

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1677

PAGES _____

GRANTEE MASTER NAME # Heather Harris

PARCEL # / FILING NUMBER 800116800 /

31730

DOC STAMPS Exempt #3

tax/lien _____

SALES FILE # 167

PAGES _____

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 65

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-20-2017

DEED TYPE PCD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Red Cloud - Commercial -
max gave int. to Heather

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.

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>20</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>06</u> Day <u>20</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Max Vavricka Street or Other Mailing Address 1215 Rd Q City Red Cloud State NE Zip Code 68970 Phone Number (308) 470-0129 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Heather Harris Street or Other Mailing Address 317 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3335 Email Address			
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							

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"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input checked="" 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 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 type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>assignment</u>

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

Yes No

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

Yes No

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

<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
317 N Webster St
Red Cloud, NE 68970

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

18a No address assigned **18b** Vacant land

20 Legal Description

Lots Seven (7) and Eight (8), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 3

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

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

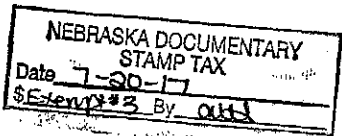
Heather Harris Attorney
Signature of Grantee or Authorized Representative Title Date 7/20/17

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>7</u> Day <u>20</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #3</u>	28 Recording Data <u>BK 2017, Pg 11677</u>	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of July, A.D., 2017, at 2:05 o'clock P.M. Recorded in Book 207 on Page 1127
John Ungenberger County Clerk
\$10.00
Ind ___ Comp ___ Assessor ___ Carded ___



QUITCLAIM DEED

Max Vavricka, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Heather Harris, a single person, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7) and Eight (8), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska.

Executed June 20, 2017.

Max Vavricka

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 20, 2017, by Max Vavricka, a single person.

Comm. expires

Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1691

PAGES _____

GRANTEE MASTER NAME # Ryan Lammers

PARCEL # / FILING NUMBER 601801200/67350 2-1-11

Kelly A.
#13097

DOC STAMPS _____

tax/lien _____

SALES FILE # 169

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS
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RURAL RESIDENTIAL _____
SUBURBAN RC

Appraised type / FARM

TAX DISTRICT 45

TOTAL SALE PRICE 135,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-25-2017

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

Done as Ag Sale Home + 18 Acres

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.

169

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. <u>7</u> Day <u>25</u> Yr. <u>2017</u>		Mo. <u>7</u> Day <u>19</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Kelly J. Oberlechner				Grantee's Name (Buyer) Ryan J. Lammers and Kelly A. Lammers			
Street or Other Mailing Address <u>725 N Maple</u>				Street or Other Mailing Address <u>1139 Hwy 136</u>			
City <u>Amsworth</u>		State <u>NE</u>		City <u>Red Cloud</u>		State <u>NE</u>	
Zip Code <u>68970</u>		Phone Number <u>(402) 746-4623</u>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				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 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 checked="" 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 checked="" 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 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?
\$135,000

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 Rhynalds Auction & Real No

18 Address of Property
1139 Hwy 136
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
County Surveyor's Lot Two (2) in the Northwest Quarter (NW¼) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed out of said Lot 2 by deeds recorded in Book 70, Page 179, Book 80, Page 1103, Book 86, Page 335, Book 86, Page 842, Book 90, Page 287, And EXCEPT tract conveyed to the State of Nebraska for highway by Deed recorded in Book 25, Page 340.

21 If agricultural, list total number of acres 18.1+

22 Total purchase price, including any liabilities assumed	\$ 135,000.00
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.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 135,000.00

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

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

sign here Ryan J. Lammers (402) 746-4623
 Print or Type Name of Grantee or Authorized Representative Phone Number
 7/25/2017
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>26</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>303.75</u>	28 Recording Data <u>BK2017, Pg 1691-1692</u>	

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 26 day of July A.D., 2017, at 10:15 o'clock A M. Recorded in Book 2217 on Page 1691-1692
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-26-17
\$ 303.75 By BB

Return to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 68970

WARRANTY DEED


Kelly J. Oberlechner, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Ryan J. Lammers and Kelly A. Lammers, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

County Surveyor's Lot Two (2) in the Northwest Quarter (NW¹/₄) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed out of said Lot 2 by deeds recorded in Book 70, Page 179, Book 80, Page 1103, Book 86, Page 335, Book 86, Page 842, Book 90, Page 287, And EXCEPT tract conveyed to the State of Nebraska for highway by Deed recorded in Book 25, Page 340.

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

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

Executed July 19, 2017.



Kelly J. Oberlechner

STATE OF NEBRASKA)
) ss.
COUNTY OF ~~ADAMS~~ Brown)

The foregoing instrument was acknowledged before me on July 19th, 2017 by Kelly J. Oberlechner, a single person.



Codi L Sedlacek
Notary Public

My commission expires: 12/16/19

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 08/03/2017

Record: 1 of: 1

Inspected By: TS Inspection Date: 08/17/2016

Parcel ID #: 001801200

Map # : 4491-2-2-0-0-67350

LAMMERS, RYAN J. & KELLY A.

Situs : 1139 HWY 136

Legal : PT LOT 2 IN NW1/4 LESS 57.5' X 100'
LESS 200' X 115' 2-1-11

1139 HWY 136

RED CLOUD, NE

68970-

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1917 / 100
Quality	: 30 - Average	Effective Age	:
Condition	: 35 - Average +	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: 1-1/2-St-Unfin 87% One-Story 13%		
Exterior Wall	: 100% SIDING		
Floor Area	: 1599		
Basement Area	: 1386		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 3		
Baths	: 1.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$67,770
Lump Sums	\$17,095 *
Lump Sums Description : SUB RC	
FINAL ESTIMATE OF VALUE.....	\$84,865

FARM VALUATION SUMMARY

Residence Value	\$84,865
Outbuilding Value	
Agland Value	\$62,545
Total Value	\$147,410

Current Total Assessed Value for Parcel # 001801200	\$147,410
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DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

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

Date of Print: 08/03/2017

Record : 1 of: 1

Parcel ID #: 001801200	Map # : 4491-2-2-0-0-67350
LAMMERS, RYAN J. & KELLY A. 1139 HWY 136 RED CLOUD, NE	Situs : 1139 HWY 136 Legal : PT LOT 2 IN NW1/4 LESS 57.5' X 100' LESS 200' X 115' 2-1-11
68970-	

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor : 0.95
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	<u>DESCRIPTION</u>	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,599	x	82.84	= 132,461
<u>ADJUSTMENTS</u>					
	<u>Units</u>	<u>Unit Cost</u>		<u>Area Adj</u>	<u>Total Cost</u>
ROOFING					
SUBFLOOR					
HEATING & COOLING	1,599	2.01		2.01	3,214
PLUMBING Base is: 9 (under base)	4	1176.67		(2.80)	(4,477)
BASEMENT COST	1,386	15.58		13.51	21,601
PARTITION FINISH	693	27.76		12.03	19,238
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST	1599		x	107.59	= 172,036
<u>IMPROVEMENTS</u>					
	<u>Units</u>	<u>Unit Cost</u>		<u>Depr</u>	<u>Total Cost</u>
NO GARAGE					
SINGLE 1/S FIRE PL	1	2519.64			2,520
DET GAR GOOD CONC	780	21.54		22%	13,105 *
CONCRETE DRIVE/GOOD	360	4.23		22%	1,190 *
DET GAR AVERAGE CONC	224	18.39		32%	2,800 *
PORCH W/ROOF & STEPS	264	21.87			5,775
WOOD DECK	180	15.72			2,830
NO VALUE BARN	1			0%	*
TOTAL REPLACEMENT COST NEW	1599		x	114.55	= 183,160

Depreciation	: 63% Total	63% Physical	Functional	Economic
		Less Depreciation/Plus Appreciation :		
				(115,390)

Improvement Value	\$67,770
Lump Sums SUB RC	17,095 *
Outbuilding Value	
Land Value	\$62,545
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$147,410
Value per Acre	\$8,140

BOOK-PAGE 2017-1691

DATE OF SALE 7-25-2017

LEGAL DESCRIPTION Country Sunny Lot 2 NW 1/4 2-1-11

LOCATION ID PARCELS 001801200

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY 1139 Hwy 136

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	28788	74640	103428
2015	39915	43840	113855
2016	39915	83675	123590
2017	62545	84865	147410

SELLING PRICE 135,000 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 45 | HOUSE QUALITY 30 | HOUSE CONDITION 35 | DATE OF CONSTRUCTION 1917

MOBILE HOME NA

BOOK-PAGE

EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION
1A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E	1A1 E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E	1A E	1A B E
2A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1 U E	2A E	2A B E	2A F E	2A K E	2A R E	2A S E	2A V E	2A U E	2A E	2A B E
3A1 E	3A1 B E	3A1 F E	3A1 K E	3A1 R E	3A1 S E	3A1 V E	3A1 U E	3A E	3A B E	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E	3A E	3A B E
4A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E	4A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E	4A E	4A B E
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION	EQUIP	IRRIGATION
1A1 P	1A1 B P	1A1 F P	1A1 K P	1A1 R P	1A1 S P	1A1 V P	1A1 U P	1A1 P	1A B P	1A F P	1A K P	1A R P	1A S P	1A V P	1A U P	1A P	1A B P
2A1 P	2A1 B P	2A1 F P	2A1 K P	2A1 R P	2A1 S P	2A1 V P	2A1 U P	2A P	2A B P	2A F P	2A K P	2A R P	2A S P	2A V P	2A U P	2A P	2A B P
3A1 P	3A1 B P	3A1 F P	3A1 K P	3A1 R P	3A1 S P	3A1 V P	3A1 U P	3A P	3A B P	3A F P	3A K P	3A R P	3A S P	3A V P	3A U P	3A P	3A B P
4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P	4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P	4A1 P	4A1 B P

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 08/03/2017

Parcel # : 001801200
 Current Owner : LAMMERS, RYAN J. & KELLY A.
 1139 HWY 136
 RED CLOUD, NE 68970-

Map # : 4491-2-2-0-0-67350
 Tax District : 45
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : PT LOT 2 IN NW1/4 LESS 57.5' X 100' LESS 200' X 115' 2-1-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPES	GRAS	1G	No		1.34	1,425	1,910	1,910
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		0.46	1,425	655	655
Grass Use Totals :						1.80		2,565	2,565
HOM1SU8	HOME SITE 1ST ACRE, SUBURBAN	HOME	HOM1SU	No		1.00	10,000	10,000	10,000
Home Use Totals :						1.00		10,000	10,000
8869B	BOSTWICK, HORD SILT LOAM, 0-1	IRRG	1AB	No		12.21	2,810	34,310	34,310
2521	COLY-HOBBS SILT LOAMS, 0-30%	IRRG	4A	No		2.09	4,740	9,905	9,905
Irrig Use Totals :						14.30		44,215	44,215
BDD1SU8	BUILDING SITE 1ST ACRE, SUBUR SITE		BDD1SU	No		1.00	5,765	5,765	5,765
Site Use Totals :						1.00		5,765	5,765
Parcel Totals :						18.10		62,545	62,545

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1769 # PAGES _____ GRANTEE MASTER NAME # Dennis J. Hansen
 PARCEL # / FILING NUMBER 0020140/69870 32-3-11 # 13098
00201421/69880 32-3-11
 DOC STAMPS Exempt 020 tax/lien _____
 SALES FILE # 170 # PAGES _____

NEIGHBORHOOD #	1 AGRICULTURAL	100 GUIDE ROCK RESIDENTIAL	105 GUIDE ROCK COMMERCIAL	200 RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	300 BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTIAL
	405 BLADEN COMMERCIAL	500 COWLES W/ HOME SITE	505 COWLES NO HOME SITE	510 COWLES COMMERCIAL W/ SITE	515 COWLES COMMERCIAL / NO SITE	600 ROSEMONT W/HOME SITE	605 ROSEMONT / NO HOME SITE	610 ROSEMONT COMMERCIAL W/SITE
	615 ROSEMONT COMMERCIAL / NO SITE	700 INAVALE W/HOME SITE	705 INAVALE/ NO HOME SITE	710 INAVALE COMMERCIAL	800 AMBOY VILLAGE W/ HOME SITE	805 AMBOY VILLAGE/ NO HOME SITE	1000 RURAL COMMERCIAL	1005 RURAL COMMERCIAL
	1010 GRASS GREEN / GOLF COURSE	1015 SAND GREEN / GOLF COURSE	1020 RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 115+45
 TOTAL SALE PRICE _____
 521 ADJUSTMENTS \$ _____
 ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO
 SALES DATE 7-27-2017
 DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL

COMMENTS Ag land given to grandson from
Grandparent. - need Death Certificate
for Richard Hansen
Attorney contacted 8-3-2017

Real Estate Transfer Statement

170

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 07 Day 27 Yr. 2017		Mo. 07 Day 27 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Dennis J. Hansen, Successor Trustee and His Successors in Trust. Under the Andrew Hansen Revocable Trust, Dated August 11, 1981				Grantee's Name (Buyer) Dennis J. Hansen			
Street or Other Mailing Address 873 Road K				Street or Other Mailing Address 873 Road K			
City Red Cloud		State NE		City Red Cloud		State NE	
		Zip Code 68970				Zip Code 68970	
Phone Number (402) 746-4202		Phone Number (402) 746-4202		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address dhansen@gpcom.net		Email Address dhansen@gpcom.net		If Yes, is the grantee a 509(a) foundation?		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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input checked="" 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"/> Foreclosure	<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"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<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.)

Yes No

<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
<input type="checkbox"/> Brothers and Sisters	<input checked="" 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? \$1,340,115

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

18a No address assigned 18b Vacant land

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

Dennis J. Hansen, 873 Road K, Red Cloud, NE 68970

20 Legal Description

East Half (E1/2) of Section Thirty-Two (32), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 320

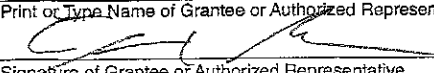
22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22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

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

Jonathan L. Grob (402) 341-3070

Print or Type Name of Grantee or Authorized Representative Phone Number

 Attorney 7/31/2017

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 2017 Jul 31 10:33 AM	Ex020 Book 2017 Page 1769		

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

IN THE COUNTY COURT OF WEBSTER COUNTY, NEBRASKA.

IN THE MATTER OF THE ESTATE

OF

ANDREW HANSEN,

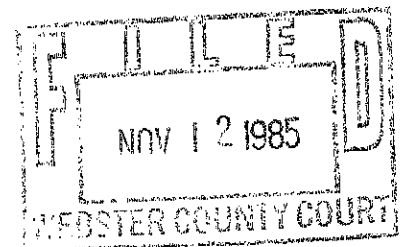
Deceased.

No. 2948

PETITION FOR DETERMINATION
OF INHERITANCE TAX

PETITIONER STATES:

1. Name of Decedent: Andrew Hansen.
Decedent died testate.
Date of Death: November 16, 1984.
Domicile at Date of Death: Red Cloud, Webster County, Nebraska.
2. The Petitioner is the son of Decedent of the Decedent and has a legal interest in the property involved in the Determination of Inheritance Tax herein.
3. Decedent did not during lifetime convey any property in trust or otherwise in contemplation of death or intended to take effect in possession or enjoyment after death, and neither your Petitioner nor any others persons became entitled to any property by reason of the death of the Decedent except as alleged herein.
4. The Inheritance Tax Worksheet dated November 12, 1985 including the attached schedules states the clear market value of all assets of the Decedent, the proper deductions and correct computation of the Nebraska Inheritance Tax, which should be determined and assessed as stated therein, and the worksheet with attached schedules, if any, and inventory, if so designated, are incorporated herein by this reference.
5. Petitioner does hereby agree to pay the full inheritance tax.
6. The County Attorney of each county in which the property described in this Petition is located has executed a Waiver of Notice upon him to show cause,



ESTATE OF ANDREW HANSEN

Schedule G - Transfers During Decedent's Life *

Item Number	Description	Market Value at Date of Death
1.	The East Half (E1/2) of Section 32; the Southwest Quarter (SW1/4) of Section 21; the Northeast Quarter (NE1/4) of Section 31; all in Township 3 North, Range 11, West of the 6th P.M., Webster County, Nebraska.	\$228,000.00
2.	An undivided one-half interest in the West Half of the Southeast Quarter (W1/2SE1/4) of Section 21, Township 3 North, Range 11, West of the 6th P.M., Webster County, Nebraska.	9,000.00
3.	The Southeast Quarter (SE1/4) of Section 5, Township 2 North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.	54,400.00
4.	Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block 4, Garber's Addition to the City of Red Cloud, Webster County, Nebraska.	28,500.00
FAIR MARKET VALUE AT DATE OF DEATH - SCHEDULE TOTAL		\$319,900.00



Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/31/17
\$ Ex020 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 31 day
of July A.D., 2017, at 10:33
o'clock AM. Recorded in Book 2017
on Page 1769

County Clerk
Fee: \$10.00 By: BB Deputy
Electronically Recorded

After recording, please return to: Jonathan L. Grob, McGrath North Mullin & Kratz, PC LLO, First National Tower, Suite 3700, 1601 Dodge Street, Omaha, NE 68102 (402) 341-3070 Fax (402) 341-0216

WARRANTY DEED

DENNIS J. HANSEN, Successor Trustee and His Successors in Trust, Under the **ANDREW HANSEN REVOCABLE TRUST**, Dated August 11, 1981, and Any Amendments Thereto ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby conveys to **DENNIS J. HANSEN** ("Grantee"), the following described real estate in Webster County, Nebraska:

East Half (E1/2) of Section Thirty-Two (32), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances other than those easements, restrictions, covenants, liens, mortgages, mineral interests and other encumbrances of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: July 27th, 2017.

GRANTOR: Dennis J. Hansen
DENNIS J. HANSEN, Trustee

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on July 27th, 2017, by **DENNIS J. HANSEN**, Successor Trustee of the **ANDREW HANSEN REVOCABLE TRUST**, Dated August 11, 1981, and Any Amendments Thereto.

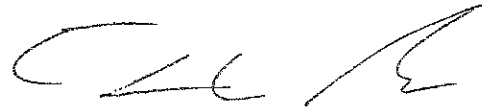
GENERAL NOTARY - State of Nebraska
ASHLEY WARE
My Comm. Exp. March 28, 2021

Ashley Ware
NOTARY PUBLIC

CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property legally described as the real estate in Webster County, Nebraska is made under such circumstances as to come within Neb. Rev. Stat. § 76-902(20) and the undersigned further certifies that the undersigned will maintain documentary evidence supporting the exemption and that this evidence shall be available for inspection at any time by the Department of Revenue.

Dated this 31st day of July, 2017.



Jonathan L. Grob
Attorney

*NOTE: EXEMPTION PARAGRAPHS 1, 3, 6, 10, 13, 17, 18, 20, 21 AND 22 UNDER SECTION 76-902 ARE NOT VALID DECLARATIONS FOR THE CERTIFICATE OF EXEMPTION.