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Gordon NE 69343

FILE
 NUMERICAL INDEX
 RECORDED
 GENERAL INDEX
 FEE BOOK

STATE of NEBRASKA } ss
SHERIDAN COUNTY }
Received for Record and Entered in
Numerical Index This 29th Day of
September A.D. 2004
at 11 O'clock and 10 Minutes
A.M. and Recorded in Book 113
of Deeds
Page 366
Sindy Johnson
County Clerk
By _____
Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-29-04
\$ 157.50 By AS

JOINT TENANCY WARRANTY DEED

also known as DAVID M. WILSON
DAVID WILSON and JANET WILSON, husband and wife, Grantor, whether one or more,
in consideration of \$10.00 and other valuable consideration
, receipt of which is hereby acknowledged, conveys to
WAYDE BOLDON and SANDRA BOLDON, husband and wife, Grantees,
as joint tenants and not as tenants in common, the following described real estate (as defined
in Neb. Rev. Stat. § 76-201) in Sheridan County, Nebraska:

lots 1 and 2 of the Replat of Tract "K" of Mosher's Subdivision, out of the
South Half of Section 30, Township 33 North, Range 41 West of the 6th P.M.,
as platted of record, excepting and not including that part and parcel of said
tract previously deeded to the State of Nebraska for road purposes by Warranty
Deed.

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 subject to easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: September 24, 2004

David M. Wilson
DAVID WILSON

Janet Wilson
JANET WILSON

State of Nebraska

County of Red Willow

The foregoing instrument was acknowledged before me on September 24, 2004
by David Wilson and Janet Wilson, husband and wife.

STATE OF NEBRASKA

County of _____

Sarah Renner
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
SARAH RENNER
My Comm. Exp. July 30, 2008

Filed for record and entered in Numerical Index on _____
at _____ o'clock _____ M., and recorded in Book _____, Page _____

By: _____
County or Deputy County Clerk
Register of Deeds or Deputy Register of Deeds

366

000001

EXHIBIT
2006 Equal
217
4/27/06 4pp.

Real Estate Transfer State ment

FORM 521

TO BE FILED WITH REGISTER OF DEEDS

Read instructions on reverse side

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND LINES 1-25 ARE ACCURATELY COMPLETED

1 County Name <i>Sheridan</i>	2 County Number <i>81</i>	3 Date of Sale Mo. <i>9</i> Day <i>29</i> Yr. <i>04</i>	4 Date of Deed Mo. <i>9</i> Day <i>29</i> Yr. <i>04</i>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <i>Donald Janet Wilson</i> Street or Other Mailing Address <i>Box 504</i> City <i>Nebraska</i> State <i>NE</i> Zip Code <i>69001</i> Telephone Number <i>308 345 4423 2605</i>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <i>Waude / Sandra Boldon</i> Street or Other Mailing Address <i>HC 91 Box 3</i> City <i>Gordon</i> State <i>NE</i> Zip Code <i>69343</i> Telephone Number <i>()</i>	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.

(A) Status	(B) Property Type	(C)
(1) <input type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family	(1) <input type="checkbox"/> Mobile Home
(2) <input type="checkbox"/> Unimproved	(4) <input type="checkbox"/> Industrial	(8) <input type="checkbox"/> Mineral Interests - Producing
(3) <input type="checkbox"/> TOLL	(5) <input type="checkbox"/> Agricultural	(9) <input type="checkbox"/> State Assessed
	(6) <input checked="" type="checkbox"/> Recreational	(10) <input type="checkbox"/> Exempt
	(7) <input type="checkbox"/> Mineral Interests - Nonproducing	

8 Type of Deed

<input type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Cemetery
<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Conservator	<input type="checkbox"/> Partition	<input type="checkbox"/> Trust	<input type="checkbox"/> Other

9 Type of Transfer

Sale Auction Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (explain)

11 Ownership Transferred in Full (if No, explain division) YES NO

12 Was real estate purchased for same use? (if No, state intended use) YES NO

13 Was sale between relatives? (If Yes, check appropriate box)

YES NO

Spouse Parents and Child Family Corporation or Partnership

Grandparents and Grandchild Brothers and Sisters Aunt or Uncle to Niece or Nephew Other

14 If the real estate was transferred for nominal consideration, what is the current market value? _____

15 Was mortgage assumed? If Yes, state amount and interest rate. YES NO \$ _____ %

16 Does this conveyance divide a current parcel of land? YES NO

17 Was sale through a real estate agent? (If Yes, name of agent) YES NO *Cheryl G. Ginkens*

18 Address of Property *HC 91 Box 3
Gordon NE 69343*

19 Name and Address of Person to Whom Tax Statement Should be Sent *See Grantee above*

20 Legal Description *Lots 1+2, Replat of Tract K, Mosher's Subdivision
Gordon, Sheridan County, Nebraska*

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed \$ *90,000*

23 Was nonreal property included in purchase? YES NO (if Yes, enter amount and attach itemized list) \$ _____

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ *90,000*

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 and correct, and that I am duly authorized to sign this statement.

25 **sign here** Print or Type Name of Grantee or Authorized Representative *Sandra Boldon* Telephone Number *9-2111*

Signature of Grantee or Authorized Representative *Sandra Boldon* Title *Grantee* Date _____

REGISTER OF DEEDS USE ONLY

26 Date Deed Recorded No. <i>7</i> Day <i>29</i> Yr. <i>04</i>	27 Value of Stamp or Exempt Number <i>\$ 157.50</i>	28 Deed Book <i>113</i>	29 Deed Page <i>366</i>	FOR NDR USE ONLY <i>30</i>
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Nebraska Department of Property Assessment & Taxation
Form NC 2-146-67 Rev. 12-00 Supersedes 2-146-67 Rev. 9-04

Authorized by Section 76-214, 77-1327, F.R.S. 1993

NEBRASKA DEPARTMENT OF REVENUE — White Copy COUNTY ASSESSOR — Canary and Pink Copies GRANTEE — Goldenrod Copy

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	09/24/2004	Base : 81-0001	Affiliated : 81-0004	Unified :
81	113	366				
Location ID	Sale No.	Useful				
810092689	298	1				
Assessed Value			0285	00	0	10075 12075 000 0017
Land	Improvements					
10,500	120,093	130,593	Parcel Size			
Assessor Location : RURAL			a) 01	b) 03	c) 03	d) 02 e) 06 f) 06
Multiple Improvements		Multiple Improvements :		Multiple Improvements :		
Construction Date		Construction Date : 1921		Construction Date : 1980		
Floor		Floor Sq. Ft. : 1,466		Floor Sq. Ft. : 1800		
Building Cost New		Cost: 64,279		Cost: 84,591		
Single Family Style:		Residential Condition		Primary: 381 Other1: 490 Other2:		
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out					
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn					
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other		(5) <input checked="" type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:		Residential Condition		(6) <input type="checkbox"/> Pole Frame		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low					
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input checked="" type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average		(30) <input checked="" type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent			(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex				(60) <input type="checkbox"/> Excellent		
Assessor's Adjustments to Sale Price (+ or -) :						
Assessor Comments and Reason for Adjustment :						
SALE ALSO INCLUDES PARCELS: 810085313						
Comments from : ASSESSOR				Comments :		
Parcel # 810092689 is a Commercial property and parcel # 810085313 is a rural residential property on this particular sale.						

PA&T: QUALIFIED COM SALE ROSTER : 2006

**** COUNTY 81 Sheridan ****

CONTAINING SALES FROM 07/01/02 THRU 06/30/05

Run Date: 02/07/06 07:13:45 Record # 17 of 26 Page 9

County: 81 Book: 113 Page: 344 Sale Date: 07/26/04 Rcrd Date: 09/14/04 Final Protest Date: 03/06/06

Seller: GENEVIEVE DEWING
Legal Desc: LT 3, BLK 1, BARTO'S ADD TO GORDON
Location ID: 810085232 Sale No: 282
Usability: 1 Sale to be Used in Studies Code #:
Assessor Location: GORDON
Address of Property: 404 S MAIN, GORDON

Buyer: AARON COHN
School: Base: 81-0012 Affil: 81-0010 Unif: -
Parcel Number
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
0285 10015 12015 001 0003

Commercial/Industrial: Mult Impr:
Const Date: Class:
Floor Area: 0 Rank:
Cost New: \$ 0 Condition:
Occup. Code: Primary(1) Oth(2) Oth(3)

Property Classification Code / Date of Sale: 2004
Status PropType Zoning Location City Size Parcel Size
2 03 3 1 6 3
Property Classification Code / Current Assessment Year: 2005
Status PropType Zoning Location City Size Parcel Size
2 03 3 1 6 3

Form 521:		Assessed Value / Date of Sale: 2004		Assessed Value / Current Year: 2005	
Total Purchase Price \$	3,000	Land \$	4,920	Land \$	5,412
Non-Real Property \$	0	Imprmnt \$	0	Imprmnt \$	0
Adj. Purchase Price \$	3,000	Total \$	4,920	Total \$	5,412

County Information: Adj. Amount \$ 0 Adj. Sale Price \$ 3,000

Department Information: Adj. Amount \$ Adj. Sale Price \$ Ratio: 180.40

Ratio Formula: Assessed Total/(Adj. Pur. Price + Assessor Adj.) 5412/(3000 + 0)

County: 81 Book: 113 Page: 366 Sale Date: 09/29/04 Rcrd Date: 09/29/04 Final Protest Date: 03/06/06

Seller: DAVID & JANET WILSON
Legal Desc: LTS 1-2, RPLT TR K MOSHER'S SUB, GORDON
Location ID: 810092689 Sale No: 298
Usability: 1 Sale to be Used in Studies Code #:
Assessor Location: GORDON
Address of Property: ,

Buyer: WAYDE & SANDRA BOLDON
School: Base: 81-0012 Affil: 81-0010 Unif: -
Parcel Number
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
0285 10075 12075 0017

Commercial/Industrial: Mult Impr:
Const Date: Class:
Floor Area: 0 Rank:
Cost New: \$ 0 Condition:
Occup. Code: Primary(1) Oth(2) Oth(3)

Property Classification Code / Date of Sale: 2004
Status PropType Zoning Location City Size Parcel Size
1 03 3 2 6 6
Property Classification Code / Current Assessment Year: 2005
Status PropType Zoning Location City Size Parcel Size
1 03 3 2 6 6

Form 521:		Assessed Value / Date of Sale: 2004		Assessed Value / Current Year: 2005	
Total Purchase Price \$	90,000	Land \$	10,500	Land \$	11,907
Non-Real Property \$	0	Imprmnt \$	120,093	Imprmnt \$	115,737
Adj. Purchase Price \$	90,000	Total \$	130,593	Total \$	127,644

County Information: Adj. Amount \$ 0 Adj. Sale Price \$ 90,000
SALE ALSO INCLUDES PARCELS: 810085313 PARCEL #810092689 IS A COMMERCIAL PROPERTY AND PARCEL #810085313 IS A RURAL RESIDENTIAL PROPERTY IN THIS PARTICULAR SALE.

Department Information: Adj. Amount \$ Adj. Sale Price \$ Ratio: 141.83

Ratio Formula: Assessed Total/(Adj. Pur. Price + Assessor Adj.) 127644/(90000 + 0)