

## Nebraska Judicial Branch

## Case Summary

In the County Court of Saunders County  
The Case ID is PR 16 000036  
Edna T Johnson, Deceased  
The Honorable Linda C Senff, presiding.  
Classification: Informal Testate  
Filed on 03/14/2016  
This case is open as of 03/14/2016

## Parties/Attorneys to the Case

Party	Attorney
Deceased ACTIVE Edna T Johnson Personal Representative ACTIVE Carol Silverstrand PO Box 314 Raymond NE 68428	Curtis A Bromm 551 N. Linden P. O. Box 277 Wahoo NE 68066 402-443-3225
Interested Party ACTIVE Sandra K Payne 71 Lakeview Standbury Park UT 84074	James A Cada 1024 K Street Lincoln NE 68508 402-477-2233
Interested Party ACTIVE Sandy L Johnson 1515 Lewiston Dr. Sunnyvale CA 94087	
Interested Party ACTIVE Joyce E Veach 1326 N. 29th Lincoln NE 68503	Jennifer D Joakim 308 West Third Street PO Box 234 Valparaiso NE 68065 402-784-2202

## Court Costs Information

Incurred By	Account	Date	Amount
Personal Representative	Filing Fees	03/14/2016	\$18.00
Personal Representative	Filing Fees	11/23/2016	\$20.00
Personal Representative	NSC Education Fee	03/14/2016	\$1.00
Personal Representative	Dispute Resolution Fee	03/14/2016	\$0.75
Personal Representative	Indigent Defense Fee	03/14/2016	\$3.00
Personal Representative	Uniform Data Analysis Fee	03/14/2016	\$1.00
Personal Representative	J.R.F.	03/14/2016	\$2.00
Personal Representative	J.R.F.	11/23/2016	\$2.00
Personal Representative	Filing Fee/JRF	03/14/2016	\$4.00
Personal Representative	Filing Fee/JRF	11/23/2016	\$2.00

Incurring By	Account	Date	Amount
Personal Representative	Legal Aid/Services Fund	03/14/2016	\$5.25
Personal Representative	Seal Affixed	03/14/2016	\$1.00
Personal Representative	Automation Fee	03/14/2016	\$8.00

### Financial Activity

No trust money is held by the court  
No fee money is held by the court

### Payments Made to the Court

Receipt	Type	Date	For	Amount
79585	Check	11/23/2016	Silverstrand, Carol,	\$24.00
			Filing Fees	\$20.00
			J.R.F.	\$2.00
			Filing Fee/JRF	\$2.00
76588	Check	03/14/2016	Silverstrand, Carol,	\$44.00
			Filing Fees	\$18.00
			NSC Education Fee	\$1.00
			Dispute Resolution Fee	\$ .75
			Indigent Defense Fee	\$3.00
			Uniform Data Analysis	\$1.00
			J.R.F.	\$2.00
			Filing Fee/JRF	\$4.00
			Legal Aid/Services Fun	\$5.25
			Seal Affixed	\$1.00
			Automation Fee	\$8.00

### Register of Actions

07/16/2018 Order  
eNotice Certificate Attached  
Image ID P00018658C06

07/13/2018 Journal Entry & Order  
This action initiated by Stephen R.W. Twiss  
Image ID D00100821C06

07/13/2018 Order-Show Cause Hearing

05/11/2018 Journal Entry & Order

This action initiated by Stephen R.W. Twiss  
Image ID D00099303C06

05/11/2018 Order-Show Cause Hearing

04/16/2018 Order-Continuance  
This action initiated by Clerk Magistrate  
OTSCHRG continued from 04/20/2018  
Image ID D00098617C06

04/16/2018 Motion-Continuance  
This action initiated by party Carol Silverstrand  
Image ID N18106P54C06

04/16/2018 Appearance of Counsel  
Image ID P00018328C06

04/13/2018 Ntc-Hearing  
This action initiated by party Edna T Johnson  
Image ID N18103JWYC06

04/13/2018 Motion  
This action initiated by party Edna T Johnson  
Image ID N18103JWQC06

03/14/2018 Order  
This action initiated by Linda C Senff  
ORDER  
Image ID D00097844C06

03/14/2018 Response to Order to Show Cause  
Image ID P00017999C06

02/16/2018 Journal Entry & Order  
This action initiated by Linda C Senff  
Image ID D00097324C06

02/16/2018 Order-Show Cause Hearing

02/02/2018 Order-Hearing Issued  
The document number is 00097038  
Document Number 97038  
Image ID D00097038C06

02/02/2018 Order-Continuance  
This action initiated by Linda C Senff  
OTSCHRG continued from 02/16/2018

12/14/2017 Order-Continuance  
This action initiated by Patrick R McDermott  
eNotice Certificate Attached  
Image ID P00017492C06

12/13/2017 Motion-Continuance  
This action initiated by party Carol Silverstrand  
Image ID N173474ICC06

11/16/2017 Order-Continuance

This action initiated by Patrick R McDermott  
OTSCHRG continued from 11/16/2017 eNotice Certificate Attached  
Image ID P00017355C06

11/16/2017 Motion-Continuance  
Image ID P00017354C06

11/01/2017 Order-Hearing Issued  
The document number is 00094825  
Document Number 94825  
Image ID D00094825C06

12/15/2016 Inheritance Tax Receipt  
Image ID P00015350C06

11/23/2016 Order-Assess Inh Tax  
eNotice Certificate Attached  
Image ID P00015202C06

11/23/2016 Inheritance Tax Worksheet  
Image ID P00015200C06

11/23/2016 Vol App/wvr Ntc/Agrmt to Pay Inh Ta  
four filed  
Image ID P00015199C06

11/23/2016 Pet-Det of Inheritance Tax  
This action initiated by party Carol Silverstrand  
Image ID P00015198C06

11/23/2016 Amended Inventory  
Image ID P00015201C06

11/03/2016 Receipt  
Image ID P00015061C06

06/23/2016 Inventory  
Preliminary

Image ID P00014308C06

04/11/2016 Aff-Publication  
This action initiated by party Carol Silverstrand  
Image ID P00013872C06

03/25/2016 Aff-Mailing Notice  
Image ID P00013788C06

03/14/2016 Ntc-Creditor/Inf Prob/Appt PR  
Image ID P00013572C06

03/14/2016 Letters of PR  
Image ID P00013571C06

03/14/2016 Accept Appt-Estate

Image ID P00013570C06

03/14/2016 Registrar Stmt-Inf Probate  
Image ID P00013569C06

03/14/2016 Check Demand Index

03/14/2016 Cert-Probate of Will  
This action initiated by Clerk Magistrate  
Image ID D00078923C06

03/14/2016 Will  
Image ID P00013568C06

03/14/2016 App-Inf Probate of Will/Appt of PR  
This action initiated by party Carol Silverstrand  
  
Image ID P00013567C06

IN THE COUNTY COURT OF SAUNDERS COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE OF )  
)  
)  
)  
EDNA T. JOHNSON, Deceased )  
)

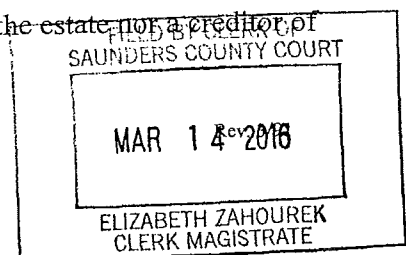
No. PR 16- 36

APPLICATION FOR INFORMAL  
PROBATE OF WILL AND  
INFORMAL APPOINTMENT OF  
PERSONAL REPRESENTATIVE

APPLICANT STATES:

1. Applicant, as named Personal Representative in Decedent's Last Will and Testament, is an interested person as defined by the Nebraska Probate Code Section 30-2209(21).
2. Name of Decedent: Edna T. Johnson  
Date of Death: March 7, 2016  
Age at Date of Death: 91 Years  
Domicile at Date of Death: Saunders County, Nebraska
3. Venue for this proceeding is proper in this county because the Decedent was a domiciliary of this county at the date of death.
4. No Personal Representative has been appointed in this state or elsewhere.
5. Applicant has not received a Demand for Notice and is unaware of any demand for notice of any probate or appointment proceeding concerning the Decedent that may have been filed in this state or elsewhere.
6. The Decedent's Will, dated July 21, 1995, if not presently in the possession of this Court, accompanies this Application and is hereby filed with this Court and offered for probate.
7. The Applicant, to the best of Applicant's knowledge, believes the Will dated July 21, 1995, to have been validly executed, and after the exercise of reasonable diligence, Applicant is unaware of any instrument revoking the Will, and believes that said Will, constitutes Decedent's last Will.
8. Petitioner nominates Carol Jean Silverstrand, formerly known as Carol Jean Johnson, as Personal Representative, who is qualified and whose status of priority is as named Personal Representative in Decedent's Last Will and Testament.  
There are no other individuals having a prior or equal right to appointment.

The nominated Personal Representative is neither indebted to the estate, nor a creditor of



the estate.

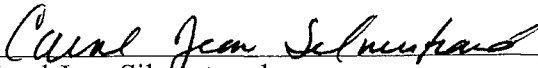
9. No bond is required pursuant to Decedent's Last Will and Testament.
10. The name, relationship and address of Decedent's spouse, children (all of whom are children of any surviving spouse unless otherwise stated), heirs, devisees, and other interested parties, and ages of those who are minors, and those who are incompetent so far as known or ascertainable by reasonable diligence by Applicant, are:

See Exhibit "A" attached hereto.

11. Decedent had no change of marital status or the birth or adoption of any children after execution of the Will; no child of the Decedent has been born since Decedent's death; and no birth of a child of the Decedent is anticipated.

WHEREFORE, Applicant requests that the Registrar issue a written Statement of Informal Probate; that the above nominee be informally appointed the Personal Representative without bond; that the administration of the estate be unsupervised; and that letters of appointment be issued to said Personal Representative.

Dated: March 14, 2016.

  
Carol Jean Silverstrand  
4420 Clark / P.O. Box 314  
Raymond, NE 68428  
402.310.6369

Curtis A. Bromm  
Bar Number: 10442  
Bromm, Lindahl, Freeman-Caddy  
& Lausterer  
551 North Linden  
Wahoo, Nebraska 68066  
(402) 443-3225

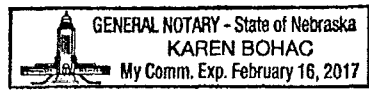
STATE OF NEBRASKA                    )  
  )  
COUNTY OF SAUNDERS                )     ss:

Carol Jean Silverstrand, the undersigned, being first duly sworn on oath, deposes and says that the undersigned is the Applicant named in the foregoing Application, that the undersigned has read it, knows the contents therein, and that the facts therein contained are accurate and complete to the best of the undersigned's knowledge and belief.

Carol Jean Silverstrand  
Carol Jean Silverstrand

SUBSCRIBED and sworn to before me on March 14, 2016.

( S E A L )



Karen Bohac  
Notary Public



EXHIBIT "A"

Weldon W. Johnson, Deceased  
Spouse

Carol Jean Silverstrand  
formerly known as Carol Jean Johnson  
Daughter  
4420 Clark  
P.O. Box 314  
Raymond, NE 68428

Sandra Kay Payne  
also knows as Sandy Kay Payne  
Daughter  
71 Lakeview  
Stansbury Park, UT 84074

Sandy LaRae Johnson  
Daughter  
1515 Lewiston Dr.  
Sunnyvale, CA 94087

Joyce Eileen Veach  
Daughter  
1326 N. 29<sup>th</sup>  
Lincoln, NE 68503

# Last Will and Testament

OF

EDNA T. JOHNSON

I, Edna T. Johnson of Valparaiso, Saunders County, Nebraska, being of sound and disposing mind and memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all previous testamentary dispositions heretofore made by me.

FIRST: I hereby appoint my spouse, Weldon W. Johnson as my personal representative and request that he serve without bond. In the event that he declines or is unable to act as my personal representative, I hereby appoint Carol Jean Johnson to act in his place and stead and to also serve without bond.

SECOND: I hereby empower and authorize my said personal representative to pay the expenses of my burial, purchase a suitable headstone for my grave, pay all state inheritance taxes and federal estate taxes that may be due by reason of my death from those portions of my estate as hereinafter specified, convert any or all of my real and personal property into cash under such terms and conditions as he deems proper without first obtaining the order or approval of any court, and to distribute my estate in cash or in kind.

Marsie Johnson  
Witness

Edna T. Johnson  
Edna T. Johnson, Testatrix  
Karen Bohac  
Witness

FILED BY CLERK OF  
SAUNDERS COUNTY COURT

MAR 14 2016

ELIZABETH ZAHOUREK  
CLERK MAGISTRATE



P00013568C06

PAGE TWO

THIRD: I hereby declare that I am married and my spouse is Weldon W. Johnson and our children are: Sandra Kay Payne, Sandy LaRae Johnson, Joyce Eileen Veach and Carol Jean Johnson. Any reference to my spouse or children, shall refer to those named persons.

FOURTH: I devise to my spouse, such of my real and personal property as my personal representative shall determine is necessary to reduce my taxable estate to an amount sufficient to fully utilize any available unified federal estate tax credit. My personal representative shall assign, convey and distribute to my said spouse, the cash, securities or other property, including real estate and interest therein, which shall constitute said bequest. My spouse may disclaim or release in whole or in part, any property devised to him under this paragraph and any property so disclaimed or released shall remain a part of the trust property and administered in accordance with the trust provisions hereinafter contained in paragraph SIXTH.

FIFTH: From the rest, residue and remainder of my estate remaining after the provisions made in the preceding paragraphs of this my Will, I direct that there shall be paid all federal and state inheritance and estate taxes levied upon or assessed against my estate or any such taxes attributable to any property

Edna T. Johnson  
Edna T. Johnson, Testatrix

Martha Johnson  
Witness

Karen Bohac  
Witness

PAGE THREE

interest or benefits not passing under this my Will; and I expressly provide that no donee, joint tenant, transferee, nor insurance beneficiary shall be required to pay or contribute to the payment of any such taxes notwithstanding the provisions of any present or future federal or state law.

Provided, further, that my personal representative shall be empowered to exchange assets with any person taking property in my estate as well as any trustee of any living or testamentary trust created by me, to provide sufficient liquidity in this portion of my estate for the payment of all federal and state inheritance and estate taxes aforementioned.

SIXTH: I give, devise and bequeath all of the rest, residue and remainder of my estate of whatsoever kind or nature, whether real or personal, and wheresoever situated, including any property disclaimed by my spouse, IN TRUST, to Weldon W. Johnson and Carol Jean Johnson as co-trustees, to be held by them in trust, said trust to be designated as the "EDNA T. JOHNSON FAMILY TRUST", and administered subject to the following terms and conditions:

- (a) During the lifetime of my spouse, the co-trustees shall pay all of the net income of the trust to my said spouse, in semi-annual or more frequent installments.
- (b) In the event that the net income of said trust is insufficient for my said spouse, after taking into account other income which he may receive, to enable him to live in his usual manner by customary standards to which he has been accustomed during my lifetime, or

Maesta Johnson  
Witness

Edna T. Johnson  
Edna T. Johnson, Testatrix  
Karen Bohac  
Witness

PAGE FOUR

for his necessary expenses resulting from any accident, illness or other emergency, then my said co-trustees, in their sole discretion and judgment are authorized to make additional payments to my said spouse from the principal of said trust in such amounts as they may determine for the purpose of enabling my spouse to have sufficient funds for his requirements as above set forth.

- (c) Upon the death of my said spouse, or if he should predecease me, the co-trustees shall distribute the remaining corpus and income of said trust to my children, share and share alike, or to their issue by right of representation. PROVIDED, HOWEVER, if at the time of distribution of this trust, any of the beneficiaries are under the age of 25 years, then distribution of said beneficiary's share of my trust estate shall be postponed until such beneficiary attains the age of 25 years, at which time the remaining corpus and income shall be distributed to them. Then, in the meantime, the co-trustees may use as much of the income and corpus of said trust property as the co-trustees shall deem advisable or appropriate for the education, health and support of the said beneficiary under 25 years of age.
- (d) The co-trustees shall receive reasonable fees. No court approval shall be required unless requested by any beneficiary of the trust estate.
- (e) I provide that my co-trustees shall have all of the powers provided by the Nebraska Trustees' Powers Act and the Nebraska Principal and Income Act, as hereinafter amended. In addition, my co-trustees shall have the power to sell real estate at public or private auction, to a beneficiary of the trust or any other person, without the approval of any court under such terms and conditions as my co-trustees shall deem advisable.
- (f) If Carol Jean Johnson should decline or be unable to serve as co-trustee or trustee at any time, I hereby provide that Sandra Kay Payne shall be appointed as alternate trustee. I further provide that any of the above named trustees shall not be required to post bond in their capacity as trustee or co-trustee.

Edna T. Johnson  
Edna T. Johnson, Testatrix

Marsha Johnson  
Witness

Karen Bobac  
Witness

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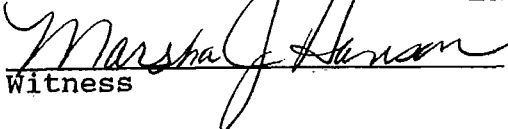
- (g) No money or property distributable under this trust shall be pledged, assigned, transferred, sold, or in any manner whatsoever anticipated, charged, or encumbered by a beneficiary hereunder or be in any manner liable in the possession of the co-trustees for the debts, contracts, obligations or engagements of such beneficiary, voluntary or involuntary, or for any claims, legal or equitable, against any such beneficiary.

SEVENTH: I hereby declare that if my spouse has predeceased me, a loan previously made to our daughter and her husband, Sandra and William Payne in the amount of \$40,000.00, for which there is no promissory note, and which may be legally uncollectable, shall be taken into consideration in the division of my estate and considered as an advancement to the said Sandra Kay Payne and such advancement shall be charged against the share of the estate to which Sandy Kay Payne is entitled.

EIGHTH: I give, devise and bequeath that portion of my estate devised to Joyce Eileen Veach to Carol Jean Johnson, as Trustee of the "Joyce Eileen Veach Trust", to be held and administered as follows:

- (a) I direct my trustee to use any part of the principal or income from said trust estate for the benefit of Joyce Eileen Veach, as the trustee shall in her sole discretion, deem necessary or appropriate for the education, health and support of the said Joyce Eileen Veach.
- (b) I direct said trustee to distribute the remaining principal and income in said trust estate to the issue of Joyce Eileen Veach, by right of representation, upon her death, subject to the following trust provisions as to any beneficiary under the age of 25 years.

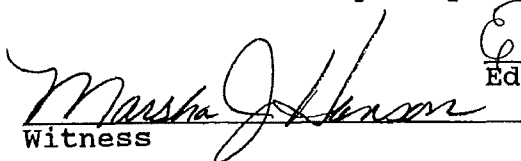
  
Edna T. Johnson, Testatrix

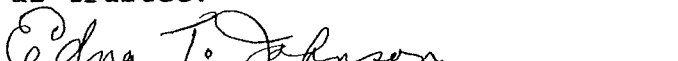
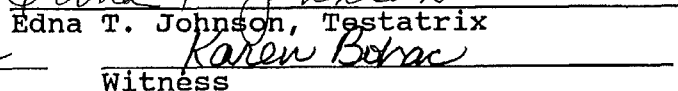
  
Witness

  
Witness

PAGE SIX

- (c) If any beneficiary of this trust estate shall predecease me or the distribution of this trust, leaving issue, their share shall go to their issue by right of representation. If any beneficiary of this trust should predecease me leaving no issue, but leaving surviving brothers and sisters, his or her share shall be devised to his or her surviving brothers and sisters by right of representation. With respect to the share of any beneficiary under the age of 25 years at the time of distribution, the trustees shall retain such beneficiary's share in a separate trust and is directed to use so much of the income and principal of said beneficiary's share of the trust as said trustees deems necessary or advisable for the support, health, education and maintenance of said beneficiary under 25 years of age.
- (d) In no event shall any trust or share thereof continue to be held in trust after the 21st anniversary of the death of the last survivor of a group consisting of my spouse, my children and other descendants living at the time of my death. At the expiration of 25 years from the date of death of the last survivor of said group, all trusts and shares shall immediately terminate and shall be distributed outright to the then respective beneficiaries.
- (e) No money or property distributable under this trust shall be pledged, assigned, transferred, sold, or in any manner whatsoever anticipated, charged, or encumbered by a beneficiary hereunder or be in any manner liable in the possession of the trustee for the debts, contracts, obligations or engagements of such beneficiary, voluntary or involuntary, or for any claims, legal or equitable, against any such beneficiary.
- (f) All of the other powers and duties of the trustees referred to in the "Weldon W. Johnson Family Trust" shall be incorporated and applicable to the "Joyce Eileen Veach Trust" by this reference.
- (g) If the said Carol Jean Johnson should resign, decline, or be unable to serve as trustee at any time, I hereby appoint Sandra Kay Payne as the alternate trustee. I further provide that neither Carol Jean Johnson nor Sandra Kay Payne shall not be required to post bond in their capacity as trustee.

  
Witness

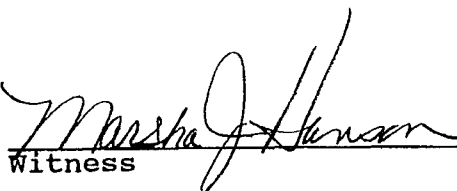
  
Edna T. Johnson, Testatrix  
  
Witness


PAGE SEVEN

- (h) At any time after my death, when the value of the principal of any trust shall be less than such sum as the trustee shall determine to be economical or otherwise advisable to continue to administer, and the trustee shall determine that early distribution of such trust is desirable for any reason, the trustee, may terminate such trust and distribute the principal and undistributed or accumulated income to the beneficiaries of such trust, share and share alike.

NINTH: PROVIDED, as to any real estate contained in my estate, or trust estate, that is distributed to my children or their issue, if any of my children or their issue, should offer any part or all of such real estate for sale, following my death, and at such time I have any child or children surviving, then, in that event, I provide that such of my children as are living, shall have the first option to purchase such real estate or interest therein at the time it is offered for sale. If the selling party or parties and the purchasing child or children cannot agree upon the purchase price of the real estate being offered for sale, then the real estate shall be appraised by three (3) appraisers, one selected by the selling party or parties, one selected by the purchasing party or parties, and the third selected by the two appraiser so chosen. Upon receipt of the appraised value, the child or children interested in purchasing the real estate shall have ninety (90) days in which to exercise their option to purchase the real estate. In addition, the purchasing child or children shall have an option

  
Edna T. Johnson, Testatrix

  
Witness

  
Witness



PAGE EIGHT

to pay for the real estate unless otherwise agreed between the parties, on a fifteen (15) year installment contract, with the unpaid balance bearing interest equal to the lowest rate offered by the Farm Credit Association in the area in which the land is located, said interest rate to be adjusted annually on the principal payment date, to coincide with the Farm Credit Association rate. If the Farm Credit Association is not in existence or not offering loans on real estate at the time this option is exercised, then a suitable comparable standard shall be selected by the purchasing and selling parties. This option shall be binding upon my children and their issue so long as any of my children are living.

I, Edna T. Johnson, the Testatrix, sign my name to this instrument, consisting of nine pages, this 21st day of July, 1995, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and that I sign it willingly or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes therein expressed and that I am eighteen years of age or older or am not at this time a minor, and am of sound mind and under no constraint or undue influence.

Edna T. Johnson  
Edna T. Johnson, Testatrix

We, Marsha J. Hanson and Karen Bohac, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the Testatrix signs and executes this instrument as her Last Will and that she signs it willingly or willingly directs another to sign for her, and that she executes it as her free and voluntary act for the purposes therein expressed, and that each of us, in the presence and hearing of the Testatrix, hereby signs this Will as witness to the Testatrix's signing, and that to the best of our knowledge, the Testatrix is eighteen years of age or older or is not at this time a minor, and is of sound mind and under no constraint or undue influence.

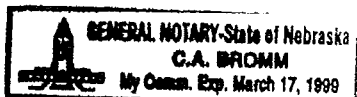
Marsha J. Hanson  
Witness

Karen Bohac  
Witness

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STATE OF NEBRASKA     )  
                                  ) ss.  
COUNTY OF SAUNDERS    )

Subscribed, sworn to and acknowledged before me by Edna T. Johnson, the Testatrix, and subscribed and sworn to before me by Marsha J. Hanson and Karen Bohac, witnesses this 21st day of July, 1995.



*C.A. Brown*  
\_\_\_\_\_  
Notary Public

IN THE COUNTY COURT OF SAUNDERS COUNTY, NEBRASKA

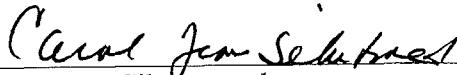
IN THE MATTER OF THE ESTATE OF )  
)  
)  
)  
)  
EDNA T. JOHNSON, Deceased )

No. PR16-\_\_\_\_\_

ACCEPTANCE OF APPOINTMENT

The undersigned hereby accepts appointment as Personal Representative of this estate, accepts the duties of said office, and submits personally to the jurisdiction of this Court in any proceeding relating to the estate that may be instituted by any interested person, as defined by the Nebraska Probate Code.

Dated: March 14, 2016.

  
\_\_\_\_\_  
Carol Jean Silverstrand

FILED / CLERK  
SAUNDERS COUNTY COURT  
MAR 14 2016  
ELIZABETH ZAROUPEK  
CLERK MAGISTRATE



P00013570C06

IN THE COUNTY COURT OF SAUNDERS COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE OF )  
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EDNA T. JOHNSON, Deceased )

No. PR16- 36

LETTERS OF PERSONAL  
REPRESENTATIVE

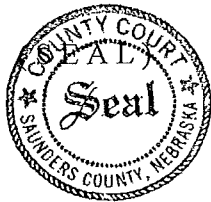
THE STATE OF NEBRASKA

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on MAR 14 2016, Carol Jean Silverstrand was appointed and qualified as Personal Representative of the above-named Decedent by this Court or its Registrar, with all the authority granted to a Personal Representative by law;

NOW, THEREFORE, these Letters are issued as evidence of such appointment and qualifications and authority of Carol Jean Silverstrand to do and perform all acts which may be authorized by law.

WITNESS, the signature of a Judge or the Registrar of this Court, and the seal of this Court on MAR 14 2016.



Elizabeth Zahurek  
Signature of Registrar



IN THE COUNTY COURT OF SAUNDERS COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE OF )  
 )  
 )  
 )  
 EDNA T. JOHNSON, Deceased )

No. PR16-36

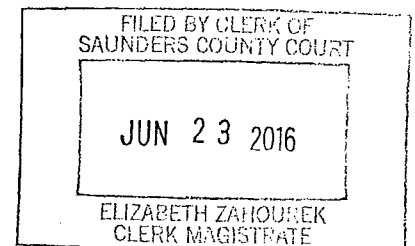
PRELIMINARY  
 INVENTORY

The undersigned hereby certifies that the schedules attached hereto are a true and complete inventory of the property owned by the Decedent at the time of death, together with the type and amount of any encumbrance existing with reference to any item. Where applicable, the name and address of appraisers who have appraised items on the Inventory are listed. Attached hereto are the following schedules:

	<u>Total Value at Date of Death</u>
<input type="checkbox"/> Schedule A - Real Estate (located in the State of Nebraska)	\$0.00
<input checked="" type="checkbox"/> Schedule B - Stocks and Bonds	\$315,974.00
<input checked="" type="checkbox"/> Schedule C - Mortgages, Notes and Cash	\$247,635.00
<input type="checkbox"/> Schedule D - Insurance Payable to the Estate	\$0.00
<input checked="" type="checkbox"/> Schedule E - Jointly Owned Property*	\$22,863.00
<input checked="" type="checkbox"/> Schedule F - Other Miscellaneous Property	To be determined.
<input checked="" type="checkbox"/> Schedule G - Transfers During Decedent's Life*	\$1,865,534.00
<input type="checkbox"/> Schedule H - General Powers of Appointment*	\$0.00
TOTAL	\$2,452,006.00
<input type="checkbox"/> Schedule K - Mortgages, Liens & Encumbrances (Encumbering any of the items set forth above)	\$0.00

*Carol Jean Silverstrand P.R.*  
 Carol Jean Silverstrand, Personal Representative

**\*Non-Probate Property subject to Nebraska inheritance tax.**



ESTATE OF EDNA T. JOHNSON

SCHEDULE B – Stocks and Bonds

Item No.	Description	Fair Market Value at Date of Death
1	Pershing Acct #J3W003912; TOD Carol Silverstrand, Joyce Veach, Sandra Payne, and Sandy Johnson: MM - \$76,146.86 Cash - \$116,833.32 Elect Arts Inc. Com - \$254.36	\$193,235.00
2	Pershing Roth IRA Acct #087022232; Carol Silverstrand, Joyce Veach, Sandra Payne, and Sandy Johnson, Beneficiaries: American Finance Trust Inc - \$11,311.56 MM - \$1,505.19 Cash - \$61.18 Putnam Equity Spectrum Fund A - \$301.64	\$13,180.00
3	Pershing Acct #5UP786667; TOD Carol Silverstrand, Joyce Veach, Sandra Payne, and Sandy Johnson: Cash - \$8,669.83 Northstar Real Estate Income Trust, Inc - \$40,080.00	\$48,750.00
4	Transamerica Acct #00100136LK8; Carol Silverstrand, Joyce Veach, Sandra Payne, and Sandy Johnson, Beneficiaries: Ab Bl Wlth Strtg Prt - \$15,412.56 Amer Fund AA Fund - \$15,693.89 Fidelity Vip Bal Cd - \$15,262.03 Ta Intl Mod Growth - \$14,440.16	\$60,809.00
TOTAL	(also enter on front page of Inventory)	\$315,974.00

ESTATE OF EDNA T. JOHNSON

SCHEDULE C -- Mortgages, Notes and Cash

Item No.	Description	Fair Market Value at Date of Death
1	Oak Creek Valley Bank Acct #279-640	\$45,085.00
2	Oak Creek Valley Bank Acct #279-651	\$3,386.00
3	Oak Creek Valley Bank CD #8339; POD Sandy Larae Johnson	\$49,791.00
4	Oak Creek Valley Bank CD #8340; POD Joyce E. Veach	\$49,791.00
5	Oak Creek Valley Bank CD #8341; POD Carol Silverstrand	\$49,791.00
6	Oak Creek Valley Bank CD #8342; POD Sandra K. Payne	\$49,791.00
TOTAL	(also enter on front page of Inventory)	\$247,635.00

ESTATE OF EDNA T. JOHNSON

SCHEDULE E -- Jointly Owned Property

A. Carol J. Silverstrand

Item No.	Letter of Co-tenant	Description	Percentage Includible	Fair Market Value at Date of Death
1	A	CerescoBank Acct #102159	100.00%	\$22,863.00
	TOTAL	(also enter on front page of Inventory)		\$22,863.00



ESTATE OF EDNA T. JOHNSON

SCHEDULE F -- Other Miscellaneous Property

Item No.	Description	Fair Market Value at Date of Death
1	Miscellaneous Equipment and Personal Property	To be determined.
TOTAL (also enter on front page of Inventory)		To be determined.

ESTATE OF EDNA T. JOHNSON

SCHEDULE G -- Transfers During Decedent's Life

Item No.	Description	Fair Market Value at Date of Death
1	An undivided one-half interest in the South Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 8, Township 13, Range 5, Saunders County, Nebraska (120 acres @ \$6,093/A)	\$365,586.00
2	An undivided one-half interest in the Southeast Quarter of Section 17, Township 13, Range 5, Saunders County, Nebraska, EXCEPT, a parcel of land located in the Southeast Quarter of Section 17, Township 13 North, Range 5 East of the Sixth P.M., Saunders County, Nebraska, being described as follows: Commencing at the Southeast Corner of said Section 17; thence N00°00'00"E (assumed bearing) on the East Line of said Southeast Quarter, a distance of 1323.82 feet to the true point of beginning; thence continuing N00°00'00"E on said East Line, a distance of 335.08; thence N90°00'00"W perpendicular to said East Line, a distance of 390.00 feet; thence S00°00'00"W parallel with said East Line, a distance of 335.08 feet; thence S90°00'00"E perpendicular to said East line, a distance of 390.00 feet to the true point of beginning, containing 3.00 acres, more or less (157 acres @ \$4,228.70/A)	\$331,953.00
3	An undivided one-half interest the Northeast Quarter of Section 21, Township 13, Range 5, Saunders County, Nebraska, EXCEPT a parcel of land described as follows: Commencing at an iron 445 feet south of the northeast corner of Section 21, thence running north 55.05 feet; thence north 36°50' west 444.52 feet; thence north 57°33' west 66.14 feet to a point in the north line of said Section 21 that is 322.13 feet west of the northeast corner of said section; thence north 89°47' west along said north line 123.74 feet; thence south 57°33' east 158.56 feet; thence south 36°50'; east 520.38 feet to a point 55.05 feet south of place of beginning; thence north 55.05 feet to place of beginning; AND A tract commencing at the Northwest corner of the East Half of the Southeast Quarter of Section 21 , Township	\$657,716.00

13, Range 5, Saunders County, Nebraska, thence South 83 feet to the center of Oak Creek thence through the center of said creek to a point 95 feet east and 98 feet south of the place of beginning, thence southerly through the center of said Creek to a point 95 feet east and 203 feet south of the place of beginning, thence westerly through the center of said Creek 73 feet, thence south and easterly through the center of said Creek to a point 95 feet east and 328 feet south of the place of beginning, thence easterly through the center of said Creek to a point 342 feet east and 361 feet south of the place of beginning, thence northeasterly to a point 700 feet east and 161 feet South of the place of beginning (for cut-off ditch), thence easterly through the center of said Creek to a point 1052 feet east and 302 1/2 feet south of the place of beginning, thence northeasterly through the Center of said Creek to a point in the east line of said section, which is 180 feet south of the east and west center line of said section, thence north to the east and west center line of said section, thence west along said center line to the place of beginning;

ALSO, a fractional part of the West Half of the Southeast Quarter of Section 21, Township 13, Range 5, Saunders County, Nebraska, more particularly described as follows: Commencing at a point in the center of the creek; said point being 82 feet south of the southwest corner of the Northeast Quarter of said Section 21, thence southeasterly with an internal angle of  $120^{\circ}13'$  a distance of 370 feet to a point in the center of said creek, thence Southeasterly with a deflection angle of  $5^{\circ}4'$  right to a point in the center of said creek, thence Northeasterly with an internal angle of  $71^{\circ}56'$  a distance of 380 feet to a point in the center of said creek and 60 feet south of the south line of the Northeast Quarter of said Section 21; thence Southeasterly along the center line of said creek to a point 107 feet south of the southeast corner of the southwest Quarter of the Northeast Quarter of said Section 21, thence North 107 feet to the southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 21; thence west on the south line of the Southwest Quarter of the

	<p>Northeast Quarter of said Section 21, a distance of 1322.3 feet to the southwest corner of the Northeast Quarter of said Section 21, thence south 82 feet to the place of beginning (170.7 acres @ \$6,606/A + \$187,660 bldg/impr)</p>	
4	<p>An undivided one-half interest in the Southeast Quarter of the Northwest Quarter of Section 22, Township 13, Range 5, Saunders County, Nebraska (40 acres @ \$6,199/A)</p>	\$123,973.00
5	<p>An undivided one-half interest in the Southwest Quarter of the Northeast Quarter of said Section 22, Township 13, Range 5, Saunders County, Nebraska, except the following described parcel: beginning at the SE corner of said SW1/4 NE1/4, thence north on an assumed bearing of N0°08'12"W along the east line of said SW1/4 NE1/4 a distance of 115.0', thence N90°00'00"W a distance of 135.0', thence S35°07'01"E a distance of 140.59' to a point on the south line of said SW1/4 NE1/4 thence N90°E along said south line of the SW1/4 NE1/4 a distance of 54.4' to the point of beginning said exception contains 0.25 acres. The above described exception represents the deed description found in Deed Record No. 72, page 521 (39.75 acres @ \$6,799/A)</p>	\$135,133.00
6	<p>An undivided one-half interest in the West Half of the Northwest Quarter of Section 22, Township 13, Range 5, Saunders County, Nebraska, EXCEPT . . . (see attached Exhibit A for complete legal description) (.48 acre tract - \$1,953; and 73 acre tract @ \$6,828/A)</p>	\$251,173.00
TOTAL	(also enter on front page of Inventory)	\$1,865,534.00

Exhibit A

The West Half of the Northwest Quarter of Section 22, Township 13, Range 5, EXCEPT a tract of 5 acres more or less in the Southeast corner thereof bounded and described as follows: Beginning at the Southeast corner of said West Half, running thence west along the south line thereof 27 rods, 3 feet; thence north 30 rods, thence east 16 rods, thence south to the bank of a creek; thence easterly along the bank of said creek to the east line of said West Half of the Northwest Quarter and thence south along the east line thereof to the place of beginning. Also the West Half of the Southwest Quarter of said Section 22, except the right-of-way of the U.P.R.R. Co. as the same is now located across said tract, said right-of-way contains 3 acres more or less.

Also EXCEPTING therefrom a tract of 8.03 acres more or less in the Southeast corner bounded and described as follows: Beginning at the Southeast corner of said West Half of the Southwest Quarter, running thence west along the south line thereof 733.2 feet; thence north 508.8 feet; thence east 463.5 feet; thence south 34.8 feet; thence east 269.7 feet to the east line of said West Half of the Southwest Quarter and thence south along said east line 467 feet to the place of beginning, all in Saunders County, Nebraska. Also excepting all that part of the West Half of the Southwest Quarter of Section 22, Township 13, Range 5, more particularly described in a Quit Claim deed conveyed by Wm. G. Johnson and Pearl M. Johnson, husband and wife, to Orville Nelson and Mable F. Nelson, husband and wife, as recorded in Book 80 of Deeds, Page 434, of the records of Saunders County, Nebraska, said Quit Claim deed recorded on the 23rd day of January, 1945,

ALSO, EXCEPTING THEREFROM a tract in the West Half of the Southwest Quarter of Section 22, Township 13, Range 5, deeded to Thorow P. Noble, Sr. and Allie D. Noble, which deed is recorded in Book 106, at Page 651 of the Deed Records of Saunders County, Nebraska, TOGETHER WITH part of the Southwest Quarter of the Northwest Quarter, (SW1/4 NW1/4) of Section Twenty Two (22), in Township Thirteen, (13) North, Range Five (5), East of the 6th P.M., in Saunders County, Nebraska, commencing eleven rods and three feet west of the Southeast corner of the Southwest Quarter of the Northwest Quarter, thence north Thirty (30) rods, thence west Sixteen (16) rods, thence south Thirty (30) rods, thence east Sixteen (16) rods to the place of beginning, AND EXCEPT a parcel of land described as follows: Commencing at a point, One Hundred Ninety Five and Five-tenths feet (195.5'), west of the Southeast corner of the Southwest Quarter (SW1/4), of the Northwest Quarter (NW1/4) of said Section Twenty Two (22), Township Thirteen (13) North, Range Five (5); thence North parallel with east line of said Quarter, a distance of Four Hundred Eighty Six feet (486'); thence Southwesterly a distance of Two Hundred Ninety Nine and Twenty Eight hundredths feet (299.28'); thence south parallel with east line of said Quarter, a distance of Three Hundred Forty Five feet (345'), to a point on south line of said Quarter; thence east along south line of said Quarter, Two Hundred Sixty Four feet (264'), to a point of beginning.

IN THE COUNTY COURT OF SAUNDERS COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE OF )  
 )  
 )  
 )  
 EDNA T. JOHNSON, Deceased )

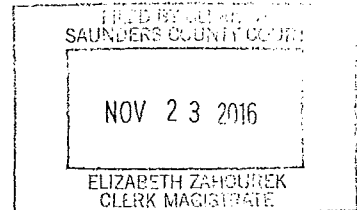
No. PR16-36  
  
AMENDED INVENTORY

The undersigned hereby certifies that the schedules attached hereto are a true and complete inventory of the property owned by the Decedent at the time of death, together with the type and amount of any encumbrance existing with reference to any item. Where applicable, the name and address of appraisers who have appraised items on the Inventory are listed. Attached hereto are the following schedules:

	<u>Total Value at Date of Death</u>
<input type="checkbox"/> Schedule A - Real Estate (located in the State of Nebraska)	\$.00
<input checked="" type="checkbox"/> Schedule B - Stocks and Bonds	\$315,974.00
<input checked="" type="checkbox"/> Schedule C - Mortgages, Notes and Cash	\$287,635.00
<input type="checkbox"/> Schedule D - Insurance Payable to the Estate	\$.00
<input checked="" type="checkbox"/> Schedule E - Jointly Owned Property*	\$22,863.00
<input checked="" type="checkbox"/> Schedule F - Other Miscellaneous Property	\$25,243.00
<input checked="" type="checkbox"/> Schedule G - Transfers During Decedent's Life*	\$1,917,654.00
<input type="checkbox"/> Schedule H - General Powers of Appointment*	\$.00
TOTAL	\$2,569,369.00
<input type="checkbox"/> Schedule K - Mortgages, Liens & Encumbrances (Encumbering any of the items set forth above)	\$.00

*Carol Jean Silverstrand PR*  
 Carol Jean Silverstrand, Personal Representative

**\*Non-Probate Property subject to Nebraska inheritance tax.**



ESTATE OF EDNA T. JOHNSON

SCHEDULE B – Stocks and Bonds

Item No.	Description	Fair Market Value at Date of Death
1	Pershing Acct #J3W003912; TOD Carol Silverstrand, Joyce Veach, Sandra Payne, and Sandy Johnson: MM - \$76,146.86 Cash - \$116,833.32 Elect Arts Inc. Com - \$254.36	\$193,235.00
2	Pershing Roth IRA Acct #087022232; Carol Silverstrand, Joyce Veach, Sandra Payne, and Sandy Johnson, Beneficiaries: American Finance Trust Inc - \$11,311.56 MM - \$1,505.19 Cash - \$61.18 Putnam Equity Spectrum Fund A - \$301.64	\$13,180.00
3	Pershing Acct #5UP786667; TOD Carol Silverstrand, Joyce Veach, Sandra Payne, and Sandy Johnson: Cash - \$8,669.83 Northstar Real Estate Income Trust, Inc - \$40,080.00	\$48,750.00
4	Transamerica Acct #00100136LK8; Carol Silverstrand, Joyce Veach, Sandra Payne, and Sandy Johnson, Beneficiaries: Ab B1 Wlth Strtg Prt - \$15,412.56 Amer Fund AA Fund - \$15,693.89 Fidelity Vip Bal Cd - \$15,262.03 Ta Intl Mod Growth - \$14,440.16	\$60,809.00
TOTAL	(also enter on front page of Inventory)	\$315,974.00

ESTATE OF EDNA T. JOHNSON

SCHEDULE C -- Mortgages, Notes and Cash

Item No.	Description	Fair Market Value at Date of Death
1	Oak Creek Valley Bank Acct #279-640	\$45,085.00
2	Oak Creek Valley Bank Acct #279-651	\$3,386.00
3	Oak Creek Valley Bank CD #8339; POD Sandy Larae Johnson	\$49,791.00
4	Oak Creek Valley Bank CD #8340; POD Joyce E. Veach	\$49,791.00
5	Oak Creek Valley Bank CD #8341; POD Carol Silverstrand	\$49,791.00
6	Oak Creek Valley Bank CD #8342; POD Sandra K. Payne	\$49,791.00
7	Loan to Sandra Payne and William Payne	\$40,000.00
TOTAL	(also enter on front page of Inventory)	\$287,635.00



ESTATE OF EDNA T. JOHNSON

SCHEDULE E -- Jointly Owned Property

A. Carol J. Silverstrand

Item No.	Letter of Co-tenant	Description	Percentage Includible	Fair Market Value at Date of Death
1	A	CerescoBank Acct #102159	100.00%	\$22,863.00
	TOTAL	(also enter on front page of Inventory)		\$22,863.00

ESTATE OF EDNA T. JOHNSON

SCHEDULE F -- Other Miscellaneous Property

Item No.	Description	Fair Market Value at Date of Death
1	Miscellaneous Furniture and Personal Property	\$2,500.00
2	1997 Buick Park Avenue	\$2,362.00
3	2002 Ford LGT F-150	\$2,500.00
4	McCormick Farmall 656 Tractor With Loader Attachment	\$2,000.00
5	Antique Farmall H Tractor	\$1,500.00
6	Yellow Corn; 1,669.35 bu @ \$3.46/bu	\$5,776.00
7	Soybeans; 1,023.19 bu @ \$8.41/bu	\$8,605.00
TOTAL	(also enter on front page of Inventory)	\$25,243.00

ESTATE OF EDNA T. JOHNSON

SCHEDULE G -- Transfers During Decedent's Life

Item No.	Description	Fair Market Value at Date of Death
1	An undivided one-half interest in the South Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 8, Township 13, Range 5, Saunders County, Nebraska (120 acres @ \$6,093/A)	\$365,586.00
2	An undivided one-half interest in the Southeast Quarter of Section 17, Township 13, Range 5, Saunders County, Nebraska, EXCEPT, a parcel of land located in the Southeast Quarter of Section 17, Township 13 North, Range 5 East of the Sixth P.M., Saunders County, Nebraska, being described as follows: Commencing at the Southeast Corner of said Section 17; thence N00°00'00"E (assumed bearing) on the East Line of said Southeast Quarter, a distance of 1323.82 feet to the true point of beginning; thence continuing N00°00'00"E on said East Line, a distance of 335.08; thence N90°00'00"W perpendicular to said East Line, a distance of 390.00 feet; thence S00°00'00"W parallel with said East Line, a distance of 335.08 feet; thence S90°00'00"E perpendicular to said East line, a distance of 390.00 feet to the true point of beginning, containing 3.00 acres, more or less (157 acres @ \$4,228.70/A)	\$331,953.00
3	An undivided one-half interest the Northeast Quarter of Section 21, Township 13, Range 5, Saunders County, Nebraska, EXCEPT a parcel of land described as follows: Commencing at an iron 445 feet south of the northeast corner of Section 21, thence running north 55.05 feet; thence north 36°50' west 444.52 feet; thence north 57°33' west 66.14 feet to a point in the north line of said Section 21 that is 322.13 feet west of the northeast corner of said section; thence north 89°47' west along said north line 123.74 feet; thence south 57°33' east 158.56 feet; thence south 36°50'; east 520.38 feet to a point 55.05 feet south of place of beginning; thence north 55.05 feet to place of beginning; AND A tract commencing at the Northwest corner of the East Half of the Southeast Quarter of Section 21 , Township	\$709,836.00

13, Range 5, Saunders County, Nebraska, thence South 83 feet to the center of Oak Creek thence through the center of said creek to a point 95 feet east and 98 feet south of the place of beginning, thence southerly through the center of said Creek to a point 95 feet east and 203 feet south of the place of beginning, thence westerly through the center of said Creek 73 feet, thence south and easterly through the center of said Creek to a point 95 feet east and 328 feet south of the place of beginning, thence easterly through the center of said Creek to a point 342 feet east and 361 feet south of the place of beginning, thence northeasterly to a point 700 feet east and 161 feet South of the place of beginning (for cut-off ditch), thence easterly through the center of said Creek to a point 1052 feet east and 302 1/2 feet south of the place of beginning, thence northeasterly through the Center of said Creek to a point in the east line of said section, which is 180 feet south of the east and west center line of said section, thence north to the east and west center line of said section, thence west along said center line to the place of beginning;

ALSO, a fractional part of the West Half of the Southeast Quarter of Section 21, Township 13, Range 5, Saunders County, Nebraska, more particularly described as follows: Commencing at a point in the center of the creek; said point being 82 feet south of the southwest corner of the Northeast Quarter of said Section 21, thence southeasterly with an internal angle of  $120^{\circ}13'$  a distance of 370 feet to a point in the center of said creek, thence Southeasterly with a deflection angle of  $5^{\circ}4'$  right to a point in the center of said creek, thence Northeasterly with an internal angle of  $71^{\circ}56'$  a distance of 380 feet to a point in the center of said creek and 60 feet south of the south line of the Northeast Quarter of said Section 21; thence Southeasterly along the center line of said creek to a point 107 feet south of the southeast corner of the southwest Quarter of the Northeast Quarter of said Section 21, thence North 107 feet to the southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 21; thence west on the south line of the Southwest Quarter of the

	<p>Northeast Quarter of said Section 21, a distance of 1322.3 feet to the southwest corner of the Northeast Quarter of said Section 21, thence south 82 feet to the place of beginning (170.7 acres @ \$6,606.75/A + \$291,900.00 bldg/impr as itemized on attached list)</p>	
4	<p>An undivided one-half interest in the Southeast Quarter of the Northwest Quarter of Section 22, Township 13, Range 5, Saunders County, Nebraska (40 acres @ \$6,199/A)</p>	\$123,973.00
5	<p>An undivided one-half interest in the Southwest Quarter of the Northeast Quarter of said Section 22, Township 13, Range 5, Saunders County, Nebraska, except the following described parcel: beginning at the SE corner of said SW1/4 NE1/4, thence north on an assumed bearing of N0°08'12"W along the east line of said SW1/4 NE1/4 a distance of 115.0', thence N90°00'00"W a distance of 135.0', thence S35°07'01"E a distance of 140.59' to a point on the south line of said SW1/4 NE1/4 thence N90°E along said south line of the SW1/4 NE1/4 a distance of 54.4' to the point of beginning said exception contains 0.25 acres. The above described exception represents the deed description found in Deed Record No. 72, page 521 (39.75 acres @ \$6,799/A)</p>	\$135,133.00
6	<p>An undivided one-half interest in the West Half of the Northwest Quarter of Section 22, Township 13, Range 5, Saunders County, Nebraska, EXCEPT . . . (see attached Exhibit A for complete legal description) (.48 acre tract - \$1,953; and 73 acre tract @ \$6,828/A)</p>	\$251,173.00
TOTAL	(also enter on front page of Inventory)	\$1,917,654.00

Exhibit A

The West Half of the Northwest Quarter of Section 22, Township 13, Range 5, EXCEPT a tract of 5 acres more or less in the Southeast corner thereof bounded and described as follows: Beginning at the Southeast corner of said West Half, running thence west along the south line thereof 27 rods, 3 feet; thence north 30 rods, thence east 16 rods, thence south to the bank of a creek; thence easterly along the bank of said creek to the east line of said West Half of the Northwest Quarter and thence south along the east line thereof to the place of beginning.

Also the West Half of the Southwest Quarter of said Section 22, except the right-of-way of the U.P.R.R. Co. as the same is now located across said tract, said right-of-way contains 3 acres more or less.

Also EXCEPTING therefrom a tract of 8.03 acres more or less in the Southeast corner bounded and described as follows: Beginning at the Southeast corner of said West Half of the Southwest Quarter, running thence west along the south line thereof 733.2 feet; thence north 508.8 feet; thence east 463.5 feet; thence south 34.8 feet; thence east 269.7 feet to the east line of said West Half of the Southwest Quarter and thence south along said east line 467 feet to the place of beginning, all in Saunders County, Nebraska. Also excepting all that part of the West Half of the Southwest Quarter of Section 22, Township 13, Range 5, more particularly described in a Quit Claim deed conveyed by Wm. G. Johnson and Pearl M. Johnson, husband and wife, to Orville Nelson and Mable F. Nelson, husband and wife, as recorded in Book 80 of Deeds, Page 434, of the records of Saunders County, Nebraska, said Quit Claim deed recorded on the 23rd day of January, 1945,

ALSO, EXCEPTING THEREFROM a tract in the West Half of the Southwest Quarter of Section 22, Township 13, Range 5, deeded to Thurlow P. Noble, Sr., a/k/a Thorow P. Noble, Sr., and Allie D. Noble, which deed is recorded in Book 106, at Page 651 of the Deed Records of Saunders County, Nebraska,

TOGETHER WITH part of the Southwest Quarter of the Northwest Quarter, (SW1/4 NW1/4) of Section Twenty Two (22), in Township Thirteen, (13) North, Range Five (5), East of the 6th P.M., in Saunders County, Nebraska, commencing eleven rods and three feet west of the Southeast corner of the Southwest Quarter of the Northwest Quarter, thence north Thirty (30) rods, thence west Sixteen (16) rods, thence south Thirty (30) rods, thence east Sixteen (16) rods to the place of beginning, AND EXCEPT a parcel of land described as follows: Commencing at a point, One Hundred Ninety Five and Five-tenths feet (195.5'), west of the Southeast corner of the Southwest Quarter (SW1/4), of the Northwest Quarter (NW1/4) of said Section Twenty Two (22), Township Thirteen (13) North, Range Five (5); thence North parallel with east line of said Quarter, a distance of Four Hundred Eighty Six feet (486'); thence Southwesterly a distance of Two Hundred Ninety Nine and Twenty Eight hundredths feet (299.28'); thence south parallel with east line of said Quarter, a distance of Three Hundred Forty Five feet (345'), to a point on south line of said Quarter; thence east along south line of said Quarter, Two Hundred Sixty Four feet (264'), to a point of beginning.

Schedule A, Item 3

Improvements/outbuildings:

Dwelling	\$165,900.00
Barn	10,000.00
Implement Shed	10,000.00
Granary	3,000.00
Wahoo Granarie	1,000.00
Hog House	4,000.00
Garage	3,000.00
Shop	3,000.00
Shop/Lean-to	8,000.00
Steel Grain Bin 3400 bu	2,000.00
Steel Grain Bin 9200 bu	5,000.00
Garage	12,000.00
Butler Steel Building	14,000.00
Wash House	3,000.00
Brooder House	2,000.00
Machine Shed	5,000.00
Storage Shed	2,000.00
Slantwall Steel Building	12,000.00
Wahoo Granarie	1,000.00
Steel Grain Bin 3400 bu	2,000.00
Steel Grain Bin 3400 bu	2,000.00
Steel Grain Bin 3400 bu	2,000.00
Steel Grain Bin 9200 bu	5,000.00
Steel Grain Bin 9200 bu	5,000.00
Steel Grain Bin 9200 bu	5,000.00
Steel Grain Bin 9200 bu	<u>5,000.00</u>
	\$291,900.00

IN THE COUNTY COURT OF SAUNDERS COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE OF )  
 )  
 )  
 )  
 EDNA T. JOHNSON, Deceased )

No. PR16-36

ORDER DETERMINING AND  
 ASSESSING INHERITANCE TAX

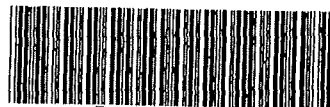
Upon consideration of the evidence and the Petition for Determination of Inheritance Tax and all supporting documents, if any, filed and incorporated by reference, the Court Finds, Orders, and Determines that:

1. Carol Jean Silverstrand, Personal Representative, has agreed to pay the full inheritance tax and, therefore, notice to interested parties is hereby dispensed with pursuant to Nebraska Revised Statutes Section 77-2018.02(5).
2. The County Attorney for each county in which the property described in the Petition is located has executed and filed with this Court a Waiver of Notice to show cause of time and place of hearing, and has entered a Voluntary Appearance on behalf of the County and State of Nebraska.
3. The values set forth in the Petition for Determination of Inheritance Tax and the Inheritance Tax Worksheet accurately reflect the total clear market value of the assets listed therein subject to Nebraska inheritance tax; and that all deductions, credits, allowances, exemptions, and contributions by survivors to jointly-owned property claimed therein, if any, are proper and are hereby allowed.
4. Inheritance tax is hereby assessed against the following-named parties in the amounts specified:

<u>Beneficiary</u>	FILED BY CLERK OF SAUNDERS COUNTY COURT	<u>Tax Due</u>
Carol Jean Silverstrand	<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">                     NOV 23 2016                 </div> ELIZABETH ZAHOUREK CLERK, REGISTRAR	\$5,943.30
Sandra Kay Payne		\$5,714.67
Sandy LaRae Johnson		\$5,714.67
Joyce Eileen Veach		<u>\$5,714.67</u>
		Total <u>\$23,087.31</u>

and that the tax is apportioned to the following counties:

Saunders County \$23,087.31  
 Total \$23,087.31





and will draw interest at the legal rate prescribed by law commencing March 7, 2017 (twelve (12) months after date of death). The lien of Nebraska inheritance tax shall cease upon payment of the amount of tax as finally determined herein to be due with respect to property described in this proceeding.

Dated NOV 23 2016.

BY THE COURT:

  
CLERK MAGISTRATE

**CERTIFICATE OF SERVICE**

I, the undersigned, certify that on November 23, 2016 , I served a copy of the foregoing document upon the following persons at the addresses given, by mailing by United States Mail, postage prepaid, or via E-mail:

Curtis A Bromm  
curt@wahoolaw.com



Date: November 23, 2016

BY THE COURT:

*Elizabeth Zehourek*

CLERK

COUNTY TREASURER'S OFFICE  
SAUNDERS COUNTY NEBRASKA

MISCELLANEOUS RECEIPT

ID: 24743

RECEIVED ON : DECEMBER 13, 2016

RECEIVED FOR : INHERITANCE TAX - EDNA T. JOHNSON PR16-36

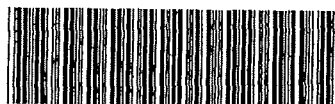
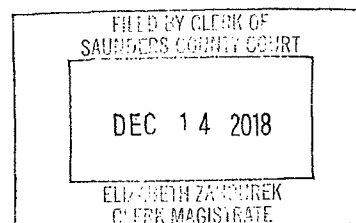
RECEIVED FROM: EDNA T. JOHNSON ESTATE

INHERITANCE TAX 2700-310-01 INHERITANCE TAX

23,087.31

MARILYN L KELLEY  
SAUNDERS COUNTY TREASURER

PAYMENT BY CHECK AGS



P00015350C06