> Yr. <u>2017</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald D. and Ruth E. Olson Street or Other Mailing Address 1003 E Street City Utica State NE Zip Code 68456 Phone Number (402) 534-2059 Email Address drolson@windstream.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attachment Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
---	--	--	--

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input 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 checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No Grantor's retained a joint 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"/> Step-parent and Step-child		
<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child				

14 What is the current market value of the real property?
\$256,260

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
**Jeffery Olson
3705 Wendell Drive
Hastings, NE 68901**

18a No address assigned 18b Vacant land

20 Legal Description
Undivided one-half interest in the Northwest Quarter (NW/4) of Section Eleven (11), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, lying west of the center line of Crooked Creek as now located.

21 If agricultural, list total number of acres 1/2 of 142 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 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 5(a)

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.

Donald D. Olson (402) 534-2059
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Owner 08/16/17
 Signature of Grantee or Authorized Representative Title Date

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ Yr. <u>2017</u>	27 Value of Stamp or Exempt Number <u>Aug 22 01:25 PM Ex05a Book 2017 Page 2045</u>	28 Recording Data

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/22/17
\$ Ex05a By BB

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 22 day
of August A.D., 2017, at 01:25
o'clock PM. Recorded in Book 2017
on Page 2045

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

After recording, return to: Charles W. Hastings, DUNMIRE, FISHER, HASTINGS, & PAULEY, PO Box 1044, Hastings NE 68902-1044

QUITCLAIM DEED

DONALD D. OLSON and RUTH E. OLSON, husband and wife, GRANTORS,
owners of an undivided one-half interest in the real estate described below (Real Estate), in
consideration of love and affection, convey to GRANTEES, **JEFFREY L. OLSON and TERI
M. OLSON**, husband and wife, as joint tenants and not as tenants in common, all of their
undivided interest in the following described Real Estate (as defined in Neb. Rev. Stat. §76-201),
reserving however unto the Grantors and each of them a life estate and the life use thereof:

All that part of the Northwest Quarter (NW/4) of Section Eleven (11), Township Two (2) North,
Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, lying west of the center line
of Crooked Creek as now located.

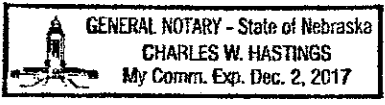
Executed: 8/16, 2017.

Donald D. Olson
Donald D. Olson

Ruth E. Olson
Ruth E. Olson

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on 8/16, 2017 by
DONALD D. OLSON and RUTH E. OLSON, husband and wife.


GENERAL NOTARY - State of Nebraska
CHARLES W. HASTINGS
My Comm. Exp. Dec. 2, 2017

Charles W. Hastings
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2046

PAGES _____

GRANTEE MASTER NAME # Don + Betty Schmidt

PARCEL # / FILING NUMBER 000120800/35310

10172

(New) 000120801/35311

DOC STAMPS 2.25

tax/lien _____

SALES FILE # 201

PAGES _____

NEIGHBORHOOD #

1	100	105	<u>200</u>	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

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

TAX DISTRICT 65

TOTAL SALE PRICE 750.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-2-2017

DEED TYPE JTWD

SALE QUAL

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

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

LOCATION CODE

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

COMMENTS Split lots - S 1/2 Lot 4 + and all of Lot 5 Block 1 Smith + Moore's Addition to Red Cloud, Webster Co.

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.

201

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. 08 Day 02 Yr. 2017	Mo. 08 Day 02 Yr. 2017

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) FMH, LLC		Grantee's Name (Buyer) Don & Betty Schmidt	
Street or Other Mailing Address PO Box 291		Street or Other Mailing Address 637 N Elm St	
City Red Cloud	State NE	City Red Cloud	State NE
	Zip Code 68970		Zip Code 68970
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address		Email Address	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

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

same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description

The South Half (S1/2) of Lot Four (4) and all of Lot Five (5), Block One (1), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	750.00
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	\$	750.00

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

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

sign here

Kory J. McCracken
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Attorney
Title

(402) 746-3613
Phone Number

8/22/17
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. 08 Day 22 Yr. 2017	\$ 2.25	BL 2017 Pg 2046	

BLW2017, Pg 2046

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 22nd day of Aug A.D., 2017, at 3:20 o'clock P.M. Recorded in Book 2017 on Page 2046
Debra Klugeboer County Clerk
10.00 Debra Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8/22/17
\$ 2.25 By DAW

JOINT TENANCY WARRANTY DEED

FMH, L.L.C., a limited liability company organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Don Schmidt and Betty Schmidt, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Four (4) and all of Lot Five (5), Block One (1), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed ^{August} ~~July~~ 2, 2017.

FMH, L.L.C.

By John F. McGuire By Phil L. Hansen
John F. McGuire, Member Phil L. Hansen, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~January~~ ^{August} 2, 2017, by John F. McGuire and Phil L. Hansen, Members, on behalf of FMH, L.L.C., a Nebraska limited liability company.

Comm. expires 

Mary Hunt
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 09/07/2017
Inspected By: CJ Inspection Date: 08/01/2016

Record : 1 of: 1

Parcel ID #: 000120800	Map # : 4371-00-0-10020-001-0000
MCGUIRE, JOHN % FMH, LLC PO BOX 291 RED CLOUD, NE 68970-0000	Situs : 617 N ELM ST Legal : ALL LOTS 6-9 & NORTH 12'6 LOT 10 BLOCK 1

LOT INFORMATION

Neighborhood : 200 RED CLOUD		Value Method: SF
Lot Width : 142		# of Units : 15975
Lot Depth : 112.5		Unit Value : 0.09
Topography : Amenities		Adjustments :
Street Access :		Lot Value : 1,410
Utilities :		

PHYSICAL INFORMATION

Type : 3 - Duplex	Year Built/Age : 2007/10
Quality : 20 - Fair	Effective Age :
Condition : 35 - Average +	Remodel Date :
Arch Type :	Remodel Type :
Style : One Story 100%	
Exterior Wall : 100% SIDING	
Floor Area : 2,400	
Basement Area : 1,008	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 4	
Baths : 4.0	
Heat Type : 100% WARM & COOLED	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 16	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$79,105
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$77,695
Land Value	\$1,410
FINAL ESTIMATE OF VALUE	\$79,105
Value per Square Foot	32

Current Total Assessed Value for Parcel # 000120800	\$79,105
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DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 09/07/2017

Record : 1 of: 1

Parcel ID #: 000120800 Map # : 4371-00-0-10020-001-0000

MCGUIRE, JOHN %
FMH, LLC
PO BOX 291
RED CLOUD, NE 68970-0000
Situs : 617 N ELM ST
Legal : ALL LOTS 6-9 & NORTH 12'6 LOT 10 BLOCK 1

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor : 0.95

<u>DESCRIPTION</u>				
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	2,400	x	50.40	= 120,960
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	2,400		1.95	4,680
PLUMBING Base is: 7 (over base)	9		802.14	6,864
BASEMENT COST	1,008		16.76	16,896
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	2400	x	62.25	= 149,400
<u>IMPROVEMENTS</u>				
ATTACHED GARAGE	308		23.13	7,125
CONCRETE DRIVE	602		4.13	2,485
CONCRETE DRIVE	602		4.13	2,485
OPEN SLAB	64		5.68	365
OPEN SLAB	64		5.68	365
ATTACHED GARAGE	308		23.13	7,125
PORCH W/ROOF & STEPS	64		25.89	1,655
PORCH W/ROOF & STEPS	64		25.89	1,655

TOTAL REPLACEMENT COST NEW 2400 x 71.94 = 172,660

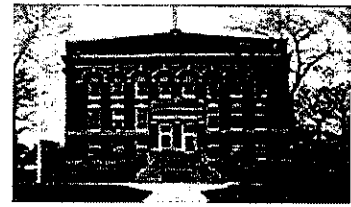
Depreciation : 55% Total 55% Physical Functional Economic
Less Depreciation/Plus Appreciation : (94,965)

Improvement Value	\$77,695
Land Value	\$1,410
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$79,105
Value per Square Foot	\$32.00

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

WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE: 9/7/2017

SELLER: FMH, LLC
PO BOX 291
RED CLOUD, NE 68970
BUYER: DON & BETTY SCHMIDT
637 N ELM STREET
RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 000120800&000120801 BOOK/PAGE: 2017-2046 DATE OF SALE: 8/2/2017
LEGAL DESCRIPTION: THE S1/2 OF LOT 4 AND ALL OF LOT 5, BLOCK 1, SMITH AND MOORES ADDITION TO RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. ***If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for you cooperation.

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

- What was the total purchase price? \$ \$ 750.00 Yes / No
- If No explain: _____
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ _____
If the property is a rental property and produces income, what rent has been charged for it in \$ _____
4 *each of the past five years?* _____
- 5 *What expenses have been incurred in each of the past five years?* \$ _____
- 6 How long was the property on the market? _____
- 7 Were any changes made to the property either before or after the sale? Yes / No
(Example: Remodeling Renovations Additions Repairs Demolition)
If Yes explain: _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2049

PAGES _____

GRANTEE MASTER NAME# Adam Uetter

PARCEL # / FILING NUMBER 000 147700 / 38540

13111

DOC STAMPS 123.75

tax/lien _____

SALES FILE # 202

PAGES _____

NEIGHBORHOOD #

1	100	105	<u>200</u>	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

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 55,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-28-2017

DEED TYPE WD

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

202

• 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>28</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>8</u> Day <u>28</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald R. Bartlett and Sharon M. Bartlett Street or Other Mailing Address 2900 Monroe Court City Plattsmouth State NE Zip Code 68048 Phone Number Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Adam Vetter Street or Other Mailing Address 546 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$55,000

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

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

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

18 Address of Property
**546 N Elm St
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots One (1) and Two (2), Block Two (2), and the North 4 feet of a vacated alley, all in Moore's Addition to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 55,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 55,000.00

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

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

Adam Vetter
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title **Grantee**
 Phone Number **812/2017**
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>28</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>123.75</u>	28 Recording Data <u>2017 Pg 2049</u>

BOOK 2017, Pg 2049

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 28th day of August A.D., 2017, at 11:40 o'clock P.M. Recorded in Book 2017 on Page 2049
Deb Klingenberg County Clerk
10.00 AL2 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-28-17
\$ 133.75 By AL2

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

WARRANTY DEED

Donald R. Bartlett and Sharon M. Bartlett, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Adam Vetter, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

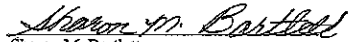
Lots One (1) and Two (2), Block Two (2), and the North 4 feet of a vacated alley, all in Moore's Addition to the City of Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee that Grantors:

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

Executed August 28, 2017.

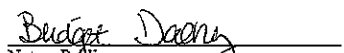

Donald R. Bartlett


Sharon M. Bartlett

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August , 2017 by Donald R. Bartlett and Sharon M. Bartlett, husband and wife.

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2020


Notary Public

PAGE 1

COMMENTS

BOOK-PAGE 2017-2049

DATE OF SALE 8-28-2017

LEGAL DESCRIPTION Lots 1-2 Block 2 + N4' of Vacated Alley Moore's Addition RC.

LOCATION ID PARCEL(S) 0001477

ASSESSOR LOCATION Redcloud

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	24205	24830
2015	625	24205	24830
2016	625	22345	22970
2017	625	35475	36100

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
55,000			

SCHOOL BASE # 91-002 - 65

HOUSE QUALITY 30

HOUSE CONDITION 30

DATE OF CONSTRUCTION 1900

MOBILE HOME NA

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 09/05/2017
Inspected By: CJ Inspection Date: 08/09/2016

Record : 1 of: 1

Parcel ID #: 000147700 Map # : 4371-00-0-10040-002-0000

VETTER, ADAM Situs :546 N ELM ST
546 N ELM ST Legal :LOTS 1-2 BLOCK 2 & N 4'OF VACATED
RED CLOUD, NE 68970- ALLEY MOORES ADDITION RED CLOUD

LOT INFORMATION

Neighborhood :	200 RED CLOUD		
Lot Width :	50	Value Method:	SF
Lot Depth :	142	# of Units :	7100
Topography :	Amenities	Unit Value :	0.09
Street Access :		Adjustments :	
Utilities :		Lot Value :	625

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1900/117
Quality :	30 - Average	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% HARDBOARD		
Floor Area :	1,008		
Basement Area :	1,008		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	1.5		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	7		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$36,100
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$35,475
Land Value	\$625
FINAL ESTIMATE OF VALUE	\$36,100
Value per Square Foot	35
Current Total Assessed Value for Parcel # 000147700	\$36,100

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

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 09/05/2017

Record : 1 of: 1

Parcel ID #: 000147700 Map # : 4371-00-0-10040-002-0000

VETTER, ADAM Situs :546 N ELM ST
546 N ELM ST Legal :LOTS 1-2 BLOCK 2 & N 4'OF VACATED
RED CLOUD, NE 68970- ALLEY MOORES ADDITION RED CLOUD

COST APPROACH - Values By Marshall & Swift
Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor :0.95

	<u>DESCRIPTION</u>			
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,008	x	82.65	= 83,311
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,008	2.01	2.01	2,026
PLUMBING Base is: 9 (under base)	2	1176.67	(2.22)	(2,238)
BASEMENT COST	1,008	16.66	16.66	16,796
PARTITION FINISH				
RECREATIONAL FINISH	858	16.55	14.09	14,200
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1008	x	113.19	= 114,096
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE	660	21.80	0.83	14,390
DET GAR AVERAGE CONC	832	18.39	32%	10,405 *
SOLID WALL PORCH	60	78.08		4,685
OPEN SLAB PORCH	12	19.01		230
SOLID WALL PORCH	351	38.40		13,480
SALVAGE 3MS	1	100.00	0%	100 *

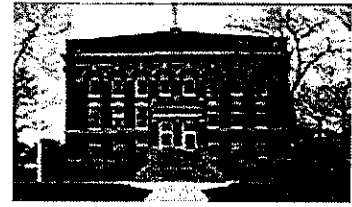
TOTAL REPLACEMENT COST NEW	1008	x	145.71	= 146,880
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Depreciation	: 83% Total	83% Physical	Functional	Economic
			Less Depreciation/Plus Appreciation : (121,910)	

Improvement Value	\$24,970
Land Value	\$625
Lump Sums	10,505 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$36,100
Value per Square Foot	\$35.00

WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE: 9/5/2017

SELLER: DONALD & SHARON BARTLETT
8900 MONROE COURT
PLATTSMOUTH, NE 68048
BUYER: ADAM VETTER
546 N ELM ST.
RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 147700 BOOK/PAGE: 2017-2049 DATE OF SALE: 8/28/2017
LEGAL DESCRIPTION: LOTS 1-2, BLOCK 2 AND THE N 4' OF A VACATED ALLEY, ALL IN MOORE'S ADDITION TO RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. ***If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for you cooperation.

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

- What was the total purchase price? \$ \$ 55,000.00 Yes / No
- If No explain: _____
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ _____
If the property is a rental property and produces income, what rent has been charged for it in \$ _____
4 *each of the past five years?* _____
- 5 *What expenses have been incurred in each of the past five years?* \$ _____
- 6 How long was the property on the market? _____
- 7 Were any changes made to the property either before or after the sale? Yes / No
(Example: Remodeling Renovations Additions Repairs Demolition)
If Yes explain: _____

CONTINUED ON BACK