

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017/161

PAGES 1

GRANTEE MASTER NAME # 10123

PARCEL # / FILING NUMBER 001906501/68440

001906500/68435

DOC STAMPS \$ Exempt 5b

SALES FILE # 22

PAGES 2

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45

TOTAL SALE PRICE \$ 1

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-24-2017

DEED TYPE WJD

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 Putting property into an LLC

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.

22

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. 01 Day 24 Yr. 2017		Mo. 01 Day 24 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) John J. and Janice S. Nikodym				Grantee's Name (Buyer) Jnik, LLC			
Street or Other Mailing Address 1111 Highway 281				Street or Other Mailing Address 1111 Highway 281			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number (402) 746-3748				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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) LLC

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 checked="" type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
<input type="checkbox"/> 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?

\$1,075,385

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

Rural Webster County

18a No address assigned 18b Vacant land

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

Jnik, LLC
1111 Highway 281
Red Cloud, NE 68970

20 Legal Description

See attached

21 If agricultural, list total number of acres 320

22 Total purchase price, including any liabilities assumed	22	\$	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.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902 (5)(b)

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

Matthew Hinrikus (402) 463-3125
Print or Type Name of Grantee or Authorized Representative Phone Number

Matthew Hinrikus Attorney 1-24-17
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. 1 Day 27 Yr. 17	\$ Exempt #5b	BK2017, Pg 161

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

20. Legal Description

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twelve (12), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for highway; and

An undivided one-half (1/2) interest in and to:

The Northwest Quarter (NW $\frac{1}{4}$) of Section Twelve (12), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County Nebraska.

BK2017, Pg 161

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 27 day
of January, A.D., 2017, at 11:23
o'clock A.M. Recorded in Book 2017
on Page 161
Neb. Klingenberg County Clerk
W.D.D. B.B. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-27-17
\$ Exempt # 56 By BB

Return to: Seiler & Parker, P.C., L.L.O., P.O. Box 1288, Hastings, NE 68902-1288

WARRANTY DEED

JOHN J. NIKODYM and JANICE S. NIKODYM, husband and wife, Grantor, whether one or more,
in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, whether
one or more, convey to Grantee, Jnik, LLC, a Nebraska limited liability company, the following described
real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

The Southwest Quarter (SW ¼) of Section Twelve (12), Township Two (2) North, Range
Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the
State of Nebraska for highway; and

An undivided one-half (1/2) interest in and to:

The Northwest Quarter (NW ¼) of Section Twelve (12), Township Two (2) North, Range
Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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: 1-24, 2017.

[Signature]
JOHN J. NIKODYM, Grantor

[Signature]
JANICE S. NIKODYM, Grantor

STATE OF NEBRASKA)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on the 24th day of
January, 2017, by John J. Nikodym and Janice S. Nikodym, husband and wife, Grantor.

GENERAL NOTARY - State of Nebraska
MATTHEW M. HINRIKJUS
My Comm. Exp. Dec. 10, 2019

[Signature]
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-163 # PAGES 1 GRANTEE MASTER NAME # 10125

PARCEL # / FILING NUMBER 000114800 / 31540

DOC STAMPS \$ 27.00

SALES FILE # 23 # PAGES 1

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 \$ 12000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-27-2017

DEED TYPE ITWD

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

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

COMMENTS _____

Real Estate Transfer Statement

• 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.

23

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. 01 Day 27 Yr. 2017		Mo. 01 Day 25 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Randall J. & Lisa L. Goos				Grantee's Name (Buyer) James A. & Gennifer D. Durfey			
Street or Other Mailing Address 787 Rd 800				Street or Other Mailing Address 230 N Seward St			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number (402) 460-8881				Phone Number (402) 879-9265		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input checked="" 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 type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

<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

230 N Seward 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 Eighteen (18) and Nineteen (19), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 12,000.00
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.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 12,000.00

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

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

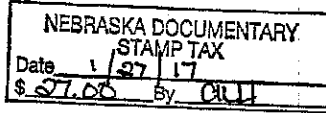
[Signature] Attorney 1/27/17
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 1 Day 27 Yr. 17	\$ 27.00	BK 2017, Pg 1163	

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 27 day of January, A.D., 2017, at 1:30 o'clock P.M. Recorded in Book 207 on Page 163
Deborah Kingenber County Clerk
\$10.00 JWH Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



JOINT TENANCY WARRANTY DEED

Randall J. Goos and Lisa L. Goos, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to James A. Durfey and Gennifer D. Durfey, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eighteen (18) and Nineteen (19), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed January 25, 2017.

Randall J. Goos
Randall J. Goos

Lisa L. Goos
Lisa L. Goos

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 25, 2017, by Randall J. Goos and Lisa L. Goos, husband and wife.

Comm. expires
KORY MCCrackEN
General Notary
State of Nebraska
My Commission Expires Aug 27, 2018

[Signature]
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/25/2017
Inspected By: TS Inspection Date: 09/22/2016

Record : 1 of: 1

Parcel ID #: 000114800	Map # : 4491-00-0-10005-024-0000
DURFEY, JAMES A. & GENNIFER D.	Situs :230 N SEWARD ST
230 NORTH SEWARD STREET	Legal :LOTS 18 & 19 BLOCK 24 ORIGINAL TOWN
RED CLOUD NE 68970-	RED CLOUD

LOT INFORMATION

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

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1908/109
Quality : 40 - Good	Effective Age :
Condition : 10 - Poor	Remodel Date :
Arch Type :	Remodel Type :
Style : 1-1/2-St-Fin 100%	
Exterior Wall : 100% SIDING	
Floor Area : 1,418	
Basement Area : 945	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms :	
Baths : 1.0	
Heat Type : 100% GRAVITY	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 5	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$13,835
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$13,210
Land Value	\$625
FINAL ESTIMATE OF VALUE	\$13,835
Value per Square Foot	9
Current Total Assessed Value for Parcel # 000114800	\$13,835

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

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

Date of Print: 04/25/2017

Record : 1 of: 1

Parcel ID #: 000114800	Map # : 4491-00-0-10005-024-0000
DURFEY, JAMES A. & GENNIFER D.	Situs : 230 N SEWARD ST
230 NORTH SEWARD STREET	Legal : LOTS 18 & 19 BLOCK 24 ORIGINAL TOWN
RED CLOUD NE 68970-	RED CLOUD

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,418	x	93.88	= 133,122
<u>ADJUSTMENTS</u>				
ROOFING	945		(2.01)	(1,900)
SUBFLOOR			(1.34)	(1,900)
HEATING & COOLING				
PLUMBING Base is: 12 (under base)	7		1910	(8.96)
BASEMENT COST	945		20.26	13.50
PARTITION FINISH				19,143
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1418	x	97.08	= 137,659
<u>IMPROVEMENTS</u>				
NO GARAGE				
DET. GARAGE/NV	1			0%
SLAB W/ROOF & STEPS	245		29.22	7,160
WOOD DECK	60		32.57	1,955

TOTAL REPLACEMENT COST NEW	1418	x	103.51	= 146,775
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Depreciation	: 91% Total	91% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (133,565)

Improvement Value	\$13,210
Land Value	\$625
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$13,835
Value per Square Foot	\$9.00

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 000114800

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DATE OF SALE 1-27-2017

SALE PRICE 12000

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	10000	5830	15830
2016	10000	9345	19345
2017	10000	8540	18540

COMMENTS 1908 40/10

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-173

PAGES 1

GRANTEE MASTER NAME # 10132

PARCEL # / FILING NUMBER 002205500/70910

DOC STAMPS \$ 1287.

SALES FILE # 24

PAGES 1

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45

TOTAL SALE PRICE \$ 572,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-13-2017

DEED TYPE JTWD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 24
 • 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>1</u> Day <u>13</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>1</u> Day <u>11</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas M. and Debra Harman, Craig E. and Rebecca Marble Street or Other Mailing Address 2215 West 12th Street City Hastings State NE Zip Code 68901				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Paul D. Brei and Shari A. Brei Street or Other Mailing Address 1785 N. Adams Central Ave. City Juniata State NE Zip Code 68955			
Phone Number (402) 461-4888		Email Address n/a		Phone Number 402-469-2391		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

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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?
\$572,000

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 **Tom Harman** 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
Grantees

20 Legal Description
 All of Government Lots 4 and 5, and all of that part of Government Lots 1, 2 and 3 lying South of the Republican River, all in Section 1, Township 1 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	572,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	572,000.00

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

Paul D. Brei 402-469-2391
 Print or Type Name of Grantee or Authorized Representative Phone Number

1-13-2017
 Signature of Grantee or Authorized Representative Date

Grantee

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>31</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>1287.00</u>	28 Recording Data <u>BK2017, Pg 173</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 January, A.D., 2017, at 9:00
o'clock A.M. Recorded in Book 207
on Page 173
Deb Klingenhorse County Clerk
BB Deputy
Ind 10.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-31-17
\$ 1,287.00 By BB

Return to: Paul D. & Shari A. Brei, 1785 N. Adams Central Ave., Juniata NE 68955

JOINT TENANCY WARRANTY DEED

THOMAS M. HARMAN AND DEBRA K. HARMAN, husband and wife, **AND CRAIG E. MARBLE AND REBECCA L. MARBLE**, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, convey to **PAUL D. BREI AND SHARI A. BREI**, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

All of Government Lots Four (4) and Five (5), and all of that part of Government Lots One (1), Two (2) and Three (3) lying South of the Republican River, all in Section One (1), Township One (1) North Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

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

Executed: January 11, 2017.

Thomas M. Harman
THOMAS M. HARMAN

Debra K. Harman
DEBRA K. HARMAN

Craig E. Marble
CRAIG E. MARBLE

Rebecca L. Marble
REBECCA L. MARBLE

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on January 11, 2017, by Thomas M. Harman, Debra K. Harman, Craig E. Marble and Rebecca L. Marble.

GENERAL NOTARY - State of Nebraska
GRETCHEN L. MASTRODONATO
My Comm. Exp. April 8, 2019

Gretchen L. Mastrodonato
Notary Public

My commission expires: 4-8-2019.

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/25/2017

Parcel # : 002205500
 Current Owner : BREI, PAUL D & SHARI A.
 1785 NORTH ADAMS CENTRAL AVE
 JUNIATA NE 68955-

Map # : 4493-01-0-0-0-70910
 Tax District : 45
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : GOV LOTS 4 & 5 & PT LOT 1 ALL S OF RIVER 1-1-12

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2360	MUNDOR FINE SANDY LOAM, RAREL DRY		2D	No		99.00	2,265	224,235	224,235
2326	INVALE FINE SANDY LOAM, 0-3% DRY		2D	No		5.00	2,265	11,325	11,325
					Dry Use Totals :	104.00		235,560	235,560
2335	INVALE LOAMY FINE SAND, 0-3% GRAS		2G	No		20.00	1,425	28,500	28,500
					Grass Use Totals :	20.00		28,500	28,500
WASTE	WASTE		WASTE	No		49.00	180	8,820	8,820
					Waste Use Totals :	49.00		8,820	8,820
					Parcel Totals :	173.00		272,880	272,880

PARCELS) 002205500 / 70910

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DATE OF SALE 1-13-2017

SALE PRICE 572,000

SPLIT

AGLAND TOTAL ACRES 173

PRICE PAID PER ACRE

NON AGLAND TOTAL ACRES 0

TOTAL ACRES 173

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	287310	-	287310
2015	319610	-	319610
2016	287310	-	287310
2017	272880	-	272880

	EQUIP	CREP	GREENBELT	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G	4G	4G	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
	104			80			

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		W/RP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
			49	