

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1450

PAGES _____

GRANTEE MASTER NAME# Village of Bladen

PARCEL # / FILING NUMBER 000506700 / 620

10978

DOC STAMPS 2.25

tax/lien _____

SALES FILE # 159

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 140

TOTAL SALE PRICE 500.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-1-2017

DEED TYPE @CD

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 _____

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 159
 • 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	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>1</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>7</u> Day <u>1</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rose Boyd Tammy Boyd Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Village of Bladen Street or Other Mailing Address 211 North Main	
City Bladen	State NE	Zip Code 68928	City Bladen
Phone Number	State NE	Zip Code 68928	Phone Number 402 756 1369
Email Address	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Email Address bladenclerk @ gtmc.net		

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"/> Mobile Home
	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
					<input type="checkbox"/> Other (Explain)

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

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

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
117 South Thorne Street

18a No address assigned 18b Vacant land

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

20 Legal Description
Lots 1 and 2, Block 18, Original Town of Bladen, Webster Co., NE

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$ 500.00
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	\$ 500.00

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

Print or Type Name of Grantee or Authorized Representative Village of Bladen	Phone Number 402 756 1369
Signature of Grantee or Authorized Representative Debra Thayer	Title Village Clerk/Treasurer
	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>6</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data BK2017, Pg 1450

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 7 day of July A.D., 2017, at 12:45 o'clock P M. Recorded in Book 2017 on Page 1450
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-6-17
2.25 By RR

QUITCLAIM DEED

Rose Marie Boyd, a single person, and Tammy Boyd, a single person, GRANTORS, in consideration of FIVE HUNDRED DOLLARS (\$500.00) receipt of which is hereby acknowledged, quitclaim and convey to the Village of Bladen, a Nebraska municipal corporation, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Eighteen (18), Original Town of Bladen, Webster County, Nebraska.

Executed July 1, 2017.

Rose Marie Boyd Tammy Boyd
Rose Marie Boyd Tammy Boyd

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

DEBRA JO THAYER
General Notary State of Nebraska
My Commission Expires
April 22, 2020.

The foregoing instrument was acknowledged before me on July 1, 2017, by Rose Marie Boyd, a single person.

Comm. expires April 22, 2020

Debra Jo Thayer
Notary Public

STATE OF Nebraska, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on July 1, 2017, by Tammy Boyd, a single person.

Comm. expires April 22, 2020

Debra Jo Thayer
Notary Public

DEBRA JO THAYER
General Notary State of Nebraska
My Commission Expires
April 22, 2020.

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/31/2017
Inspected By: TS Inspection Date: 10/09/2007

Record : 1 of: 1

Parcel ID #: 000506700 Map # : 4131-00-0-30005-018-0620

VILLAGE OF BLADEN Situs :117 S THORNE ST
Legal :LOTS 1-2 BLK 18 BLADEN ORIGINAL TOWN

PO BOX 37
BLADEN, NE 68928-0000

LOT INFORMATION

Neighborhood :	400 BLADEN			
Lot Width :	13762	Value Method:	SF	
Lot Depth :	1	# of Units :	13762	
Topography :	LEVEL	Amenities	Unit Value :	0.13
Street Access :	BLACKTOP	Adjustments :		
Utilities :	NONE	Lot Value :	1,815	

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)	\$2,290
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$475
Land Value	\$1,815
FINAL ESTIMATE OF VALUE	\$2,290
Value per Square Foot	

Current Total Assessed Value for Parcel # 000506700 \$2,290

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: 07/31/2017

Record : 1 of: 1

Parcel ID #: 000506700	Map #: 4131-00-0-30005-018-0620
VILLAGE OF BLADEN	Situs :117 S THORNE ST
PO BOX 37	Legal :LOTS 1-2 BLK 18 BLADEN ORIGINAL TOWN
BLADEN, NE	68928-0000

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		x	=	0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 0	Base			
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST		x	=	
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
BLADEN SALV HOUSE	1248	0.38	0%	475 *

TOTAL REPLACEMENT COST NEW x =

Depreciation :	Total	Physical	Functional	Economic
Less Depreciation/Plus Appreciation :				
Improvement Value				\$0
Land Value				\$1,815
Lump Sums				475 *
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$2,290
Value per Square Foot				

PAGE 1 COMMENTS

BOOK-PAGE 2017 DATE OF SALE 7-1-2017

LEGAL DESCRIPTION Lots 1+2 Block 18 Bladen, NE

LOCATION ID PARCEL(S) 006506700

ASSESSOR LOCATION Bladen ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	1815	475	2290
2015	1815	475	2290
2016	1815	475	2290
2017	1815	475	2290

SELLING PRICE 500 ASSESSOR ADJUSTMENT 521 ADJUSTMENT ADJUSTED SELLING PRICE

SCHOOL BASE # 140-01-0123 HOUSE QUALITY HOUSE CONDITION DATE OF CONSTRUCTION

MOBILE HOME Bladen Salvr. House

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1464 # PAGES _____ GRANTEE MASTER NAME # Jeremy Muhs
 PARCEL # / FILING NUMBER 000616300 / 18200 # 13093

DOC STAMPS 78.75 tax/lien _____

SALES FILE # 160 # 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					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 25

TOTAL SALE PRICE 34500

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-7-2017

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 _____

Real Estate Transfer Statement 1601

• 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>07</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>07</u> Day <u>07</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Violett Merrill Street or Other Mailing Address 636 N Locust City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeremy Muhs Street or Other Mailing Address 515 High St City Guide Rock State NE Zip Code 68942 Phone Number (970) 219-7991 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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"/> 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"/> 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

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

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

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

<input 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?
\$34,500

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 **Gary Thompson Agency** No

18 Address of Property
**515 High Street
Guide Rock, NE 68942**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Jeremy Muhs
515 High Street
Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

20 Legal Description
South 25' Lot 4 & All 5&6 Blk 3 Guide Rock Talbots Addition

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 34,500.00
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.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 34,500.00

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 Bridget Daehling
Print or Type Name of Grantee or Authorized Representative

Associate Real Estate Broker (402) 746-2242
Phone Number

7-7-2017
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>07</u> Day <u>10</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>78.75</u>	28 Recording Data BW2017, Pg 1464

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 10th day
of July, A.D., 2017, at 10:32
o'clock P.M. Recorded in Book 201
on Page 1464
Debra Kingenbost County Clerk
10:00 D.M. Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7/10/17
\$ 72.75 By DM

JOINT TENANCY WARRANTY DEED

Violet R. Merrill, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jeremy Muhs and Alisa Muhs, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Twenty-five feet (S25') of Lot Four (4), and all of Lots Five (5) and (6), Block Three (3), Talbot's Addition to Guide Rock, 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 July 7, 2017.

Violet R. Merrill
Violet R. Merrill

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 7, 2017, by Violet R. Merrill, a single person.

Comm. expires May 19, 2020

Bridget Daehling
Notary Public

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 18, 2020

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/31/2017
Inspected By: TS Inspection Date: 10/02/2013

Record : 1 of: 1

Parcel ID #: 000616300 Map # : 4487-00-0-40020-003-0000

MUHS, JEREMY Situs :515 HIGH ST
515 HIGH STREET Legal :S25' LOT 4 & ALL 5 & 6 BLK 3 GUIDE
GUIDE ROCK, NE 68942- ROCK TALBOTS ADDITION

LOT INFORMATION

Neighborhood :	100 GUIDE ROCK	Value Method:	SF
Lot Width :	140	# of Units :	17500
Lot Depth :	125	Unit Value :	0.01
Topography :	LEVEL Amenities	Adjustments :	
Street Access :	BLACKTOP	Lot Value :	170
Utilities :	ALL		

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1967/50
Quality :	20 - Fair	Effective Age :	
Condition :	20 - Fair	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% COMMON-BRICK		
Floor Area :	1,404		
Basement Area :	0		
Sub Floor :	CONCRETE SLAB		
Bedrooms :	4		
Baths :	1.5		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	7		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$28,230
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$28,060
Land Value	\$170
FINAL ESTIMATE OF VALUE	\$28,230
Value per Square Foot	20

Current Total Assessed Value for Parcel # 000616300 \$28,230

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

PAGE 1 COMMENTS

BOOK-PAGE 2017-1464 DATE OF SALE 7-7-2017

LEGAL DESCRIPTION South 25' Lot 4 + All 5+6 Block 3 Guide Rock Talbots Addition G.R.

LOCATION ID PARCEL(S) 61163

ASSESSOR LOCATION Guide Rock ADDRESS OF PROPERTY 515 High Street

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	170	32065	32235
2015	170	29570	29710
2016	170	21900	22070
2017	170	28060	28230

SELLING PRICE 34500 521 ADJUSTMENT 0 ASSESSOR ADJUSTMENT 0 ADJUSTED SELLING PRICE 34500

SCHOOL BASE # 25 650011 HOUSE QUALITY 20 HOUSE CONDITION 20 DATE OF CONSTRUCTION 1967

MOBILE HOME _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1477 # PAGES _____ GRANTEE MASTER NAME # Jason M. + Dawn D.
 PARCEL # / FILING NUMBER 000514600 / 11600 7-4-11 Bladen Newt. Boyd
000514600 / 1490 _____ # 13094

DOC STAMPS 128.25 tax/lien _____

SALES FILE # 1161 # PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	<u>400</u>
	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 140

TOTAL SALE PRICE 57,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-30-2017

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

COMMENTS Res + Greenbelt

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.

161

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>6</u> Day <u>30</u> Yr. <u>2017</u>		4 Date of Deed Mo. _____ Day _____ Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tyler J. Vance and Tara L. Vance Street or Other Mailing Address PO Box 21 City <u>Bladen NE</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number <u>402-469-3116</u> Email Address <u>n/a</u>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jason M. Boyd and Dawn D. Boyd Street or Other Mailing Address 111 W O Street City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number <u>704-621-6753</u> Email Address <u>n/a</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"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		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 type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition <input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" 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.)

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? \$57,000		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 checked="" type="checkbox"/> Yes <u>Hastings First Choice</u> <input type="checkbox"/> No	
18 Address of Property 111 West O Street Bladen, NE 68928		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
16a <input type="checkbox"/> No address assigned 16b <input type="checkbox"/> Vacant land			

20 Legal Description
See Attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 57,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 57,000.00

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.

JASON M BOYD
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title
 Date **6/30/2017**
 Phone Number **704-621-6753**

26 Date Deed Recorded Mo. <u>7</u> Day <u>13</u> Yr. <u>17</u>		27 Value of Stamp or Exempt Number \$ <u>128.25</u>		28 Recording Data <u>BK2017, Pg 1477</u>		For Dept. Use Only	
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Lots Eleven (11), Twelve (12) and Thirteen (13), Block 1, Spence & Bennet's Addition to Bladen, Webster County, Nebraska, AND ✓

The South One Hundred Sixty Feet (S160') of a tract described as part of Lots One (1) and Two (2) in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point 280 feet South of the Northeast corner of said Lot One (1), running thence West 254 feet, thence South 379 feet, thence East 256.7 feet, thence North along the East line of Lots One (1) and Two (2) to the point of beginning. ✓

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 07/31/2017

Parcel # : 000516100
 Current Owner : BOYD, JASON M. & DAWN D.
 111 W O STREET
 BLADEN, NE 68928-
 Map # : 4131-07-4-30035-000-1600
 Tax District : 140
 Neighborhood : 1
 Greenbelt Area/Date : YES 02/19/2002

Legal Description : 160' OF LOTS 1-2 IN SE1/4 7-4-11 BLADEN NEW TERRITORY

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
3864G	GREENBELT, HASTINGS SILT LOAM DRY		1D1G	No		0.93	2,705	3,445	2,515
Dry Use Totals :						0.93		3,445	2,515
Parcel Totals :						0.93		3,445	2,515

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/31/2017
Inspected By: TS Inspection Date: 10/04/2007

Record : 1 of: 1

Parcel ID #: 000514600 Map # : 4131-00-0-30030-001-1490

BOYD, JASON M. & DAWN D. Situs :111 W 'O' ST
111 W O STREET Legal :LOTS 11-13 BLK 1 BLADEN SPENCE &
BLADEN, NE 68928- BENNETTS ADDITION

LOT INFORMATION

Neighborhood : 400 BLADEN		Value Method: SF
Lot Width : 150		# of Units : 18750
Lot Depth : 125		Unit Value : 0.1
Topography : LEVEL Amenities		Adjustments :
Street Access : BLACKTOP		Lot Value : 1,865
Utilities : ALL		

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1900/117
Quality : 40 - Good	Effective Age :
Condition : 30 - Average	Remodel Date :
Arch Type :	Remodel Type :
Style : Two-Story 88% One-Story 12%	
Exterior Wall : 100% SIDING	
Floor Area : 1,636	
Basement Area : 720	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms :	
Baths : 2.0	
Heat Type : 100% WARM & COOLED	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 8	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$57,575
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$55,710
Land Value	\$1,865
FINAL ESTIMATE OF VALUE	\$57,575
Value per Square Foot	34
Current Total Assessed Value for Parcel # 000514600	\$57,575

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

PAGE 1 COMMENTS 2-Parcels

BOOK-PAGE 2017-1477 DATE OF SALE 6-30-2017

LEGAL DESCRIPTION 5161-160' Lots 1-2 SE 1/4 7-4-11 New Territory

LOCATION ID PARCEL(S) 5161 + 5146

ASSESSOR LOCATION rural - Greenbelt / 5161

ADDRESS OF PROPERTY 5161-N Main Street 700 Blk / 5146

YEAR	LAND	IMPROVEMENTS	TOTAL
5161			
2014	1960	0	1960
2015	2820		2820
2016	2515		2515
2017	2515		2515
5146			
2014	1865	22585	24450
2015	1865	22585	24450
2016	1865	50480	52345
2017	1865	55710	57575

SELLING PRICE 57,000 521 ADJUSTMENT ADJUSTOR ADJUSTMENT ADJUSTED SELLING PRICE

SCHOOL BASE 5140 140 - 01-0123 HOUSE QUALITY 40 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1900

MOBILE HOME N/A 5161 - Land only