

State of Nebraska)
County of Seward) ss.

Filed for record on November 25, 2019
at 2:05 p.m. and recorded as
Instrument No. 201902664.

Brandy Johnson
Sherry Schweitzer, County Clerk
By Brandy Johnson, Deputy
Fee: \$16.00
2 Page Document

PLEASE RETURN TO:
Home & Country, LLC
133 Maple St.
Friend, NE 68359

Bill of Sale Personal Property

(This is a legally binding contract. If not understood, seek legal advice.)

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>11-25-19</u>	
\$ <u>90.00</u>	By <u>SV</u>

Buyer: Aaron Spulak, a single person and Christiana Grubb, a single person

Seller: Mary Ann Rut, a single person and Keith Rut and Patricia Rut, husband and wife

Cabin And Personal Property Located At: 2061 Cabin Circle Milford, Nebraska 68405 and more specifically described as:

A portion land located in that part of the Northeast Quarter of Section 25, Township 9 North, Range 2 East of the 6th Principal Meridian, Seward County, Nebraska, lying North and East of the center of the channel of the Big Blue River; EXCEPT that part deeded to Seward County, Nebraska by Warranty Deed recorded as Deed Book 132, Page 759 of the Seward County Register of Deeds Office, Nebraska; as described in unrecorded lease, dated May 19, 2015, between Timothy Burkey and Sidney Burkey, Lessor and Maryanne Rut, a/k/a Mary Ann Rut, as Lessee and thereafter assigned to Aaron Spulak and ~~Christina~~ Grubb, as Buyers, pursuant to Assignment of Ground Lease dated November 15, 2019. *Christiana*

TOGETHER WITH improvements only, as described by Parcel No. 8000201388 of the Seward County Assessor's Office, Nebraska, located on the Northeast Quarter of Section 25, Township 9 North, Range 2 East of the 6th Principal Meridian, Nuckolls County, Nebraska.

Buyer Agrees to pay a total of \$40,000.00 for Personal Property listed above.

Seller hereby represents and warrants to Buyer that it has good and marketable title to the Assets, free and clear of all liens and encumbrances.

Seller, for itself and its successors and assigns, covenants and agrees with Buyer to warrant and defend the sale of the Assets hereby sold to Buyer, its successors and assigns, against the lawful claims and demands of all persons and agrees to take all steps necessary to put Buyer, its successors and assigns, in actual possession and operating control of the Assets.

The Buyer states that they are relying solely upon their own inspection of the Personal Property and not upon any representation made to them by any person whomsoever.

The Seller gives no warranties or fitness regarding such Personal Property described in this Bill of Sale.

(SIGNATURES ON FOLLOWING PAGE)

Seller:

Mary Ann Rut
Maryanne Rut, a/k/a Mary Ann Rut

Keith Rut
Keith Rut

Patricia Rut
Patricia Rut

STATE OF NEBRASKA)
) SS.
COUNTY OF Saline)

This instrument was acknowledged before me this 15th day of November, 2019 by Maryanne Rut, a/k/a Mary Ann Rut, a single person and Keith Rut and Patricia Rut, husband and wife, Seller.

Anita K. Meyer
Notary Public

Buyer:

Aaron Spulak
Aaron Spulak

Christina Grubb
Christina Grubb
Christiana

STATE OF NEBRASKA)
) SS.
COUNTY OF Saline)

The foregoing ~~Mortgage~~ ^{Bill of Sale} was acknowledged before me on the 15th day of November, 2019 by Aaron Spulak, a single person and ~~Christina~~ ^{Christiana} Grubb, a single person, Buyer.

Anita K. Meyer
NOTARY PUBLIC

State of Nebraska - General Notary
ANITA K MEYER
My Commission Expires
May 7, 2021