

(8)



Real Estate Transfer Statement

To be filed with the Register of Deeds.
Read instructions on reverse side.

FORM 521

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		4 Date of Deed	
KEARNEY - 50		#408		Mo. 12 Day 21 Yr. 12		Mo. 12 Day 20 Yr. 12	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) See Attached Exhibit "A"				Grantee's Name (Buyer) Westesen Lands, Inc.			
Street or Other Mailing Address				Street or Other Mailing Address			
City State Zip Code				City State Zip Code			
Kearney NE 68847-8059				2021 28 Road NE 68847-8059			
Telephone Number				Telephone Number			
				(308) 234-9523			

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)
(1) <input type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family	(4) <input type="checkbox"/> Industrial	(7) <input type="checkbox"/> Mineral Interests-Nonproducing	(9) <input type="checkbox"/> State Assessed	(1) <input type="checkbox"/> Mobile Home		
(2) <input checked="" type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family	(5) <input checked="" type="checkbox"/> Agriculture	(8) <input type="checkbox"/> Mineral Interests-Producing	(10) <input type="checkbox"/> Exempt			
(3) <input type="checkbox"/> IOLL	(3) <input type="checkbox"/> Commercial	(6) <input type="checkbox"/> Recreational					

8 Type of Deed

<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Land Contract	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Bill of Sale
<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Conservator	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Cemetery
		<input type="checkbox"/> Partition	<input type="checkbox"/> Trust	<input type="checkbox"/> Other

9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?) Yes No

10 Type of Transfer

<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Partition	<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"/> Spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Family Corporation, Partnership or LLC
		<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew
			<input type="checkbox"/> Other	

14 What is the current market value of the real property?
\$3,381,600

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? (If Yes, include the name of the agent.) YES NO

18 Address of Property
None - bare ground

19 Name and Address of Person to Whom Tax Statement Should be Sent
Westesen Lands, Inc.
2021 28 Road
Kearney, NE 68847

20 Legal Description
See Attached Exhibit "B"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	3,381,600.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	3,381,600.00

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.

Westesen Lands, Inc., by Marjorie E. Westesen, President (308) 234-9523
Print or Type Name of Grantee or Authorized Representative Telephone Number

sign here *Marjorie E. Westesen* Grantee
Signature of Grantee or Authorized Representative Title Pres. Date 12/21/12

REGISTER OF DEEDS' USE ONLY				FOR DEPT. USE ONLY
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Deed Book	29 Deed Page	30
Mo. 12 Day 24 Yr. 2012	\$ 7609.50	223	33-37	30

GRANTEE—Please retain a copy of this document for your records.

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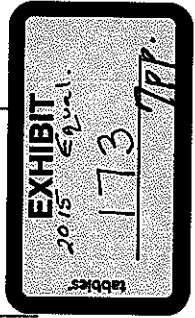


Exhibit "A"

Grantor's Name, Address and Telephone

Wells Fargo Bank, N.A., Trustee of the Norris C. Johnson Irrevocable Marital Trust
304 W. 3rd Street
P.O. Box 1688
Grand Island, NE 68802-1688
(308) 389-4209

EXHIBIT "B"TRACT A

The Southeast 1/4 (SE1/4), the South half of the Northeast 1/4 (S1/2 NE1/4) and Lots 1 and 2 of Section 22, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska,

EXCEPT that part deeded to The North Dry Creek Drainage District in Deed filed June 15, 1916 in Book 37, Page 366, described as follows: All that part of the East half of Section 22, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, forming the Right of Way of Grantee herein being one hundred and five feet wide and diagonally across said described land as designated by the recorded plat thereof now on file with the County Clerk of Kearney County, Nebraska, and containing 6 1/2 acres,

EXCEPT that part deeded to The North Dry Creek Drainage District in Deed filed April 28, 1953 in Book 55, Page 19, described as follows: Commencing at the Southwest corner of the Northeast 1/4 of said Section 22, thence in a northeasterly direction along and parallel to the West boundary of the land now owned by the North Dry Creek Drainage District, being the land described and designated in Plat Book 1, Page 26, in said Northeast 1/4 of Section 22, a distance of 1240 feet; thence due West a distance of 66 feet; then in a southwesterly direction on a line parallel with the West boundary of the real property owned by the North Dry Creek Drainage District in said Northeast 1/4 of Section 22 to a point on the North-South line of said Section 22; then South on said North-South center line to the point of beginning, containing 1.8 acres, more or less,

EXCEPT a tract of land being part of Government Lot 1 and accretion land lying North of Government Lots 1 and 2 in Section 22, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Government Lot 1 in said Section 22 and assuming the East line of said government lot as bearing N 00° 36' 31" W and all bearings contained herein are relative thereto; thence S 00° 36' 31" E and on the East line of said Government Lot 1 a distance of 40.41 feet to a point on the North line of an existing road; thence westerly on a nontangent curve, concave northeasterly, and on an 851.51 foot radius forming a central angle of 11° 16' 08" a distance of 167.48 feet to the point of tangency;

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thence tangent S 86° 47' 20" W and continuing on the North line of said public road a distance of 497.85 feet; thence S 87° 15' 56" W a distance of 275.91 feet to the Southeast Corner of Lot 1 of Kuskie Addition being part of Government Lots 1 & 2 and part of accretion in Section 22, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska; thence NORTH on the East line of the aforesaid Lot 1 a distance of 451.83 feet to the Northeast corner thereof; thence S 67° 42' 36" W and on the northerly line of said Lot 1 a distance of 320.51 feet; thence S 66° 55' 01" W a distance of 310.32 feet; thence S 58° 37' 12" W a distance of 160.53 feet; thence S 65° 10' 38" W a distance of 137.51 feet to the northwesterly corner of said Lot 1 of said Kuskie Addition; thence leaving said northerly line N 13° 47' 57" E a distance of 343.44 feet; thence N 22° 36' 22" E a distance of 333.16 feet; thence N 24° 42' 51" E a distance of 221.49 feet to a point on the existing water edge of the Platte River; thence S 75° 13' 23" E and meandering on the existing water edge of said Platte River 261.85 feet; thence S 82° 50' E a distance of 338.15 feet; thence S 69° 12' 40" E a distance of 296.0 feet; thence S 63° 38' 18" E a distance of 404.58 feet; thence N 83° 13' 59" E a distance of 149.45 feet; thence N 55° 43' 28" E a distance of 109.89 feet; thence N 79° 47' 22" E a distance of 8.7 feet to a point that intersects on the East line of Government Lot 1 (if extended North); thence S 00° 36' 31" E and on the aforesaid East line of Government Lot 1 (if the same were extended North) a distance of 522.6 feet to the place of beginning,

AND EXCEPT a tract of land being part of Government Lots 1 and 2 and accretion lands located in Section 22, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, and all more particularly described as follows: Referring to the Southeast corner of Section 22, Township 8 North, Range 16 West and assuming the East line of said section as bearing N 00° 36' 31" W and all bearings contained herein are relative thereto; thence N 00° 36' 31" W and on the East line of said Section 22 a distance of 4970.61 feet to a point on the North property line of a public road; thence westerly and on the aforesaid North property line and on a 851.51 foot radius curve to the left forming a central angle of 11° 16' 08" a distance of 167.48 feet to the point of tangency, said point of tangent being N 87° 34' 36" W a chord distance of 167.21 feet from the previous described point; thence tangent S 86° 47' 20" W a distance of 497.85 feet; thence S 87° 15' 56" W a distance of 275.91 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 87° 15' 56" W a distance of 346.78 feet to the point of curvature; thence on a 2824.84 foot radius curve to the right forming a central angle of 05° 26' 28" a distance of 268.26 feet to the point of tangency; thence tangent N 87° 17' 36" W a distance of 250.39 feet; thence leaving the North

property line of said public road N 16° 04' 24" E a distance of 75.0 feet; thence N 65° 10' 38" E a distance of 137.51 feet; thence N 58° 37' 12" E a distance of 160.53 feet; thence N 66° 55' 01" E a distance of 310.32 feet; thence N 67° 42' 36" E a distance of 320.51 feet; thence SOUTH a distance of 451.83 feet to the place of beginning, now known as Lot 1, Kuskie Addition, being part of Government Lots 1 and 2 and part of accretion in Section 22, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska.

TRACT B

Lots 1, 2, 3 and 4, the South half of the Northwest 1/4 (S1/2 NW1/4) and the South half of the Northeast 1/4 (S1/2 NE1/4) of Section 23, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska,

EXCEPT those portions deeded to Kearney County in Book 32, Page 134, in Book 37, Page 438,

EXCEPT those portions deeded to The State of Nebraska in Book 57, Page 220 and in Book 87, Pages 115 thru 117,

EXCEPT that portion condemned by the State of Nebraska, Department of Roads in Return of Appraisers recorded in Book 87, Pages 209 thru 214,

EXCEPT a tract of land in Lots 1, 2 and 3, in the North half of Section 23, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, together with accretion land lying northerly of said Lots 1, 2 and 3, westerly of the westerly right-of-way of line of relocated State Highway Nos. 10 and 44, (constructed in 1975) and South bank of the Platte River as located on September 2, 1975, more particularly described as follows: Beginning at the East Quarter corner of said Section 23; thence northerly along the East line of said Section 23, a distance of 1,698.28 feet to centerline of county road; thence angle left 91° a distance of 342.28 feet (on centerline of county road); thence angle right 77° 30' a distance of 33.80 feet along westerly right-of-way line of said relocated highway to true point of beginning; thence angle left 77° 31' 49" a distance of 345.4 feet; thence angle right 10° 56' 14" a distance of 900.0 feet; thence angle left 2° 25' 43" a distance of 505.0 feet; thence angle right 3° 32' 43" a distance of 670.1 feet; thence angle right 89° 00' 11" a distance of 222.0 feet; thence angle left 4° 55' 18" a distance of 801.1 feet; thence angle right 103° 49' 41" a distance of 679.0 feet; thence angle left 24° 46' 24" a distance of 411.0 feet; thence angle left 21° 21' 46" a distance of 145.5 feet; thence angle right 31° 59' 59" a distance of 150.4 feet; thence angle left 7° 49' 34" a

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distance of 338.5 feet; thence angle right $7^{\circ} 04' 01''$ a distance of 219.0 feet; thence angle left $11^{\circ} 15' 58''$ a distance of 293.3 feet to a point on the westerly right-of-way line of said relocated highway; thence angle right $98^{\circ} 19' 13''$ a distance of 787.6 feet along said westerly right-of-way line; thence angle left $14^{\circ} 35' 30''$ a distance of 502.8 feet along said westerly right-of-way line to the place of beginning, containing 56.21 acres,

AND EXCEPT a tract of land being part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, more particularly described as follows: Referring to the Southeast Corner of the Northeast 1/4 of Section 23 and assuming the South line of the Northeast 1/4 of said Section 23 as bearing $S 89^{\circ} 54' 32'' W$ and all bearings contained herein are relative thereto; thence $S 89^{\circ} 54' 32'' W$ and on the South line of the Northeast 1/4 of said Section 23 a distance of 50.0 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being on the West Right-of-Way line of Nebraska State Highway No. 44; thence leaving said West Right-of-Way line $S 89^{\circ} 54' 32'' W$ and on the South line of the Northeast 1/4 of said Section 23 a distance of 820.0 feet; thence $N 01^{\circ} 49' 00'' E$ a distance of 268.0 feet; thence $N 15^{\circ} 26' 00'' E$ a distance of 75.0 feet; thence $N 72^{\circ} 03' 00'' E$ a distance of 55.0 feet; thence $N 88^{\circ} 10' 00'' E$ a distance of 364.0 feet; thence $N 10^{\circ} 24' 00'' E$ a distance of 50.0 feet; thence $N 89^{\circ} 53' 32'' E$ a distance of 340.1 feet to a point on the West Right-of-Way line of Nebraska State Highway No. 44; thence $S 00^{\circ} 10' 31'' E$ and on the West Right-of-Way line of Nebraska State Highway No. 44 a distance of 234.55 feet; thence $N 89^{\circ} 49' 29'' E$ and continuing on the West Right-of-Way line of Nebraska State Highway No. 44 a distance of 25.0 feet; thence $S 00^{\circ} 10' 31'' E$ and continuing on the West Right-of-Way line of Nebraska State Highway No. 44 a distance of 182.7 feet to the place of beginning, and now known as Lot 1, Rockefeller Subdivision, a subdivision being part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska.

Agricultural Land Sales Worksheet

Cnly No.		Book		Page		Sale Date		School District Code						
50		223		33		12/21/2012		Base: 10-0007		Affiliated:		Unified:		
Location ID		Sale Number		Useability & Code #		Parcel Number								
0002818.00		408		1		GenCde	Twn	Rng	Sect	Qtr	Subdy	Area	Blk	Parcel
Date of Sale Assessed Value						3651	8	16	22	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,040,525		23,535		1,064,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 0	D) 3	E) 0	F) 10			
LCC		ACRES		VALUE		LCC		ACRES		VALUE				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A		348.620		836,685		2G		4.230		2,115				
3A1						3G1								
3A		9.780		11,735		3G		0.010		5				
4A1		43.470		45,645		4G1		71.160		35,580				
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste		0.280		15				
2D		7.720		10,420		Other								
3D1						AG LAND TOTAL		500.760		949,945				
3D		10.800		5,400		Roads		8.450						
4D1		4.690		2,345		Farm Sites		1.000		2,000				
4D						Home Sites		1.000		25,000				
						Recreation								
Dwellings				5,100		Other		72.660		63,580		81		
Outbuildings				18,435		Non-AG TOTAL		83.110		90,580				

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
Comments from		Comments:	

(Continue on back)

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