

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1479 # PAGES _____ GRANTEE MASTER NAME # Travis Fraser
 PARCEL # / FILING NUMBER 000341300/10210 # 13095

DOC STAMPS 225.10 tax/lien _____

SALES FILE # 162 # 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 195

TOTAL SALE PRICE 1,000,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-7-2017

DEED TYPE WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
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

162

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>7</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>6</u> Day <u>29</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Amy L. Trampe and Rowland Trampe Street or Other Mailing Address 311 W. 11th St. City Kearney State NE Zip Code 68845 Phone Number (308) 234-9713 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Travis Fraser Street or Other Mailing Address 524 N. Wilson St. City Blue Hill State NE Zip Code 68930 Phone Number 402-460-0320 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			

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

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

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?
\$100,000

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 **Prairie Title** No

18 Address of Property
524 N. Wilson St., Blue Hill NE 68930

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

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

20 Legal Description
Lot 10, except the N 65 feet thereof, Donn's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, except the W 20 feet thereof deeded to the City of Blue Hill, Nebraska, for public street or alley, and except that portion deeded to the State of Nebraska for road purposes

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	100,000.00
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.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	100,000.00

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	<p>Travis Fraser Print or Type Name of Grantee or Authorized Representative</p> <p><i>Travis Fraser</i> Signature of Grantee or Authorized Representative</p>	<p>Grantee Title</p>	<p>402460 0320 Phone Number</p> <p>7-7-2017 Date</p>
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Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>225.00</u>	28 Recording Data BK2017, Pg 1479

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 13 day of July A.D., 2017, at 12:55 o'clock P M. Recorded in Book 2017 on Page 1479
Deb Klungenberger County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-13-17
\$ 225.00 By BB

Return to Travis Fraser, 524 Wilson, Blue Hill, NE 68930

WARRANTY DEED

AMY L. TRAMPE, FKA AMY L. GLENN AND ROWLAND TRAMPE, wife and husband, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to TRAVIS FRASER, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lot Ten (10), except the North Sixty-Five (N 65) feet thereof, Donn's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, except the West Twenty (W 20) feet thereof deeded to the City of Blue Hill, Nebraska, for public street or alley, and except that portion deeded to the State of Nebraska for road purposes.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE 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.

Dated: June 29, 2017.

Amy L. Trampe Rowland Trampe
AMY L. TRAMPE ROWLAND TRAMPE

STATE OF NEBRASKA)
COUNTY OF Buffalo)SS:

The foregoing warranty deed was acknowledged before me on June 29, 2017 2017, by Amy L. Trampe.

Pamela M Albers
Notary Public

My commission expires: January 11, 2019

STATE OF NEBRASKA)
COUNTY OF Buffalo)SS:

GENERAL NOTARY - State of Nebraska
PAMELA M ALBERS
My Comm. Exp. January 11, 2019

The foregoing warranty deed was acknowledged before me on June 29, 2017 2017, by Rowland Trampe.

Pamela M Albers
Notary Public

My commission expires: January 11, 2019

GENERAL NOTARY - State of Nebraska
PAMELA M ALBERS
My Comm. Exp. January 11, 2019

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/02/2017

Record : 1 of: 1

Inspected By: CJ Inspection Date: 09/09/2015

Parcel ID #: 000341300

Map # : 4133-00-0-20065-000-0000

FRASER, TRAVIS

Situs :524 N WILLSON ST

Legal :S 85' LOT 10 DONN'S ADDITION BLUE HILL

524 N. WILSON ST.

BLUE HILL, NE

68930-

LOT INFORMATION

Neighborhood :	300 BLUE HILL		
Lot Width :	85	Value Method:	SF
Lot Depth :	257.2	# of Units :	21862
Topography :	ROLLING	Unit Value :	0.21
Street Access :	C&G,A,HWY	Adjustments :	
Utilities :	ALL	Lot Value :	4,625

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1984/33
Quality :	30 - Average	Effective Age :	
Condition :	35 - Average +	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	Bi-Level 100%		
Exterior Wall :	100% VINYL		
Floor Area :	1,931		
Basement Area :	0		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	2.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	WOOD SHAKES		
Plumbing Fixt :	8		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$122,640
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$118,015
Land Value	\$4,625
FINAL ESTIMATE OF VALUE	\$122,640
Value per Square Foot	61
Current Total Assessed Value for Parcel # 000341300	\$122,640

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

PAGE 1

COMMENTS

BOOK-PAGE 2017-1479 DATE OF SALE 7-7-2017

LEGAL DESCRIPTION Lot 10, Except the N 65 feet Donn's Addition to BH

LOCATION ID PARCEL(S) 000341300

ASSESSOR LOCATION Blue Hill ADDRESS OF PROPERTY 534 N Willson

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	4625	110645	115270
2015	4625	110645	115270
2016	4625	118025	122640
2017	4625	118015	122640

SELLING PRICE 100,000 521 ADJUSTMENT 30 ASSESSOR ADJUSTMENT 35% ADJUSTED SELLING PRICE 1984

SCHOOL BASE # 195 91-0074 HOUSE QUALITY 30 HOUSE CONDITION 35% DATE OF CONSTRUCTION 1984

MOBILE HOME N/A

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1489 # PAGES _____ GRANTEE MASTER NAME # Dallas Duffy
 PARCEL # / FILING NUMBER 000615200/18010 New 000615201/18011 # 12889

DOC STAMPS 225 tax/lien _____

SALES FILE # 1163 # 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 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 25

TOTAL SALE PRICE 200.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE _____

DEED TYPE 7-13-2017

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

Real Estate Transfer Statement

163

• 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>13</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>07</u> Day <u>13</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Crystal L. Fountaine Street or Other Mailing Address PO Box 162 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7257 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dallas Duff Street or Other Mailing Address PO Box 202 City Guide Rock State NE Zip Code 68942 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 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 checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> 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?

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description
The West Seventy (W 70') feet of Lot One (1) and the West Seventy (W 70') feet of the North Forty (N 40') feet of Lot Two (2), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 200.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 200.00

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.

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

[Signature] Attorney
 Signature of Grantee or Authorized Representative Title Date **7/13/17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data BK2017, Pg 1489

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 13 day of July A.D., 2017, at 4:15 o'clock P.M. Recorded in Book 2017 on Page 1489
Deb Klingenberg County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Cared ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-13-17
\$ 2.25 By BB

WARRANTY DEED


Crystal L. Fountaine, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dallas Duffy, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Seventy (W 70) feet of Lot One (1) and the West Seventy (W 70) feet of the North Forty (N 40) feet of Lot Two (2), Block One (1), 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.

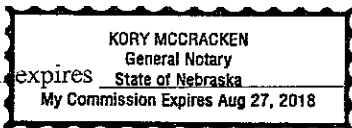
Executed July 13, 2017.

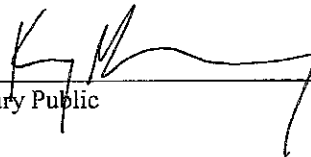


Crystal L. Fountaine

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 13, 2017, by Crystal L. Fountaine, a single person.

Comm expires

KORY MCCRACKEN
General Notary
State of Nebraska
My Commission Expires Aug 27, 2018



Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/02/2017

Record : 1 of: 1

Inspected By: Inspection Date:

Parcel ID #:	000615201	Map #	:	4487-00-0-40020-001-18011
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DUFFY, DALLAS E.	Situs	:	
PO BOX 202	Legal	:	W70' LOT 1 & W 70' OF N 40' LOT 2
GUIDE ROCK, NE	68942-		BLOCK 1 TALBOTS ADDITION TO GUIDE ROCK

LOT INFORMATION

Neighborhood :	100 GUIDE ROCK	Value Method:	SF
Lot Width :	70	# of Units :	6300
Lot Depth :	90	Unit Value :	0.01
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	65
Utilities :			

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)	\$65
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	\$65
FINAL ESTIMATE OF VALUE	\$65
Value per Square Foot	

Current Total Assessed Value for Parcel # 000615201	\$65
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DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

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

Date of Print: 08/02/2017

Record : 1 of: 1

Parcel ID #: 000615201	Map #: 4487-00-0-40020-001-18011
DUFFY, DALLAS E. PO BOX 202 GUIDE ROCK, NE 68942-	Situs : Legal : W70' LOT 1 & W 70' OF N 40' LOT 2 BLOCK 1 TALBOTS ADDITION TO GUIDE ROCK

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			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				

TOTAL REPLACEMENT COST NEW x =

Depreciation	:	Total	Physical	Functional	Economic
			Less Depreciation/Plus Appreciation :		

Improvement Value	\$0
Land Value	\$65
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$65
Value per Square Foot	

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/02/2017

Record : 1 of: 1

Inspected By: SK Inspection Date: 10/17/2013

Parcel ID #: 000615200 Map # : 4487-00-0-40020-001-18010

FOUNTAINNE, CRYSTAL L. Situs :540 UNIVERSITY ST
 540 UNIVERSITY STREET Legal :N3' OF 18 & ALL 19 THRU 21 BLOCK 1
 GUIDE ROCK, NE 68942- TALBOTS ADDITION TO GUIDE ROCK

LOT INFORMATION

Neighborhood :	100 GUIDE ROCK		Value Method:	SF
Lot Width :	140		# of Units :	9800
Lot Depth :	70		Unit Value :	0.01
Topography :	LEVEL	Amenities	Adjustments :	
Street Access :	BLACKTOP		Lot Value :	105
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	: One-Story 100%		
Exterior Wall	: 100% METAL/STEEL		
Floor Area	: 1,032		
Basement Area	: 0		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 2		
Baths	: 1.0		
Heat Type	: 100% BASEBOARD ELEC		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$18,055
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$17,950
Land Value	\$105
FINAL ESTIMATE OF VALUE	\$18,055
Value per Square Foot	17
Current Total Assessed Value for Parcel # 000615200	\$18,055

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: 08/02/2017

Record : 1 of: 1

Parcel ID #: 000615200

Map # : 4487-00-0-40020-001-18010

FOUNTAIN, CRYSTAL L.

Situs : 540 UNIVERSITY ST
Legal : N3' OF 18 & ALL 19 THRU 21 BLOCK 1
TALBOTS ADDITION TO GUIDE ROCK

540 UNIVERSITY STREET
GUIDE ROCK, NE 68942-

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000

Manual Date : 06/13

Cost Factor : 0.95

DESCRIPTION

	<u>Square feet</u>		<u>Base SF Cost</u>		<u>Total Cost</u>
BASIC STRUCTURE COST	1,032	x	110.49	=	114,026

ADJUSTMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>		<u>Total Cost</u>
ROOFING	1,032	(1.34)	(1.34)		(1,383)
SUBFLOOR					
HEATING & COOLING	1,032	(0.49)	(0.49)		(506)
PLUMBING Base is: 12 (under base)	7	1910	(12.31)		(12,704)
BASEMENT COST			0.00		
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					

ADJUSTED STRUCTURE COST	1032	x	96.35	=	99,433
-------------------------	------	---	-------	---	--------

IMPROVEMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>		<u>Total Cost</u>
ATTACHED GARAGE	440	32.24	0.87		14,185
YARD SHED/LOW/96SQ	1	100.00	0%		100 *
SLAB W/ROOF & STEPS	50	41.20			2,060
SOLID WALL PORCH	124	72.71			9,015
SOLID WALL PORCH	200	63.02			12,605

TOTAL REPLACEMENT COST NEW	1032	x	133.04	=	137,300
----------------------------	------	---	--------	---	---------

Depreciation	: 87% Total	87% Physical	Functional	Economic	
		Less Depreciation/Plus Appreciation :			(119,450)

Improvement Value	\$17,850
Land Value	\$105
Lump Sums	100 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$18,055
Value per Square Foot	\$17.00

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

PAGE 1

COMMENTS

Split

BOOK-PAGE 2017

DATE OF SALE

7-13-2017

LEGAL DESCRIPTION

W70' Lot 1 + W70' of N40' Lot 2 Block 1 Talbot's Addition CR.

LOCATION ID PARCEL(S)

000615200 (New) parent 6152

ASSESSOR LOCATION

CR

ADDRESS OF PROPERTY

#615201 Empty Lot

YEAR

LAND

IMPROVEMENTS

TOTAL

2017

605

605

6152

2014

145

12190

12355

2015

145

12190

12355

2016

165

14575

16740

2017

105

17950

18055

SELLING PRICE

200

521

ADJUSTMENT

BS

65-001

SCHOOL BASE #

ASSESSOR ADJUSTMENT

40

ADJUSTED SELLING PRICE

30

HOUSE CONDITION

HOUSE QUALITY

6152

DATE OF CONSTRUCTION

1900

MOBILE HOME

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1510

PAGES _____

GRANTEE MASTER NAME # Michael Todd

126710
PARCEL # / FILING NUMBER 000 148600 / 38620

Diane M. Brown
13100

DOC STAMPS 2.25

tax/lien _____

SALES FILE # 1164

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	INVALE W/HOME SITE	INVALE/ NO HOME SITE	INVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 190.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-14-2017

DEED TYPE JTWD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
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	INVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Lot w/ coverage / Carport
* 521 - Has it unimproved

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.

164

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>14</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>07</u> Day <u>14</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brian Hof Street or Other Mailing Address 630 N Cherry St 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) Michael Todd & Diane M. Brown Street or Other Mailing Address 628 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim 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 Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract 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
621 N Cherry St
Red Cloud, NE 68970

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

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

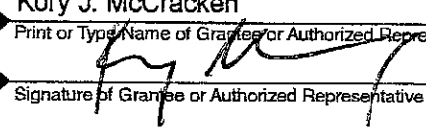
20 Legal Description
Lots Seven (7), Eight (8) and Nine (9), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	100	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	100	00

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

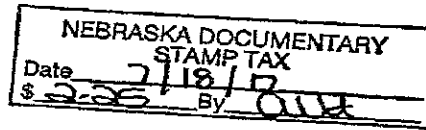
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Kory J. McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title Date **7/14/17**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>18</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <u>BK 2007, Pg 1510</u>	

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

State of Nebraska) ss.
County of Webster)
Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of July A.D., 2017 at 12:30 o'clock PM. Recorded in Book 2017 on Page 1510
Deborah County Clerk
510.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



JOINT TENANCY WARRANTY DEED

Brian Hof, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Michael Todd Brown and Diane M. Brown, husband and wife, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8) and Nine (9), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

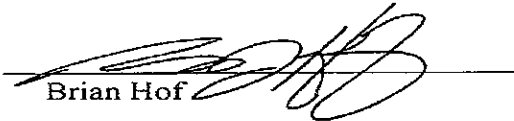
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

(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;

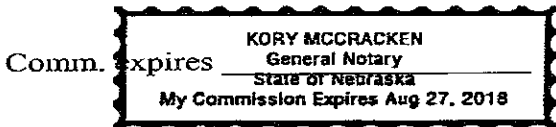
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

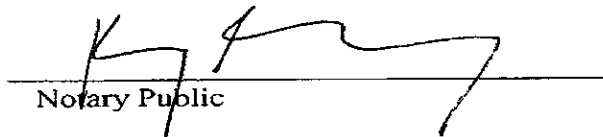
Executed July 14, 2017.


Brian Hof

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 14, 2017, by Brian Hof, a single person.




Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/08/2017
Inspected By: DL Inspection Date: 03/08/2017

Record : 1 of: 1

Parcel ID #: 000139800	Map #: 4371-00-0-10025-006-0000
HOF, BRIAN J	Situs : 636 N CHERRY ST
630 NORTH CHERRY STREET	Legal : LOTS 7 & 8 BLOCK 6 LEDUC'S ADDITION
RED CLOUD, NE	RED CLOUD
68970-0000	

LOT INFORMATION

Neighborhood :	200 RED CLOUD		
Lot Width :	100	Value Method:	SF
Lot Depth :	142	# of Units :	14200
Topography :	Amenities	Unit Value :	0.09
Street Access :		Adjustments :	
Utilities :		Lot Value :	1,255

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)	\$13,260
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$12,005
Land Value	\$1,255
FINAL ESTIMATE OF VALUE	\$13,260
Value per Square Foot	
Current Total Assessed Value for Parcel # 000139800	\$13,260

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: 08/08/2017

Record : 1 of: 1

Parcel ID #: 000139800	Map #: 4371-00-0-10025-006-0000
HOF, BRIAN J	Situs : 636 N CHERRY ST
630 NORTH CHERRY STREET	Legal : LOTS 7 & 8 BLOCK 6 LEDUC'S ADDITION
RED CLOUD, NE	RED CLOUD
68970-0000	

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	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				
DET GAR AVERAGE CONC	960	18.39	32%	12,005 *

TOTAL REPLACEMENT COST NEW x =

Depreciation	:	Total	Physical	Functional	Economic
Less Depreciation/Plus Appreciation :					
Improvement Value					\$0
Land Value					\$1,255
Lump Sums					12,005 *
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$13,260
Value per Square Foot					

PAGE 1 COMMENTS

BOOK-PAGE 2017-1510 DATE OF SALE 7-14-2017

LEGAL DESCRIPTION Lots 7, 8, 9 Block 2 Redcliffs Addition RedCloud

LOCATION ID PARCEL(S) 000148600

ASSESSOR LOCATION RedCloud ADDRESS OF PROPERTY 621 N Cherny St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	940	4250	5190
2015	940	4250	5190
2016	940	4250	5190
2017	940	8385	9325

SELLING PRICE 100.00 521 ADJUSTMENT ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0022 HOUSE QUALITY HOUSE CONDITION DATE OF CONSTRUCTION

MOBILE HOME Detached Garage / Fair
Carport / Fair
CPD