

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1786
 PARCEL # / FILING NUMBER 001409900

PAGES _____

GRANTEE MASTER NAME # Robert H. +
J. Rene A. D'Amico
Trustee

DOC STAMPS Exempt 5b

tax/lien _____

SALES FILE # 171

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 5

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-22-2017

DEED TYPE QCD

| | | | | | |
|-----------|-----------|-------------|------------|---------------------|---|
| 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 Just Added middle initials to
Trustees - no money

Real Estate Transfer Statement

FORM **521**

• 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.

171

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>06</u> Day <u>22</u> Yr. <u>2017</u> | 4 Date of Deed Mo. <u>06</u> Day <u>22</u> Yr. <u>2017</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert H. & Irene A. Ohmstede, Trustee Street or Other Mailing Address 126 Bently Pl City Post Falls State ID Zip Code 83854 Phone Number _____ Email Address _____ | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert H. & Irene A. Ohmstede, Trustee Street or Other Mailing Address _____ City Post Falls State ID Zip Code 83854 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"/> 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"/> 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 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?
300,000

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

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
Robert H. Ohmstede, Trustee
126 Bently Pl
Post Falls, ID 83854

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

20 Legal Description
The Northwest Quarter of Section 24, Township 1, Range 10, 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 | \$ | |
| 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 49, 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.

sign here

ROBERT H. OHMSTEDE
 Print or Type Name of Grantee or Authorized Representative

Robert H. Ohmstede
 Signature of Grantee or Authorized Representative

Trustee
 Title

Phone Number _____
6/22/17
 Date

| Register of Deed's Use Only | | For Dept. Use Only |
|--|---|---|
| 26 Date Deed Recorded Mo. <u>8</u> Day <u>1</u> Yr. <u>17</u> | 27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u> | 28 Recording Data <u>BK2017, Pg 1786</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 1 day of August A.D., 2017, at 10:35 o'clock A. M. Recorded in Book 2017 on Page 1786
Deborah Klingebarger County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-1-17
\$ Exempt #56 By BB

EXEMPT #19

QUITCLAIM DEED

ROBERT H. OHMSTEDE and IRENE A. OHMSTEDE, acting as TRUSTEES of the ROBERT AND IRENE OHMSTEDE LIVING TRUST, do hereby grant for valuable consideration to ROBERT H. OHMSTEDE and IRENE A. OHMSTEDE, TRUSTEES, or their successor in interest, of the OHMSTEDE FAMILY TRANSFER TRUST, under agreement dated June 22, 2017, all of their REAL PROPERTY interest now held or hereafter acquired in the following described real property:

The Northwest Quarter of Section 24, Township 1,
Range 10, Webster County, Nebraska.

To have and hold the said REAL PROPERTY as TRUSTEE. The TRUSTEE is ROBERT H. OHNSTEDE and IRENE A. OHMSTEDE. The address of the grantee Trust is 126 Bentley Place, Post Falls, Idaho 83854.

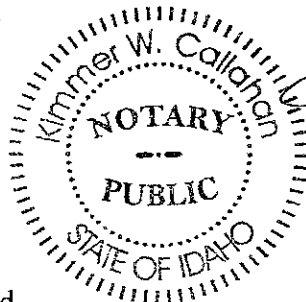
Dated this 22nd day of JULY, in the year 2017.

Robert H. Ohmstede
ROBERT H. OHMSTEDE, TRUSTEE

Irene A. Ohmstede
IRENE A. OHMSTEDE, TRUSTEE

STATE OF IDAHO
COUNTY OF KOOTENAI

On this 22 day of June, in the year 2017, before me, a Notary Public in and for the State of Idaho, personally appeared ROBERT H. OHMSTEDE and IRENE A. OHMSTEDE, known or identified to me to be the person(s) who subscribed his/her/their name(s) to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their capacity as TRUSTEE. WITNESS my hand and official seal.



[Signature]
Notary Public for Idaho
Comm. Exp.: 1/14/21

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1771 # PAGES _____ GRANTEE MASTER NAME # Margaret + Gordon
 11407 PARCEL # / FILING NUMBER 000704600 / 23330 Inavale Wales
new 000704600 _____
 DOC STAMPS 2.25 tax/lien _____
 SALES FILE # 172 # 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 <u>Inavale</u> |

TAX DISTRICT 45
 TOTAL SALE PRICE \$4.00
 521 ADJUSTMENTS \$ _____
 ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO
 SALES DATE 7-31-2017
 DEED TYPE JTWD

| | | | | | | | | |
|---------------|-----------|-------------|------------|---------------------|---|-----------|----------|-------|
| 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 Empty Lot Split - 8lots 4each

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.

172

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>7</u> Day <u>31</u> Yr. <u>2017</u> | | 4 Date of Deed Mo. <u>7</u> Day <u>19</u> Yr. <u>2017</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marvin Webber, Leslie Webber and Siglinde Webber Street or Other Mailing Address 402 Maine Ave City Inavale State NE Zip Code 68952 Phone Number 746-2563 Email Address n/a | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Margaret Wales and Gordon Wales Street or Other Mailing Address 318 Maine Ave City Inavale State NE Zip Code 68952 Phone Number 402-746-5105 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 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"/> Easement | <input type="checkbox"/> Lease | <input type="checkbox"/> Personal Rep. | <input type="checkbox"/> Trust/Trustee | |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Executor | <input type="checkbox"/> Mineral | <input type="checkbox"/> Quit Claim | <input checked="" type="checkbox"/> Warranty |

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
33000

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
Lots

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
Lots Five (5), Six (6), Seven (7) and Eight (8), Block Seven (7), Village of Inavale, Webster County, Nebraska

21 If agricultural, list total number of acres _____

| | |
|--|-----------------|
| 22 Total purchase price, including any liabilities assumed | \$ 4,100 |
| 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) | \$ 4,100 |

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 Margaret Wales (402) 746-5105
 Print or Type Name of Grantee or Authorized Representative Phone Number
Margaret Wales Grantee
 Signature of Grantee or Authorized Representative Title 7/31/2017
 Date

| Register of Deed's Use Only | | For Dept. Use Only |
|---|--|--|
| 26 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u> | 27 Value of Stamp or Exempt Number \$ <u>2.25</u> | 28 Recording Data <u>BK2017, Pg 1771-1772</u> |

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/07/2017
Inspected By: SK Inspection Date: 10/25/2007

Record : 1 of: 1

Parcel ID #: 000704600 Map #: 4369-00-0-60005-070-0000

WEBBER, MARVIN -LE Situs :LINCOLN ST 300 BLK
402 MAINE AVENUE Legal :LOTS 1, 2, 3, 4, BLOCK 7
INAVALE, NE 68952-9802

LOT INFORMATION

| | |
|---|--------------------|
| Neighborhood : 705 INAVALE/NO HOME SITE | Value Method: SF |
| Lot Width : 140 | # of Units : 14000 |
| Lot Depth : 100 | Unit Value : 0.02 |
| Topography : LEVEL Amenities | Adjustments : |
| Street Access : NO ST./NO ALLEY | Lot Value : 330 |
| Utilities : NONE | |

PHYSICAL INFORMATION

| | |
|-----------------|------------------|
| Type : N/A | Year Built/Age : |
| Quality : N/A | Effective Age : |
| Condition : N/A | Remodel Date : |
| Arch Type : | Remodel Type : |
| Style : | |
| Exterior Wall : | |
| Floor Area : | |
| Basement Area : | |
| Sub Floor : | |
| Bedrooms : | |
| Baths : | |
| Heat Type : | |
| Roof Type : | |
| Plumbing Fixt : | |

VALUATION SUMMARY

| | |
|---|-------|
| Estimate of Value (Using Cost Approach) | \$330 |
| Estimate of Value (Using Market Approach) | |
| Estimate of Value (Using Model) | |
| Model # and Description | |
| Calculations 0 x 0 | |

FINAL ESTIMATE

| | |
|---|-------|
| Improvement Value | \$0 |
| Land Value | \$330 |
| FINAL ESTIMATE OF VALUE | \$330 |
| Value per Square Foot | |
| Current Total Assessed Value for Parcel # 000704600 | \$330 |

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

PAGE 1

COMMENTS

Split / Empty Lot

BOOK PAGE

207-1771

DATE OF SALE

7-31-2017

LEGAL DESCRIPTION

Lots 5, 6, 7, 8, Block 7

LOCATION ID PARCEL(S)

New 000704601 + parent # 7046

ASSESSOR LOCATION

Inavale

ADDRESS OF PROPERTY

| YEAR | LAND | IMPROVEMENTS | TOTAL |
|------|------|--------------|-------|
| 2017 | 330 | | 330 |
| 2014 | 665 | | 665 |
| 2015 | 665 | | 665 |
| 2016 | 660 | | 660 |
| 2017 | 330 | | 330 |

SELLING PRICE

4.00

521 ADJUSTMENT

ASSESSOR ADJUSTMENT

ADJUSTED SELLING PRICE

SCHOOL BASE #

45

HOUSE QUALITY

91-002

HOUSE CONDITION

DATE OF CONSTRUCTION

MOBILE HOME

N/A

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1776

PAGES _____

GRANTEE MASTER NAME # Lisa Feese Burns

12/6/ PARCEL # / FINING NUMBER 002304300 / 72195 31-2-12

+ Mark S. Feese
CO-Trustees of Sandra
M. Feese Trust

DOC STAMPS Exempt #19

tax/lien _____

SALES FILE # 173

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 55

TOTAL SALE PRICE \$ 1.00

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

COMMENTS

Revocable Trust - Trustees

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.

173

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>07</u> Day <u>27</u> Yr. <u>2017</u> | | 4 Date of Deed Mo. <u>07</u> Day <u>27</u> Yr. <u>2017</u> | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sandra M. Feese Street or Other Mailing Address 3010 Clarion Circle City Minnetonka State MN Zip Code 55343 Phone Number (952) 941-3346 Email Address | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address 102 - 19th Avenue N City Hopkins State MN Zip Code 55343 Phone Number (952) 941-3346 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 checked="" 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 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 | | 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) | |
| <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| | | | | | |
|---|--|--|---|---|--|
| 10 Type of Transfer | | 11 Was ownership transferred in full? (If No, explain the division.) | | 12 Was real estate purchased for same use? (If No, state the intended use.) | |
| <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition | <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other |

| | | | |
|---|--|---|--|
| 14 What is the current market value of the real property? \$756,849 | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

| | | | |
|--|--|--|--|
| 18 Address of Property | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent | |
| 18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | Lisa Feese Burns & Mark S. Feese, Co-Trustees of the Sandra M. Feese Trust 102 19th Avenue N Hopkins, MN 55343 | |

20 Legal Description
The Southwest Quarter (SW¼) of Section Thirty-one (31), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

21 If agricultural, list total number of acres 160.5

| | |
|--|---------|
| 22 Total purchase price, including any liabilities assumed | \$ 1,00 |
| 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) | \$ 1,00 |

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.

| | | |
|------------------|---|-----------------------------------|
| sign here | Henry C. Schenker Print or Type Name of Grantee or Authorized Representative | (308) 425-6273 Phone Number |
| | <i>Henry C. Schenker</i> Signature of Grantee or Authorized Representative | Attorney Date <u>7/31/2017</u> |

| | | |
|---|---|---|
| Register of Deed's Use Only | | For Dept. Use Only |
| 26 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u> | 27 Value of Stamp or Exempt Number \$ <u>Exempt # 19</u> | 28 Recording Data <u>BK2017, Pg 1776</u> |

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

5. LISA FEESE BURNS and MARK S. FEESE, CO-TRUSTEES OF THE SANDRA M. FEESE TRUST

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 11:10 o'clock A. M. Recorded in Book 207 on Page 1776
Neb. Klingenberg County Clerk
10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-31-17
\$ Exempt By BB

When recording is completed return to:

DUNCAN, WALKER, SCHENKER &
DAAKE, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

SANDRA M. FEESE, a single person, Grantor, whether one or more,

in consideration of One and no/100 — (\$1.00) — Dollar and Other Valuable Consideration, receipt of which is hereby acknowledged, conveys to

LISA FEESE BURNS and MARK S. FEESE, CO-TRUSTEES OF THE SANDRA M. FEESE TRUST, Grantee, whether one or more,

the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The Southwest Quarter (SW¼) of Section Thirty-one (31), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska; and

The Northwest Quarter (NW¼) of Section Eighteen (18), Township Two (2), North, Range Thirteen (13), West of the 6th P.M. in Franklin County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

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

Executed: July 27, 2017.

Sandra M. Feese.

STATE OF MINNESOTA)
HENNEPIN COUNTY) ss.

The foregoing instrument was acknowledged before me on July 27, 2017 by Sandra M. Feese, a single person.

JOHN D. CULBERT
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2018

Notary Public.



Certificate of Exemption – Deeds to Trustees

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

SECTION 1

Grantor of Instrument and Trust

Sandra M. Feese, Sandra M. Feese Trust

Grantee of Instrument (Trustee)

Lisa Feese Burns and Mark S. Feese, Co-Trustees of the Sandra M. Feese Trust

| NAME OF BENEFICIARIES | RELATIONSHIP TO GRANTOR |
|-----------------------|-------------------------|
| Lisa Feese Burns | Daughter |
| Lori Feese Brustad | Daughter |
| Mark S. Feese | Son |

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

Signature

Henry C. Schenker

Title

Attorney

Date

7/31/2017

**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

BOOK & PAGE 2017-1777

PAGES _____

GRANTEE MASTER NAME # Sandra M. Feese

PARCEL #/
FILING NUMBER 0023043

13099

DOC STAMPS Exempt 20

tax/lien _____

SALES FILE # 174

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

TAX DISTRICT 55

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-27-2017

DEED TYPE Trustees Deed of Distr.

| | | | | | |
|-----------|-----------|-------------|------------|---------------------|---|
| 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 Trustee to Benef. - filed in wrong order this should have been filed first.

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 | | 2 County Number WEBSTER - 91 | | 3 Date of Sale/Transfer Mo. <u>07</u> Day <u>27</u> Yr. <u>2017</u> | | 4 Date of Deed Mo. <u>07</u> Day <u>27</u> Yr. <u>2017</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lisa Feese Burn, Trustee of the James K. Feese Trust Street or Other Mailing Address 3775 Kiping Avenue City Minneapolis State MN Zip Code 55416 Phone Number (647) 254-1934 612-554-9837 Email Address | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sandra M. Feese Street or Other Mailing Address 6010 Clarion Circle City Minnetonka State MN Zip Code 55343 Phone Number (952) 941-3346 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 Conservator Bill of Sale Cemetery Distribution Easement Executor Land Contract/Memo Lease Mineral Partition Personal Rep. Quit Claim Sheriff Trust/Trustee Warranty Other _____

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 Auction Court Decree Easement Exchange Foreclosure Gift Grantor Trust Irrevocable Trust Life Estate Partition Revocable Trust Sale Satisfaction of Contract Transfer on Death Trustee to Beneficiary 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 Aunt or Uncle to Niece or Nephew Brothers and Sisters Ex-spouse Family Corp., Partnership, or LLC Grandparents and Grandchild Parents and Child Self Spouse Step-parent and Step-child Other _____

14 What is the current market value of the real property?
\$756,849

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
Sandra M. Feese
6010 Clarion Circle
Minnetonka, ME 55343

18a No address assigned 18b Vacant land

20 Legal Description
The Southwest Quarter (SW¼) of Section Thirty-one (31), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

21 If agricultural, list total number of acres 160.5

| | |
|--|---------|
| 22 Total purchase price, including any liabilities assumed | \$ 1,00 |
| 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) | \$ 1,00 |

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.

Henry C. Schenker (308) 425-6273
 Print or Type Name of Grantee or Authorized Representative Phone Number
Henry C. Schenker 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 Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u> | 27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u> | 28 Recording Data <u>BK2017, Pg 1777</u> |

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1785

PAGES 2

GRANTEE MASTER NAME # 11184

PARCEL # / FILING NUMBER 000129600 / 36190

DOC STAMPS 0 Exempt 5A

tax/lien _____

SALES FILE # 175

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 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 7-11-2017

DEED TYPE QCD

| | | | | | |
|-----------|------------|-------------|------------|---------------------|---|
| SALE QUAL | <u>YES</u> | ADJUSTED | SUBCHNGD | NO | 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 | <u>RC</u> | ROS | RUR |
| | BLUE HILL | BLADEN | COWLES | GUIDEROCK | INAVALE | RED CLOUD | ROSEMONT | RURAL |

COMMENTS Termination of JT

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.

175

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>07</u> Day <u>11</u> Yr. <u>2017</u> | | 4 Date of Deed Mo. <u>07</u> Day <u>11</u> Yr. <u>2017</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Billy R. & Christina Wilson Street or Other Mailing Address 906 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number (402) 460-6675 Email Address | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Christina Wilson Street or Other Mailing Address 906 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number (402) 460-6675 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 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"/> 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 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"/> 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 checked="" type="checkbox"/> Other (Explain) <u>terminated JT</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 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 checked="" type="checkbox"/> Spouse | |
| | | <input type="checkbox"/> Ex-spouse | <input type="checkbox"/> Parents and Child | <input type="checkbox"/> Step-parent and Step-child | |

14 What is the current market value of the real property?
\$50,000

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

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

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

18 Address of Property
**906 N Cedar 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 Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Fifteen (15), 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 | \$ 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 5a

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

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

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title Date 7-31-17

| Register of Deed's Use Only | | | For Dept. Use Only |
|---|---|---|--------------------|
| 26 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u> | 27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u> | 28 Recording Data <u>BK2017, Pg 1785</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 31 day
of July A.D., 2017 at 11:35
o'clock A M. Recorded in Book 2017
on Page 1785
Dee Klingenberg County Clerk
\$ 10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-31-17
\$ Exempt By BB

QUITCLAIM DEED

Christina Wilson and Billy R. Wilson, wife and husband, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00), termination of joint tenancy and other valuable consideration, quitclaim and convey to Christina Wilson, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Fifteen (15), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

Executed July 11, 2017.

Billy R. Wilson

Christina Wilson
Christina Wilson

By Celine Richards-Zlomke
Celine Richards-Zlomke
His Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 11, 2017, by Christina Wilson.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018

David B. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster ss.

The foregoing instrument was acknowledged before me on July 27th, 2017, by Celine Richards-Zlomke as Attorney in Fact for Billy R. Wilson.

Comm. expires 12-1-2020

Kathleen J. Muhlbach
Notary Public

GENERAL NOTARY - State of Nebraska
KATHLEEN J. MUHLBACH
My Comm. Exp. December 1, 2020