Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date		School District Code							201					
91	20	19	760		4,	/3/2019	Base:	91-0	0002		Affili	iated:		Unified:						
Location	\mathbf{m}	Sale	Number	Ų	seabil	ity & Code#		. 情感 . 情意	TO BE			Parcel 1	Tumbe							
0001628	300		79		1		GeoCde	Twi	ı R	ιg	Sect	Qrt	Subd	•	Area	Blk	Parcel			
	D;	ate of S	ale Assessed	Val	ue		4491				00	0	1010	0		000	0000			
Land		Imp	rovements	Total					Date	of S	ale F	roperty	Class	fica	tion (lode				
2,230 9,38					30 11,610 Status					roperty Type Zoning Location City Size Parcel S										
Assessor Location: RED CLOUD (1				(RC)			A) 1	В)	03		(C) 3	D)	1	E)	6	F) 3			
						Residential				(17) () () ()	ar - iau Japan S		Comi	1erc	ial					
	Mul	tiple Im	provements:	Multiple. Improvements.: Multiple. Improvements.:											200000000000000000000000000000000000000					
		Constr	uction Date:	· · · · · · · · · · · · · · · · · · ·						Construction Date : 1950										
			Floor:	Floor Sq. Ft. :						Floor Sq. Ft. : 1,410										
		Buildin	g Cost New:	Cost	:		Cost: 58,190													
Single Family	Style:			Res	identia	I Condition:			Commercial Occupancy Code:											
(100) 🗆 Mo	bile Hom	ıe		(10) Worm Out						Primary: 471 Other1: Other2:										
(101) 🗆 One	e Story			(20) 🗆 Badly Worn						Commercial Construction Class: 3 (1) ☐ Fireproof Structural Steel Frame										
(102) 🗆 Twe	o Story			(30) Average							Fire	proof Stri	uctural	teel	Frame					
(103) □ Spli	it Level			(40)		Good			(2)		Rein	nforced C	oncrete	Fran	ie	,				
(104) 🗆 11/	2 Story			(50)		Very Good			(3)	*	Mas	onry Bea	ring Wa	lls						
(111) 🗆 Bi-I	Level			(60)		Excellent			(4)	□	Woo	od or Stee	l Frame	d Ex	t. Wal	ls				
(106) □ Oth	er								(5)		Meta	al Frame	and Wa	ls						
Townhouse or	Duplex	Style:		Resi	dentia	l Quality:		0.84	(6)		Pole	Frame					-			
(301) 🗆 One	e Story			(10)		Low			Cost	Rai	ık:	20		Cτ	nditic	n; 20)			
(302) 🗆 Two	o Story			(20)		Fair			(10)		Low	<i>r</i>		(10)) 🗖	Wom	Out			
(307) 🗆 1 1/	2 Story			(30)		Average			(20)		Ave			(20)) 🗷	Badly	Worn			
(308) □ Spli	it Level			(40)		Good			(30)	(30) Above Average (30) Average							ge			
(309) 🗆 21/	-			(50)		Very Good			(40)	ricarno de la compania de la compan										
(304) □ One	Story D	uplex	1:	(60)		Excellent		* (250 * 3)						(50	•	Very (
(305) □ Two	Story D	uplex		K. W					馬蘭				Vale of	(60) 🗆	Excell	ent			
Assessor's	Adjus	tment	to Sale Pi	rice	(+ 01	· -):														
Assessor Co	mments	and R	eason for A	djus	tment	:			•											
WD																				
···																				
·																				
Comments f	rom						•	Omr	nents:											
Comments 1	ı om							.01111	icilly.	•										
																	_			
																(Conti	nue on back)			



Real Estate Transfer Statement

FORM 521

 To be filed with the Register of Deeds.
 Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number Mo. 04 2019 04 03 2019 WEBSTER - 91 03 Day _ Dav Mο 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Douglas D. Ockinga Dustin Gav Street or Other Mailing Address Street or Other Main 336 N Elm St et or Other Mailing Address 12 Brandts Lakewood ^{City} Kearney City Red Cloud Zip Code 68845-9400 State NE 68970 Phone Number (402) 746-4697 Phone Number (402) 746-3729 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) √ Improved Single Family ☐ Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing ☐ Exempt IOLL ✓ Commerciai Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo ☐ Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate √ Sale Trustee to Beneficiary Auction Easement Yes Court Decree Texchange Grantor Trust Partition Satisfaction of Contract Other (Explain) V No 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes □ No √ 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.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild ☐ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) V No. \$_ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 336 N Flm St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 35,000,00 0,00 23 35,000100 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. Dayid B. Garwood (402) 746-3613 Attorney Title here

26 Date Deed Recorded

Day .

For Dept. Use Only

28 Recording Data

BK2019

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

てい

Lots One (1) and Two (2), Three (3), Four (4), Five (5) and Six (6), Block Thirty-two (32), in the Original Town of Red Cloud, Webster County, Nebraska; AND Annex Lot Twenty-one (21) to the City of Red Cloud, Webster County, Nebraska; AND a tract of land described as follows: beginning at the Northeast corner of said Annex Lot Twenty-one (21); thence South 138 feet, more or less, to the Southeast corner of Annex Lot Twenty-one (21); thence West along the South line of Annex Lot Twenty-one (21) to the Southwest corner of Annex Lot Twenty-one (21); thence South a distance of 8 feet to the centerline of the alley running east and west in Block Thirty-two (32), Original Town of Red Cloud; thence East a distance of 136 feet; thence North a distance of 146 feet, more or less, to the South line of Highway No. 136; thence West a distance of 92 feet to the Northeast corner of Annex Lot Twenty-one (21), being a part of Lot A, Roat's Subdivision of Red Cloud, Webster County, Nebraska; EXCEPT the North Sixty-five feet (N65') of each of the above described tracts which was previously conveyed to Grantee herein.

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of A.D., 20 19 at 153
o'clock P.M. Recorded in Book 2619
on Page 160
County Clerk
10.00 Assessor Carded



WARRANTY DEED

Douglas D. Ockinga, a single person, GRANTOR, in consideration of THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) receipt of which is hereby acknowledged, conveys to Dustin D. Gay, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Three (3), Four (4), Five (5) and Six (6), Block Thirty-two (32), in the Original Town of Red Cloud, Webster County, Nebraska; AND Annex Lot Twenty-one (21) to the City of Red Cloud, Webster County, Nebraska; AND a tract of land described as follows: beginning at the Northeast corner of said Annex Lot Twenty-one (21); thence South 138 feet, more or less, to the Southeast corner of Annex Lot Twenty-one (21); thence West along the South line of Annex Lot Twenty-one (21) to the Southwest corner of Annex Lot Twenty-one (21); thence South a distance of 8 feet to the centerline of the alley running east and west in Block Thirty-two (32), Original Town of Red Cloud; thence East a distance of 136 feet; thence North a distance of 146 feet, more or less, to the South line of Highway No. 136; thence West a distance of 92 feet to the Northeast corner of Annex Lot Twenty-one (21), being a part of Lot A, Roat's Subdivision of Red Cloud, Webster County, Nebraska; EXCEPT the North Sixty-five feet (N65') of each of the above described tracts which was previously conveyed to Grantee herein.

GRANTOR covenants with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
 - (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed April _______, 2019.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April ______, 2019, by Douglas D. Ockinga, a single person.

DAVID B. GARWOOD

Ny Comm. Exp. October 22, 2022

Comm. expires /0 -72 - 2 073

Notary Public

DAVE:F:\WP\2019\CHIEFGAY\OCKINGA.WD 4/2/19

Agricultural Land Sales Worksheet

Cnty No.	20	19	Page 772	3/2	8/2019	Base: S	Base: 91-0002 Affiliated:						Uni	fied:			
Location ID		Sale	Number	Useabilit	y & Code #			Ny é		P:	arcel l	lumber	WY DE LOS				
00190260		3 to 1 1 1 1	80	4	05	GeoCde	Twn	Rng	S	ect	Qrt	Subdiv	Area	Blk	T 1	Parcel	
	D:	ate of S	ale Assessed	Value		4371	2	11	4 500	4	0	00000	1	000	_	680	
Land		Imp	rovements		Cotal		Ι	ate of	Sale	e Pr	operty	Classif	cation	Code			
2,791,7	45	<u> </u>		2,	791,745	Status Property Type			уре	2	Coning	Locati	n Ci	ty Size	Parcel Size		
	· •.	Irrigati	ion Type:			A) 2	В)	05		C)	5	D) 3	E)	0	F)	10	
LCG		Δ	CRES:	V _A	LUE:		LCG	Arabina Walio			ACR	ES:	actions of	VAL	UE:		
IRRIGATED	1A1					GR		ND 1	G1				T				
	ΙA		37.130		165,040	1G						9.000	12,2				
	2A1	E	0.810		3,600	2G1					2	8.260		38,5			
	2A		28.440		122,860	2 G			2G		1	9.250			26	, 275	
	3A1							3	Gl								
	3A		38.080		163,935				3G	88.150				1	.20	, 325	
	4A1		22.030		94,070			4	Gl	14.210					19,	, 395	
	4A		91.810		392,030				4G		32	2.930		4	40,	800	
DRYLAND	1D1					S	helterb	elt/Tim	бег								
	1D		134.890		314,970			Accreti	on.				<u> </u>				
	2DI		40.300		84,830			Wa	ste		1	4.120			2,	540	
	2D		3.680		7,210		. —	Otl									
	3 D1		102.370		200,645	AG L	AND '	TOTA	\mathbf{L}			8.720		2,7	91,	745	
	3D		131.380		257,505			Roa			3	1.850	100.0		1		
	4D1		11.380		21,510		I	Farm Si	tes								
	4D		160.500		303,345		•	Iome Si					 				
							I	Recreati	on				<u> </u>				
Dwel						Other											
Outbuil	oings					Nor	ı-AG	TOTA	\mathbf{L}		3	1.850					

Asses	ssor's z	Adju	stment to Sale Pri	ce (+ or -):	Total Rec	capture Value:			
Assess	or Com	men	ts and Reason for Adj	ustment:					
PR	DEED	OF	DISTRIBUTION,	Between	PARENT	& CI	HILDREN		
					· -				
Comn	ents fro	m					Comments:		
									(Continue on back)

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

	tic circulated and frame 4 Off are accountable accountable									
1 County Name 2 County Number	at is signed and items 1-25 are accurately completed.									
WEBSTER - 91	3 Date of Sale/Transfer Mo. 5 Day 25 Yr. 19 4 Date of Deed Mo. 5 Day 26 Yr. 19									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller)	Grantee's Name (Buyer)									
Estate of Mark K. Cross, a/k/a Marc K. Cross	See attached.									
Street or Other Mailing Address 564 N. El Molino Ave.	Street or Other Mailing Address									
CityStateZip CodePasadenaCA91101	City State Zip Code									
Phone Number (949) 609-9292	Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes									
Email Address chanelcrossart@gmail.com	Email Address									
7 Property Classification Number. Check one box in categories A and B. Check C										
) Property Type (C)									
☐ Improved ☐ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed Mobile Hor									
✓ Unimproved Multi-Family ✓ Agricultural [IOLL	Mineral Interests-Producing Exempt									
8 Type of Deed Conservator ✓ Distribution La	nd Contract/Memo Partition Sheriff Other									
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee									
9 Was the property purchased as part of an IRS like-kind exchange?	osure Irrust Revocable Trust Transfer on Death									
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary									
Yes V No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use)									
Yes No	✓ Yes No									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.										
!	Partnership, or LLC Self Other									
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse Step-parent and Step-child									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
\$910,884	☐ Yes									
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the nar									
Yes No	of the agent or title company contact.) Yes									
18 Address of Property	Chanel Cross									
	564 N. El Molino Ave.									
18a 📝 No address assigned 18b 🔲 Vacant land	Pasadena, CA 91101									
20 Legal Description										
See attached.										
ood attachiou.										
21 If agricultural, list total number of acres1343										
22 Total purchase price, including any liabilities assumed										
23 Was non-real property included in the purchase? Yes V No (If Yes, e	nter dollar amount and attach itemized list.) 23 \$ 0,00									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0,00									
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 15									
Under penalties of law, I declare that I have examined this stateme	nt 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. Joel Bacon	(402) 475-8230									
Print or Moe Name of Grantee or Authorized Representative	Phone Number									
sign	Attorney									
here Signature of Santes Authorized Representative	Title Date									
Register of Deed's Use Or										
25 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ Fxems+# 15	28 Recording Data RKANIA D 772									
Nebraska Department of Revenue Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327									

Attachment to Real Estate Transfer Statement Form 521 for the Estate of Mark K. Cross, a/k/a Marc K. Cross

6. <u>Grantee's Name, Address, and Telephone</u>

Chanel Cross
564 N. El Molino Ave.
Pasadena, CA 91101
949-609-9292
chanelcrossart@gmail.com
No, not a 501(c)(3) organization

Matthew Cross 1818 N. New Hampshire Ave. Apt. 304B Los Angeles, CA 90027 949-375-1718 mcross815@gmail.com No, not a 501(c)(3) organization

20. <u>Legal Description</u>

An undivided one-eighth interest in the following real estate:

The South Half (S½) of Section Twenty-Four (24), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE¼) of Section Fourteen (14), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE¼) of Section Twenty-Three (23) Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

-AND-

An undivided one-quarter interest in the following real estate:

The Northeast Quarter (NE¼) and the East Half of the Northwest Quarter (E½ NW¼), all in Section Fifteen (15), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE¼) of Section Twenty-one (21), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW¼) of Section Twenty-five (25), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) of Section Twenty-six (26), Township Two (2), North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT the following described parcel, to-wit;

Commencing at the Northeast corner of said NE¼, thence S00°00′00″W, along the East line of said NE½, 1244.18 feet; thence N90°00′00″W, 125.00 feet to the West line of the Highway Right-of-Way and the True Point of Beginning; thence S00°00′00″W, along the highway right of-way, 706.68 feet; thence N90°00′00″W, 1034.70 feet; thence N01°05′05″W, 706.81 feet; thence S90°00′00″E, 1048.08 feet to the Point of Beginning, containing 16.89 acres more or less,

BK2019, Bg 772

State of Nebraska Sss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 4 day
of april A.D., 2019, at 1:48
a'clock 'PM. Recorded in Book 2019
on Page 172-774
Poruse Petisch County Clerk
aa.∞ @\ Deputy
ind Comp Assessor Carded



PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

Chanel Cross and Matthew Cross, Co-Personal Representatives of the Estate of Mark K. Cross, a/k/a Marc K. Cross, as appointed in PR 18-23 in the County Court of Webster County, Nebraska, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEES, Chanel Cross (a married person) and Matthew Cross (a single person), as tenants in common, convey and release to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

An undivided one-eighth interest in the following real estate:

The South Half (S½) of Section Twenty-Four (24), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE½) of Section Fourteen (14), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE½) of Section Twenty-Three (23) Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

-AND-

An undivided one-quarter interest in the following real estate:

The Northeast Quarter (NE½) and the East Half of the Northwest Quarter (E½ NW½), all in Section Fifteen (15), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE¼) of Section Twenty-one (21), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW½) of Section Twenty-five (25), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE½) of Section Twenty-six (26), Township Two (2), North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT the following described parcel, to-wit;

Commencing at the Northeast corner of said NE½, thence S00°00'00"W, along the East line of said NE½, 1244.18 feet; thence N90°00'00"W, 125.00 feet to the West line of the Highway Right-of-Way and the True Point of Beginning; thence S00°00'00"W, along the highway right of-way, 706.68 feet; thence N90°00'00"W, 1034.70 feet; thence N01°05'05"W, 706.81 feet; thence S90°00'00"E, 1048.08 feet to the Point of Beginning, containing 16.89 acres more or less,

subject to easements, reservations, covenar	nts, and restrictions of record.
GRANTOR has determined that the GRAN estate from said estate. GRANTOR covena and lawful authority to convey the same.	TEES are the persons entitled to distribution of the real ints with GRANTEES that GRANTOR has legal power
Executed: 3 · 28 , 2019	
	ESTATE OF MARK K. CROSS, A/K/A MARC K. CROSS, GRANTOR
	Chanel Cross, Co-Personal Representative
	Matthew Cross, Co-Personal Representative
STATE OF CALIFORNIA) ss.	
COUNTY OF	
Public, personally came Chanel Cross, Co	, 2019, before me, the undersigned, a Notary -Personal Representative of the Estate of Mark K. to be the identical person whose name is affixed to the same to be her voluntary act and deed.
WITNESS my hand and notarial sea	el on the date above written.
	Notary Public
STATE OF CALIFORNIA)) ss.	
COUNTY OF	
Public, personally came Matthew Cross, Co	, 2019, before me, the undersigned, a Notary p-Personal Representative of the Estate of Mark K. to be the identical person whose name is affixed to the same to be his voluntary act and deed.
WITNESS my hand and notarial sea.	l on the date above written.
	Notary Public
	PLEASE SEE NOTARY SEAL ON ATTACHED PAGE

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles
On
personally appeared <u>CHANEL CROSS</u>
MATTHEW CROSS =
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. JONATHAN A. URQUIDI Notary Public - California Los Angeles County Commission # 2269661 My Comm. Expires Dec 4, 2022
the films
Signature of Notary Public Seal
——OPTIONAL INFORMATION————————————————————————————————————
Description of Attached Document
The preceding Certificate of Acknowledgment is attached to a
document titled/for the purpose of
Containing pages, and dated

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sal	Date:		Arga.		School District Code									
91	20	19	794		3	/4/	/2019	Base:	91-	-00	02	Aff	iliated:			Uni	fied:			
Location	D	Sal	e Number	τ	seab	lity	& Code#	A Commence of		7 (2) 7 (2)	and the		Parcel	Νι	imber					
000804	700		81		1			GeoCde	T	vn	Rng	Se	ct Qrt	# 1000 C	Subdiv	Area	Bik	P	arcel	
	D	ate of S	Sale Assessed	l Va	lue	4,5454 14,5554	Tige (1) Saper (1) (1)	4373	277.35	3.44.	-caryer . r r. r	0	0 0	Į	50005		019	00	000	
Land	6 (1) (1) (1) (1) (1) (1) (1)	Im	provements			T	otal	STORES SOL	128 (A) (A) (B)	Dz	te of S	Sale	Propert	y (Classific	ation	Code	1-7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		
1	,385	100000000000000000000000000000000000000	14,94	5	rgia rguye nyuga	a shariji	16,330	Status	* 5	Prop	erty Ty	pe	Zoning	168 23	Location	Ci	y Size	Parc	cel Size	
Assessor Lo	cation:	COW	LES (COW))				A) 1]	B)	01		C) 1		D) 1	E)	8	F)	4	
							Residentia					20162 243.5	nigis in 1999 John Dangston	(Commer	cial				
	Mul	tiple In	iprovements:	Mul	tiple. In	пргоч	ements.:			M	fultiple.	Impr	ovements.	:						
		Const	ruction Date:						C	Construction Date :										
			Floor:	0.07						F	loor Sq.	Ft.:								
		Buildi	ng Cost New:	Cost: 90,925						С	Cost:									
Single Family	Style:	101		Res	identi	al C	ondition: 1	0		Ć	omme	rcial	l Occupar	ıcy	Code:					
(100) 🗆 Mo	bile Hon	ne		(10)) 🔀	W	om Out			P.	Primary: Other1: Other2:									
(101) 🗷 One	e Story			(20) Badly Worn						C	Commercial Construction Class:									
(102) □ Tw	o Story			(30)) 🗆	Av	erage			,	(1)	Fir	reproof St	ruc	tural Steel	Frame	;			
(103) 🗆 Spl	it Level			(40) 🗆	Go	od			((2)	Re	einforced (Cor	ncrete Fran	me				
(104) 🗆 11/	2 Story			(50)) 🗆	Ve	ry Good				(3) 🛘	Ma	asonry Be	arii	ng Walls					
(111) 🗆 Bi-l	Level			(60)) 🗆	Ex	cellent			1	(4)	W	ood or Ste	eel:	Framed E	xt. Wa	lls			
(106) 🗆 Oth	ier									() ()	(5) 🗆	M	etal Frame	an	ıd Walls					
Townhouse or	r Duples	Style:		Residential Quality: 30						<u> </u>	(6) 🗆	Ро	le Frame							
(301) 🗆 One	e Story			(10)) 🏻	Lo	w			C	ost Ra	nk:			C	onditi	on:			
(302) 🗆 Twe	o Story			(20)) 🗆	Fai	Γ			(10) 🗆	Lo	W		(1	l0) 🏻	Worn	Out		
(307) 🗆 1 1/	2 Story			(30) 🗷 Average						(20)			Average			20) 🗆	Badly	Worn	l	
(308) 🗆 Spli	it Level			(40)		od			((30) Above Average				ge (30) 🗆 Avera			ge			
(309) 🗆 2 1/	2 Story			(50)) 🗆	Ve	ry Good			(40) 🗆	☐ High (40) ☐ Good								
(304) 🗆 One				(60)) 🗆	Exe	cellent	27 000 201 49 79 000						(50)			Vегу (food		
(30 <i>5</i>) □ Two	o Story I	Juplex	,						1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					9 (8) 2 (7),	(6	0) 🗆	Excelle	ent		
Assessor's	Adju	stmen	t to Sale P	rice	(+ o	r -)	:													
Assessor Co	mment	s and I	Reason for A	djus	tmen	t:														
WD																				
									<u>-</u> .											
						<u>.</u>											***			
															•					
Commonte f	·									mer	+									
Comments f	ı vili							'	-viii	mel	ELS.									
							·										(Conti	nue on	back)	

Good Life, Great Service,

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

	The deed will	not be recorded	d unless this sta	ntemen	t is signed and it	ems 1-25	are accur	ately complet	ed.		
1 County Name	- ·	County Number			3 Date of Sale/Train			4 Date of Deed		004	
	WEBSTER	R - 91	Ţ		Mo. 3 Day			Mo2		Yr. 201	9
5 Grantor's Name, A		ne (Please Print)			6 Grantee's Name		, and Teleph	one (Please Prin	rt)		
Grantor's Name (Selle Paul and Monic	a Kennedy				Grantee's Name (E Darin Boatma	an İ	-				
Street or Other Mailing	Address /				Street or Other Ma	iling Addre	55 S.f	- Cow	ies		
Elve	Hill	State	68338	de	City Pluc	ے المت	: N	State &	4	Zip C	30
Phone Number 2 -	984-209	5ĺ		4	Phone Number 22-705-2	ಖಾಶ	Is the grante If Yes, is the	e a 501(c)(3) org grantee a 509(a)	anization? foundation?	Yes Yes	✓ No ✓ No
Email Address n/a					Email Address n/a						
7 Property Classific	ation Number. Check	one box in categ	ories A and B. Ch	eck C if	property is also a	mobile ho	me.]
(A) Status				(B)	Property Type					(C)	
	Single Family	Inc	iustriai		Mineral Interests-	Nonproduc	cing	State Asses	sed	Mobile Mobile	Home
Unimproved	Multi-Family	= 1	ricultural	L,	Mineral Interests-	Producing		Exempt			
IOLL	Commercial	Re	creational					Ta			
8 Type of Deed	Conservator Corrective		Distribution Easement	Lan	d Contract/Memo	Partitio		∫Sheriff Trust/Trustee	Other_		
Cemetery	Death Certificate –	Transfer on Death	Executor	Min		Quit Cl	al Rep. 📗 aim 🔽] Warranty			
9 Was the property p part of an IRS like-	kind exchange?	Type of Transfer	Distribution	Forecid		_	Revocable	Trust _	Transfer or		
(l.R.C. § 1031 Exch	nange) ! No : [Auction 	Exchange] Gift] Granto	Life Estat r Trust ☐ Partition	e 🛂	Sale	of Contract	Trustee to I		У
11 Was ownership tran					<u> </u>	as real est		ed for same use?	_ ` '		ed use.)
	No				-	Yes	No				
13 Was the transfer bet											
Yes 🗾	(manual)	cle to Niece or Nep	= -	• •	artnership, or LLC	∐ Selt		□ '	Other		
	Brothers as	nd Sisters		arents a and Ch	nd Grandchild		ouse	One or all that			
14 What is the current r		I property?		and Cn	15 Was the mortga		p-parent and		ad internat n	oto)	
\$25.000	market value of the rec	ar property:			,	-	sur (arres,s S	але те аторт а	ina mieresi n	•	%
16 Does this conveyand	ce divide a current par	cel of land?			17 Was transfer thr	ough a rea	l estate age	nt or a title compa	ıny? (If Yes, i	nclude the	
Yes	No			İ	of the agent or t	itle compa	ny contact.)	✓ Yes Southe	m Title, LL	<u>c</u>	☐ No
18 Address of Property 399 5th Street					19 Name and Addr	ess of Pers	on to Whom	the Tax Stateme	nt Should be	Sent	
Cowles, NE 68	930				Grantee						
18a No address as		Vacant land									
20 Legal Description	<u> </u>										
Lots One (1), Two (2), The along with the vacated alle	ree (3), Four (4), Five (5), ev located within said Bloo	Six (6), Seven (7), Eig k 19 and the East Hal	tht (8), Nine (9), Ten (1 If of vacated 6th Street	l0), Eleve abutting	n (11) and Twelve (12), said Lots 6 and 7, and t	Block Ninet	een (19), Original	nal Town of Cowles,	Webster Cou	nty, Nebrasi	d,
• • • • • • • • • • • • • • • • • • • •	,			- aza a a a a	out 2000 0 und 1, qui c	000011110	iii oi tudalea t	TOTALLIT COCCE (ADDICA	ng Lota 1-0 iii s	said Slock i	o.
21 If agricultural, list tota	al number of acres		_·								
22 Total purchase pr	rice, including any li	abilities assume	d					22 \$		25,000	.00
23 Was non-real pro	perty included in th	e purchase?	Yes 🔽 No (If	Yes, ent	ter dollar amount a	and attach	itemized li	st.) 23 \$			<u> </u>
24 Adjusted purchas	e price paid for rea	l estate (line 22 r	ninus line 23)					24		25,000	00
25 If this transfer is e	exempt from the doc	cumentary stamp	tax, list the exer	nption i	number		·				
Und	der penalties of law,	I declare that I have	ve examined this st			e best of m	ny knowledge	e and belief, true	, complete, a	and	
	ind that I am duly auth Boatman	onzeu (o sign triis (siatement.					LI	12-70	5- 2	275
	Type Name of Grantee	or Authorized Rep	resentative					-70	12-70.	Number	<u> </u>
sign	an B	~ dt.				Gra	ntee		3/43	# 4 /2019)
here Signatur	e of Grantee or Author	ized Representativ	е	T	itle				Date		
			ster of Deed's U	se Onl	у				For D	ept. Use	Only
26 Date Deed Recorded		/alue of Stamp or E	xempt Number		28 Recording Data		0.1				
Mo. 4 Day 4	Yr. ''	56.25			BKZOC	1, 7	14				
ebraska Department of Rev	e: inc							Authorized by Nei	n Rev Stat 88	76-214 77-	1327(2)

BK2019, Pg 794

Nebhaska Documentary STAMP TAX Date 4-4-19 \$ \$6.25 by \$ State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Clerk's App. 20 19 20 24 22 2444

of April A.D., 20 14, at 2:44
o'clock P.M. Recorded in Book 20 6
on Page 194
Anist Roben County Clerk
On Deputy
Ind Comp Assessor Carded

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

WARRANTY DEED

Paul Kennedy and Monica Kennedy, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Darin Boatman, a single man, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Nineteen (19), Original Town of Cowles, Webster County, Nebraska, along with the vacated alley located within said Block 19 and the East Half of vacated 6th Street abutting said Lots 6 and 7, and the South Half of vacated Franklin Street abutting Lots 1-6 in said Block 19.

Grantors covenant, jointly and severally, if more than one, with Grantee that Grantors:

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed April 3, 2019.

| Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Color | Col

The foregoing instrument was acknowledged before me on April $\,\, {\cal 3}\,$, 2019 by Paul Kennedy and Monica Kennedy, husband and wife.

A SENERAL NOTARY - State of Nebraska
TERESA L THEOBALD
My Comm. Exp. August 27, 2021

Notary Public A Dhobuld

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date					School District Code										
91	20	19	824		4,	/5/2019)	Base:	91	-00	02	Aff	iliate	ed:			Unif	ied:	TO A COMPANY TO A		
Location	ID	Sale	Number	U		學者				Pa	rcel [Numbe	•								
0018129	900		82	V	1			GeoCde	1	WIL	Rng	Se	ct	Qrt	Subdi	7	Area	Blk	Parcel		
	D	ate of S	ale Assessed	l Val	це			4491		1	11	1.	4	4	0000	0	251.	000	7860		
Land		Imp	orovements		(3.00 pt) (3.00 pt)	Total				D٤	ate of	Sale	Pro	perty	Classi	fica	tion (Code			
15	,765		15,67	5		31,4	40	Status		Prop	erty Ty	ре	Z	oning	Loca	iion	Cit	y Size	Parcel Size		
Assessor Lo	cation:	RURA	L (RUR)					A) 1		B)	01		C)	5	D) :	3	E)	0	F) 7		
	e saut. Sautak			Residential						Commercial											
Multiple Improvements				Multi	ple. Im	orovements.				N	⁄Iultiple.	Impr	ovem	ents.:		· ,.					
	186 187	Constr	uction Date:	Const	ruction	Date:	19	18		C	Construct	tion E	Date :								
			Floor:	Floor	Sq. Ft.	:	1,0	86		F	loor Sq.	Ft. :									
		Buildin	g Cost New:	11001 54.10.							Floor Sq. Ft. : Cost :										
Single Family	Style:	Carlo Carlo		Residential Condition: 10							Commercial Occupancy Code:										
(100) □ Mo	bile Hon	ne		(10) 🗷 Worn Out						P	Primary: Other1: Other2:										
(101) 🗷 One	Story			(20) Badly Worn						C	Commercial Construction Class:										
(102) 🗆 Two	o Story			(30)		Average					(1)	Fir	repro	of Str	uctural S	teel l	Frame		······································		
(103) 🗆 Spli	it Level			(40)		Good					(2)	Re	einfor	rced C	oncrete	Fram	ne				
(104) 🗆 I 1/	2 Story			(50)		Very Good	I				(3)	Ma	asom	гу Веа	ring Wa	ls					
(111) 🗆 Bi-I	Level			(60)		Excellent					(4)	W	ood e	or Stee	el Frame	d Ext	t. Wall	ls			
(106) 🗆 Oth	er										(5) 🗆	Me	etal F	rame	and Wal	ls					
Townhouse or	Duplex	Style:		Resi	dentia	l Quality:	30				(6) 🗆	Po	le Fr	ame							
(301) 🗆 One	Story			(10)		Low				C	ost Ra	nk:	w.			Co	nditio	n:			
(302) 🗆 Two	Story			(20)		Fair				(10) 🗆	Lo	w			(10) 🗆	Worn	Out		
(307) 🗆 11/	2 Story			(30)	揺	Average				(20) 🗆	Av	erage	e		(20) 🗆	Badly '	Worn		
(308) 🗆 Spli	t Level			(40)						((30) Above Average (30) Average							ge			
(309) 🗆 2 1/:	2 Story			(50)		Very Good	l			((40) ☐ High (40) ☐ Good										
(304) □ One				(60)		Excellent							11 kg (5) 12-3 kg			(50) 🗆	Very C	lood		
(30 <i>5</i>) □ Two	Story D	uplex														(60) 🗆	Excelle	ent		
Assessor's	Adjus	stment	to Sale P	rice	(+ or	· -):															
Assessor Co	mments	and R	eason for A	djust	ment:	:															
WD																					
			_																		
C									7		- A.:										
Comments fi	LOM							•	_on	ımer	148:										
																-					
																		(Contin	me on back)		

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

82

FORM **521**

	nent is signed and items 1-25 are accurately completed	d
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	30, 2019
WEBSTER - 91 ▼		Day 30 Yr. 2019
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer))
Grantor's Name (Seller) Cynthia Sanders	Bradford Frey and Andrea Frey	
Street or Other Mailing Address	Street or Other Mailing Address 742 W. Chestrut	
City _ ; State . Zip Code	City State Red Cloud NE	Zip Code 68970
Phone Number 705 - 4707	Phone Number Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) fe	nization? Yes ✔ No
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check		
(A) Status	(B) Property Type	(C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing □ State Assesse Mineral Interests-Producing □ Exempt	ed Mobile Home
8 Type of Deed Conservator Distribution Distribution Conservator Easement Cometery Death Certificate – Transfer on Death Executor	Land Contract/Memo	Other
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No Court Decree Exchange Gr	reclosure Irrevocable Trust Revocable Trust t If Estate Sale antor Trust Partition Satisfaction of Contract	Transfer on Death Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (✓ Yes	ir No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary		
		ther
*****	nts and Grandchild Spouse	
Ex-spouse Parents and	d Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount ar	
14 What is the current market value of the real property?	Yes No \$	oz
\$38,000 16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title compar	nv? (If Yes. include the name
Yes No	of the agent or title company contact.) Yes Gary Th	ompson Agency No
18 Address of Property 1192 Road D	19 Name and Address of Person to Whom the Tax Statemen Grantee	t Should be Sent
Red Cloud, NE 68970		
18a No address assigned 18b Vacant land		
20 Legal Description		
See Attached 21 If agricultural, list total number of acres	\$	
22 Total purchase price, including any liabilities assumed		38,000,00
23 Was non-real property included in the purchase? 🔲 Yes 🛮 🗹 No (If Yes	, enter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) \dots	24	38,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exempt	ion number	
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement. Bradford Frey	ment and that it is, to the best of my knowledge and belief, true,	complete, and 308-470-002
Sign Print or Type Name of Grantee or Authorized Representative	Grantee	Phone Number U-5-19
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use	Only	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 4 Day 5 Yr. 19 \$ 85.50	BL 2019, Pa 824	
lebraska Department of Revenue orm No. 95-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016	Authorized by Neb	. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska State of Nebraska State of Nebraska	Entered on the
numerical index and file Clerk's office of said 70 of AD. A.D.	at 21)
o'clock_ M. Helo	rded in Book 2019 Sch. County Clerk V.O. Deputy
Ind Comp Asset	ssor _ Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-5-19
\$ 55. 50. By KO

Return to: Southern Title, LLC P O Box 22.1 Red Cloud, NE 68970

WARRANTY DEED

Cynthia Sanders, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Bradley Frey and Andrea Prey, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Southeast Quarter (SE½) of Section Fourteen (14), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the east line of said SE½ bears S00°00'00"W. Commencing at the Southeast corner of said Section 14; thence N89°50'37"W 55.00 feet on the Section line to a point on the westerly R.O.W. line of U.S. Highway #281 and the True Point of Beginning; thence continuing N89°50'37"W 361.41 feet on the Section line to a point; thence N00°41'24"E 244.13 feet to a point; thence S88°47'46"B 358.54 feet, more or less, to a point on the Westerly R.O.W. line of U.S. Highway #281; thence S00°00'00"W 238.34 feet on said R.O.W. line to True Point of Beginning, subject to county road Right of way.

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed Parch 30, 2019.

<u>Cynthia Ganders</u>

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2020

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on Worth 30 by Cynthia Sanders, a single person.

Budget LOONers Notary Public

My commission expires: Noy 19, 2020

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ile Date			School District Code									
91	20	19	833		4/.	5/2019	Base:	Base: 91-0074				Affiliated:						
Location	ID	Sale	Number	Us					Parcel Number									
0003208	000320800 83				1		GeoCde	T	vn I	ug	Sec	t Q	rt	Subdiv	Area	Blk	Parcel	
Date of Sale Assesse					ie		4133				00) (5	20020		001	8100	
Land Improvements						Total			Date	of S	ale	Prop	erty	Classifi	cation	Code		
2	,960		93,23	5 96,195			Status		Property T			Type Zoning L				Location City Size		
Assessor Location: BLUE HILL (BH)						A) 1]	3) (01		C) :	L	D) 1	E)	6	F) 2		
		:				Residential					4			Comme	rcial			
	Mul	tiple Imp	provements:	Multip	le. Impr	ovements.:			Mult	tiple.	Impro	ovemen	s. :			<u> </u>	d.d. 20 . i.u	
		Constr	uction Date:	Const	uction I	Date: 19	60		Con	structi	on D	ate:						
			Floor:	Floor	Sq. Ft. :	9	12		Floo	r Sq. I	Ft. :							
		Buildin	g Cost New:	Cost:		123,8	85		Cost	::								
Single Family	Style:	101		Resid	lential	Condition: 3	5		Con	nmer	cial	Occup	апо	y Code:				
(100) 🗆 Moi	bile Hon	ıe		(10)		Vorn Out			Primary: Other1: Other2:									
(101) 🗷 One	Story			(20) □ Badly Worn					Commercial Construction Class:									
(102) 🗆 Two	Story			(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli	t Level			(40)	₩ (food			(2)	(2) Reinforced Concrete Frame								
(104) 🗆 1 1/2	2 Story			(50)	<u> </u>	ery Good			(3) Masonry Bearing Walls									
(111) 🗆 Bi-L	evel			(60)		xcellent			(4)		Wo	ood or	Stee	el Framed 1	Ext. W	alls		
(106) □ Oth	er								(5)									
Townhouse or	Duplex	Style:		Residential Quality: 30					(6)		Pol	e Fran	te		·;······	72-7-1-1-1-1		
(301) 🗆 One	Story			(10)		ow_			Cos	t Rar	ık:	<u> </u>	<u> </u>		Condi	, , , , , , , , , , , , , , , , , , , 		
(302) 🗆 Two						air			(10)		Lov] Wom	-	
(307) 🗆 1 1/2				(30) 🗷 Average				(20) Average (20) Badly Worn										
(308) □ Split		•		(40)				(30) Above Average (30) Average										
(309) 🗆 2 1/2				(50) U Very Good				(40)) 🔲	Hig	h	· · · · · ·	1.77 1.75 (2.99)] Good			
(304) 🗆 One				(60)	□ E	xcellent	n e i en estejej	77	1	1 1					· · ·	l Very		
(305) □ Two	Story D	uplex								111				((60) E	I Excell	ent	
Assessor's	Adjus	tment	to Sale Pi	ice (+ or	-):												
Assessor Co	mments	and R	eason for A	djusti	nent:				7						·			
WD																		
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Commonts fo	47.70							٠										
Comments fi	υщ							.um	ments	<u>. </u>								
																·		
																(Conti	nue on back)	

Good Life Great Service

Real Estate Transfer Statement

FORM

For Dept. Use Only

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

521 •To be filed with the Register of Deeds. • Read instructions on reverse side. DEDARTMENT OF DEVENIE . If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 1 County Name 2 County Number 3 Date of Sale/Transfer 2019 Mo. 4 Day 5 Yr. 2019 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller Jason L. Skrdlant and Twila L. Skrdlant Jamie L. Hubl Street or Other Mailing Address 502 W Maple St Street or Other Mailing Address 310 Zip Code State Blue Hill NE 68930 Phone Number Is the grantee a 501(c)(3) organization? ✓ No Phone Number (402) 460-7341 Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Áddress n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Quit Claim Executor Mineral ✓ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? Transfer on Death 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Sale Auction Easement Gift Life Estate Trustee to Beneficiery (I.R.C. § 1031 Exchange) Yes V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ 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.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Brothers and Sisters ☐ Spouse Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$105,000 ☐ Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes V No No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 502 W Maple St Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description Lots Nine (9) and Ten (10), Block One (1), Morey's Addition to Blue Hill, Webster County, Nebraska 21 If agricultural, list total number of acres 105.000[!]00 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 105,000100 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. Jamie L. Hubi or Type Name of Grantee or Authorized Representative Phone Number sign 4/*5 /*2019 Grantee Title here Register of Deed's Use Only

27 Value of Stamp or Exempt Number

234.25

26 Date Deed Recorded

Day Nebreska Department of Revenue 28 Recording Data

833

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-5-19
\$ 236.25 By 04

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

WARRANTY DEED

Jason L. Skrdlant and Twila L. Skrdlant, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jamie L. Hubl, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nine (9) and Ten (10), Block One (1), Morey's Addition to Blue Hill, Webster County, Nebraska

Grantors covenant, jointly and severally, if more than one, with Grantee that Grantors:

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed April 4	, 2019.
Jason L. Skrdfant	Twila L. Skrdland
STATE OF NEBRASKA)
COUNTY OF ADAMS) ss.)
701 0 1	11 11 0 1 1 1 1 2000 7

The foregoing instrument was acknowledged before me on April 4, 2019 by Jason L. Skrdlant and Twila L. Skrdlant, husband and wife.

GENERAL NOTARY – State of Nebraska
TERESA L. THEOBALD
My Comm. Exp. August 27, 2021

Notary Public

Agricultural Land Sales Worksheet

91	20:	19	863	2/1	2/2019	Base: 6	55-00	11	Affil	iated:			Unified:				
Location II		Sale	Number	Useabilit	y & Code #	Parcel Number											
00121090	0		84	4 10			GeoCde Twn Rng S			t Qrt	Su	bdiv	Area	Blk	1	arcel	
	Da	te of S	ale Assessed V	Value		4241	3	9	25	2	00	000	1 365		0	000	
Land	nd Improvements Total					Date of Sale Property Classification Code											
289,6	65				289,665	Status	Prop	erty Ty	pe	Zoning	L	ocation	ı City Size		Раг	cel Siz	
		Irrigati	ion Type:	•		A) 2	B)	05		c) 5	D)	3	E)	0	F)	9	
LCG		A	CRES:	VA	LUE:		LCG			ÁC	RES:			VAL	UE:		
IRRIGATED	lAI				Brook Albert Co. Land Co. Back Co. Co.	GR	ASSLA	ND 1	G1	, 555							
	1A						•	,	lG								
	2A.1						2G1 21.000					000			28,	665	
	2A							2	2G						,	,	
	3AI							30	G1								
	3A							3G		30.0	000			40,	950		
	4A1							40	31								
	4A							4	IG								
DRYLAND	IDI		19.000		44,365	S	helterbe	lt/Timt	er								
	ID		19.000		44,365			Accreti	on								
	2D1							Was									
	2D						Other										
	3D1		67.000		121 220	AG L	AND 1			1.	6.0			2	89,	665	
	3D		07.000		131,320			Roa arm Sit			4.0	,00	e pa My Tabba aya	1			
	4D1 4D								+								
	40							ome Sit ecreation	_			+					
Duro	llings							Oth	_								
Outbuil		<u> </u>				Nor	ı-AG T				4.0	00					

Assessor's Adjustment to Sale Pr	ice (+ or -):	Total Recaptu	re Value:
Assessor Comments and Reason for Ad	justment:		
EASEMENT - TRANSMISSION	FACILITIES	10 100	
		1 17 10 1148 - 1120	
	· •		
		7.00	
Comments from		Comments:	
	<u></u>		(Continue on back)



Real Estate Transfer Statement

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

FORM

The deed will not be recorded unless the	nis statemen	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	" 1	3 Date of Sale/Transfer 4 Date of Deed 1								
WEBSTER - 91		Mo. 2 Day 12 Yr. 9 Mo. 2 Day 12 Yr. 2019 6 Grantee's Name, Address, and Telephone (Please Print)								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)		Grantee's Name (Buyer)								
Janice Knehans Street or Other Mailing Address		Prairie Spirit Wind, LLC, a Delaware limited I Street or Other Mailing Address	iability company							
618 Petersburg Road		310 4th St. NE, Ste 200								
City State Lancaster PA	Zip Code 17601	Charlottesville State VA	Zip Code 22902							
Phone Number (859) 684-0771		Phone Number Is the grantee a 501(c)(3) organizar (434) 220-7595 If Yes, is the grantee a 509(a) found								
Email Address janknehans@gmail.com		Email Address elisabeth.jacobs@apexcleanenergy.com								
7 Property Classification Number. Check one box in categories A and	B. Check C if	<u> </u>								
(A) Status	(B)	Property Type	(C)							
✓ Improved Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural	L	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
Official Commercial Recreational	L	Mineral Interests-Froducing Partiple								
8 Type of Deed Conservator Distrib		nd Contract/Memo Partition Sheriff	Other							
☐ Bill of Sale ☐ Corrective ☐ Easem ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Execut	=	ase Personal Rep. Trust/Trustee heral Quit Claim Warranty								
9 Was the property purchased as part of an IRS like-kind exchange?	ion Foreci	osure Irrevocable Trust Revocable Trust Tran	nsfer on Death							
(I.R.C. § 1031 Exchange)	=		stee to Beneficiary							
Yes V No Court Decree Exchang 11 Was ownership transferred in full? (If No, explain the division.)	e [Granto	r Trust Partition Satisfaction of Contract Oth 12 Was real estate purchased for same use? (If No	er (Explain) b. state the intended use.)							
Yes V No		Yes 🗸 No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and it	•									
	ramily Corp., r Grandparents a	artnership, or LLC	` <u> </u>							
	Parents and Ch									
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)							
\$0		Yes V No \$	%							
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	:	17 Was transfer through a real estate agent or a title company? (of the agent or title company contact.) Yes	Tres, include the name							
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent							
same as above.		same as above.								
18a No address assigned 18b Vacant land										
20 Legal Description										
NW/4 of S25, T3N, R9.										
21 If agricultural, list total number of acres										
22 Total purchase price, including any liabilities assumed		\$	0.00							
	No (HVoc. or	\$								
24 Adjusted purchase price paid for real estate (line 22 minus line.	• ,	\$	0100							
	,	22	<u>0100</u>							
		number It and that it is, to the best of my knowledge and belief, true, com-	iplete, and							
correct, and that I am duly authorized to sign this statement. Jeanine G. Wolanski			(434) 220-7594							
Print or Type Name of Graptee or Authorized Representative			Phone Number							
sign Janu 6 Wan		Vice President of Land Management	<u> </u>							
here Signature of Grantee or Authorized Representative	٦	Title	Date							
Register of De			For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Num Ma 4 Day 8 V 19 \$ Fx m + # 3	noer C	BK 2019 Pa 863								
Netraska Department of Revenue	~		: Stat. §§ 76-214, 77-1327(2)							

BK2019, Pg 863

NEBRASKA DOCUMENTARY
STAMP TAX
U-8-19
SEXEMPTED BY 05

State of Nebraska Ss. County of Webster

Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of Uhri A.D., 20 19, at 12:49 o'clock O.M. Recorded in Book 2019 on Page 863-871

Advice Petroch County Clerk 58.60

Deputy

Assessor

Carded_

Prepared by and return to: Prairie Spirit Wind, LLC c/o Apex Clean Energy, Inc. 310 4th Street NE, Suite 200 Charlottesville, VA 22902 Attn: Emily M. M. Carroll, Esq.

GRANT OF EASEMENT AND EASEMENT AGREEMENT FOR TRANSMISSION FACILITIES

THIS GRANT OF EASEMENT AND EASEMENT AGREEMENT FOR TRANSMISSION FACILITIES (this "Agreement") is made as of the last date executed by a party hereto (the "Effective Date") between Janice Knehans, a single person ("Grantor"), and Prairie Spirit Wind, LLC, a Delaware limited liability company ("Grantee"). Grantor is the sole owner of certain property located in Webster County, Nebraska, as more particularly described in Exhibit A attached hereto and made part hereof (the "Property").

1. Grant of Transmission Easement. For good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, conveys and warrants to Grantee and its successors and assigns, an exclusive easement ("Transmission Easement") on, along, over, under and across a two hundred (200) foot wide portion of the Property more particularly described in Exhibit B attached hereto (the "Transmission Corridor") and certain portions of the Property located outside of the Transmission Corridor to be designated by Grantee to install guy wires if needed or desired to enable a transmission line to turn a corner (any and all such expansions, collectively, "Guy Wire Expansions"), provided, that Guy Wire Expansions shall not extend beyond seventy-five (75) feet from the center of any pole installed within the Transmission Corridor. The Transmission Corridor and the Guy Wire Expansions are collectively referred to herein this Agreement as the "Easement Area". Grantee shall have the right to use the Easement Area for the following purposes: (i) to erect, construct, reconstruct, replace, remove, maintain, operate and use from time to time a single system of above-ground poles, with such wires and cables as from time to time are suspended therefrom, for the transmission of electrical energy and/or for communication purposes, and all necessary and proper foundations, switching facilities, footings, guy wires, anchors, crossarms and other appliances, fixtures and facilities for use in connection with said poles, wires and cables on, along, over, under and across the Easement Area, and (ii) to construct, reconstruct, replace, remove, maintain, operate and use underground wires and cables for the transmission of electrical energy and/or for communication purposes, and all necessary and proper appliances, fixtures and facilities for use in connection with said wires and cables along, under and across the Easement Area (collectively, the "Transmission Facilities").

BK2019, Pg864

- 1. <u>Payment</u>. In consideration of the rights granted hereunder, Grantee agrees to pay Grantor the amounts set forth in the Fee Schedule attached hereto ("<u>Fee Schedule</u>"). The Fee Schedule shall be omitted from the recorded Agreement as provided in <u>Section 14</u> below.
- 2. <u>Construction Activities</u>. During any construction of Transmission Facilities, Grantee may use an additional fifty (50) feet of land in total on either or both sides of the Easement Area (the "<u>Temporary Construction Area</u>"). Grantee will use commercially reasonable efforts to minimize surface disturbance on the portion of the Property lying outside of the Easement Area during construction. Grantee shall notify Grantor of the commencement and completion of any construction.
- 3. Access. Grantee shall have the right of ingress to and egress from Transmission Facilities (whether located on the Property or elsewhere), over and along the Property by means of roads and lanes thereon if existing, or otherwise by such route or routes as Grantee may construct from time to time, as well as the right to maintain and improve such roads and lanes. Grantee shall also have the right to cut or take down any portion of any fence as reasonably necessary to erect, construct, reconstruct, replace, remove, maintain, operate and use the Transmission Facilities. Prior to cutting any fence, Grantee shall brace the fence adequately on both sides to prevent slackening of any wires. Grantee shall also have the right to trim, cut and remove trees and underbrush anywhere on the Property if any limbs, branches or other parts are within the Easement Area, and shall dispose of all resulting debris offsite. Upon completion of construction, Grantee shall restore the Property, as nearly as is commercially practicable, to the same condition it was in prior to the commencement of construction.
- 4. Term and Termination. The "Pre-Construction Term" of this Agreement shall commence on the Effective Date and continue until the earlier of (i) payment of the first Construction Payment (as defined and described in the attached Fee Schedule) or (ii) seven (7) years following the Effective Date hereof; provided, however, if construction of the Transmission Facilities on the Property has commenced by the seventh (7th) anniversary of the Effective Date, but the first Construction Payment has not been paid by such date, then Grantee shall have a period of sixty (60) days after written notice from Granter to pay the first Construction Payment before being in default of this Agreement and if the first Construction Payment is paid to Grantor during such sixty (60) day cure period, then the Pre-Construction Term shall be deemed extended through such cure period. If the first Construction Payment is paid to Grantor during the Pre-Construction Term, then the term of this Agreement shall be extended for a term of forty (40) years (the "Initial Term"). Grantor and Grantee shall have the right to extend the term of this Agreement beyond the Initial Term for two (2) additional ten (10) year periods, which extensions shall be deemed exercised if Grantee provides written notice of its desire to extend the Initial Term to Grantor and Grantee pays the Extension Fee (as defined and described in the attached Fee Schedule) no later than thirty (30) days before the then-existing expiration date of this Agreement. If Grantor fails to object in writing to such extension within five (5) business days of receipt of the extension notice or if Grantor deposits or otherwise retains the Extension Fee, then the extension shall be deemed validly exercised and the term of this Agreement shall continue through such extension period. Notwithstanding anything else herein to the contrary, Grantee may elect to terminate this Agreement at any time during the Pre-Construction Term, the Initial Term or any extension(s) thereof by delivering written notice to Grantor. Upon the expiration or earlier termination of this Agreement, Grantee shall, at Grantor's request, file a notice of termination in the real property records of the county in which the Property is located, and restore the surface of the Property, as nearly as is commercially practicable, to the same condition it was in prior to the commencement of construction. Notwithstanding anything to the contrary in this Agreement, in no event shall the Initial Term of this Agreement be longer than the longest period permitted by applicable law; accordingly, Grantor and Grantee agree that with respect to the time limitations set forth in Nebraska Revised Statute section 76-3002 and section 66-912.01, the length of the Pre-Construction Term, Initial Term and any extension term shall each be treated and measured independent of each other; it being the intent of the

BK2019, fg865

parties that the term of this Agreement is in compliance with the prescribed statutory time limitations for a "wind agreement" as set forth in Nebraska Revised Statutes section 76-3002 and section 66-912.01.

- 5. <u>Assignment</u>. Grantee may assign this Agreement or its rights with respect to the Transmission Easement, in whole or in part, without the need for Grantor's consent. This Agreement shall run with the land. This Agreement shall inure to the benefit of, and be binding upon, Grantor and Grantee and their respective transferees, legal representatives, heirs, successors and assigns and all persons claiming under them.
- 6. <u>Costs</u>. All costs and expenses incident to the erection, construction, reconstruction, replacement, removal, maintenance, operation and use of the Transmission Facilities shall be borne by Grantee.
- 7. <u>Grantor's Right to Easement Area</u>. Grantor retains the right to use the Property, including the Easement Area, for all purposes not inconsistent with the rights granted to Grantee by this Agreement.
- 8. <u>Indemnity</u>. Grantee shall, at all times, save and hold harmless and indemnify Grantor, its officers, partners, agents, contractors and employees, from and against all losses, damages, expenses, claims, demands, suits and actions, including, but not limited to, all claims for personal injuries and property damage outside the Easement Area, to the extent caused by the negligence or willful misconduct of Grantee, its officers, partners, agents, contractors and employees. Grantor shall, at all times, save and hold harmless and indemnify Grantee, its officers, partners, agents, contractors and employees, from and against all losses, damages, expenses, claims, demands, suits and actions, including, but not limited to, all claims for personal injuries and property damage within the Easement Area, to the extent caused by the negligence or willful misconduct of Grantor, its officers, partners, agents, contractors and employees.
- 9. <u>Surface Damage</u>. Grantee shall pay Grantor fair compensation, based on market rates, for losses or damage to crops (based on the average crop yield for the general area as determined by the local NRCS office), grass, livestock, fences, and other property or improvements on the Property as a result of Grantee's construction, reconstruction, replacement, removal, maintenance, operation and use of the Transmission Facilities. Other than as expressly set forth herein, Grantee shall not be responsible to pay Grantor any losses of income, rent, business opportunities, profits or other losses arising out of Grantor's inability to grow crops or otherwise use the Easement Area or the Temporary Construction Area.

10. Financing.

- a. Grantee may collaterally assign, mortgage or otherwise encumber its interest in this Agreement to any institution (including any trustee or agent on behalf of such institution) providing debt or other financing to Grantee or its successors or assigns (each, a "Financing Party") under any mortgage, deed of trust, deed to secure debt or other security instrument by which Grantee's interest under this Agreement is mortgaged, conveyed, assigned or otherwise transferred to secure a debt or other obligation to a Financing Party (each, a "Mortgage"). Each Financing Party who provides notice to Grantor of its Mortgage shall be referred to as "Mortgagee".
- b. So long as any Mortgage remains in effect, this Agreement shall not be modified, and Grantor shall not accept a surrender of the Easement Area or a termination or release of this Agreement, without the prior consent of all Mortgagees.
- c. Grantor, upon providing Grantee any notice of default under, or termination of, this Agreement, shall at the same time provide a copy of such notice to each Mortgagee. Such Mortgagee shall have the same period, after the giving of such notice, for remedying any default or causing the same to be

BK2019, Ag 866

remedied (but shall have no obligation to remedy or cause the remedy of any default), as is given Grantee after the giving of such notice to Grantee to remedy the default specified in any such notice. Grantor shall accept such performance by or at the instigation of such Mortgagee as if the same had been done by Grantee.

- d. Grantor shall execute estoppel certificates (certifying as to such matters as Grantee may reasonably request, including, without limitation, that no default then exists under this Agreement to Grantor's knowledge, if such be the case), consents to assignment and/or non-disturbance agreements as Grantee or any Mortgagee may reasonably request from time to time.
- e. If this Agreement is terminated as a result of any default or the bankruptcy, insolvency or appointment of a receiver in bankruptcy for Grantee, Grantor shall give prompt notice to the Mortgagees. Grantor shall, upon written request of the first priority Mortgagee, made within forty (40) days after notice to such Mortgagee, enter into a new easement agreement with such Mortgagee, or its designee, within twenty (20) days after the receipt of such request. Such new easement agreement shall be effective as of the date of the termination of this Agreement by reason of default by Grantee, and shall be for a term equal to the remainder of the term of this Agreement and upon the same terms, covenants, conditions and agreements as contained in this Agreement. Upon the execution of any such new easement agreement, the Mortgagee shall agree in writing to perform or cause to be performed all of the covenants and agreements set forth in this Agreement to be performed by Grantee to the extent that Grantee failed to perform the same prior to the execution and delivery of the new easement agreement.
- 11. Grant to Utility. Grantee shall have the right to grant to any utility the right to construct, operate and maintain the Transmission Facilities in the Easement Area pursuant to any standard form of easement or other agreement used by such utility. If all or any portion of the Transmission Facilities are transferred to a public utility company, then the term of this Agreement shall be automatically extended into a perpetual easement and the Extension Fees (to the extent not previously paid) shall be deemed waived.
- 12. <u>Notices</u>. All notices, requests and communications ("<u>Notice</u>") under this Agreement shall be given in writing by first class certified mail, postage prepaid, return receipt requested, to the individuals and addresses indicated below:

(a) If to Grantor:Janice Knehans618 Petersburg RoadLancaster, PA 17601

(b) If to Grantee:
Prairie Spirit Wind, LLC
c/o Apex Clean Energy, Inc.
310 4th Street NE, Suite 200
Charlottesville, VA 22902
Attn: Land Department

(c) If to Mortgagee on notice of default or termination: (Address indicated in Mortgagee's notice sent to Grantor under Section 11 hereof.

Any Notice provided for herein shall be deemed to be received five (5) business days after the date on which it is mailed. Any party may, by proper written notice hereunder to the other party, change the individual address to which such Notice shall thereafter be sent.

13. <u>Miscellaneous</u>. This Agreement shall be construed and enforced in accordance with the laws of the State of Nebraska. This Agreement, when executed, approved and delivered, together with all

BK2019, Pg867

exhibits attached hereto, shall constitute the entire agreement between the parties and there are no other representations or agreements, oral or written, except as expressly set forth herein. This Agreement may not be amended or modified except by a written agreement signed by the parties hereto. Each party agrees that it will without further consideration execute and deliver such other documents and take such other action as may be reasonably requested by the other party to consummate more effectively the purposes or subject matter of this Agreement. In the event of any inaccuracy in the description of the Property or Easement Area in Exhibit A or Exhibit B, respectively, or in the description of the parties in whom title to the Property is vested, Grantor and Grantee shall amend this Agreement to correct such inaccuracy in order to accomplish the intent of Grantor and Grantee. Grantor and Grantee agree that this Agreement (without the Fee Schedule) shall be recorded in the real property records of the county in which the Property is located. If any terms or provisions of this Agreement are deemed to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original agreement, and all of which shall constitute one agreement.

[signature pages follow]

BK2019, kg 868

IN WITNESS WHEREOF, Grantor and Grantee have caused this Agreement to be executed and delivered by their duly authorized representatives on the date set forth below the respective signatures of Grantor and Grantee.

"GRANTEE"

PRAIRIE SPIRIT WIND, LLC,

a Delaware limited liability company

By: Apex GCL, LLC,

a Delaware limited liability company,

its sole member

By: Apex Clean Energy Holdings, LLC,

a Delaware limited liability company,

its sole member

Name: Jeanine G. Wolanski

Title: Vice President of Land Management

COMMONWEALTH OF VIRGINIA

CITY OF CHARLOTTESVILLE

12 The foregoing acknowledged instrument was before me this February , 2019 by Jeanine G. Wolanski, as the Vice President of Land Management of Apex Clean Energy Holdings, LLC, a Delaware limited liability company, as the sole member of Apex GCL, LLC, a Delaware limited liability company, as the sole member of Prairie Spirit Wind, LLC, a Delaware limited liability company, on behalf of the company.

(SEAL)

OFTEN MANUFACTURE OF THE PARTY

Notary Public: Llisabeth Jacobs Commission No: 7786674

Commission Expires: 7-31-2022

"GRANTOR"

By: Culled Melymans
Name: Janice Knehans
Date: 1/8/19

COUNTY OF Lancaster

CONTRACTOR OF WELLTHAM

emmonweelth of Pennsylvania - Notary Sei Korl M. Shifflett, Notary Public Lancaster County My commission expires May 04, 2020 Commission number 1298075 Notary Public: 2

Commission No: 12980 Commission Expires: MQ

BK2019, fg 870

EXHIBIT A

DESCRIPTION OF PROPERTY

The Property is all of the following tracts or parcels of land, situated in Webster County, State of Nebraska, consisting of 160 acres, more particularly described as follows:

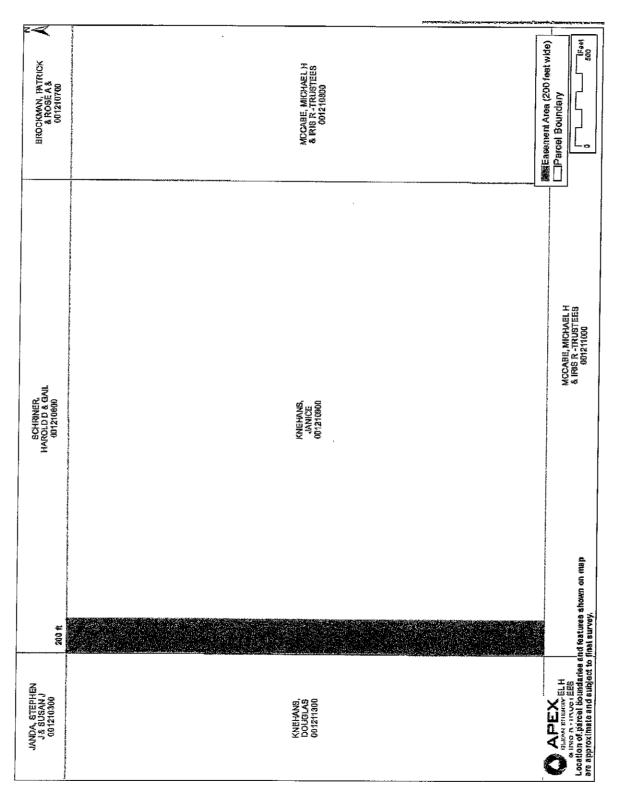
Northwest Quarter (NW¼) of Section Twenty-five (25), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska,

Tax Parcel Reference: 001210900 (160 acres)

BK2019, Pg871

EXHIBIT B

EASEMENT AREA



Agricultural Land Sales Worksheet

Cnty No. Bo	ok Page	Sale Date				Sc	School District Code							
91 20	19 872	4/4/2019	Base: 6	Base: 65-0011 Af				Affiliated: Unified:						
Location ID	Sale Number	Useability & Code#					Parcel Number							
001011700	85	4 05	GeoCde Twn Rng			Sec	t Qrt	Subdiv	Агеа	Blk	Parcel			
Ď	ate of Sale Assessed	Value	4487	1	9	28	0	00000	1	000	0745			
Land	Improvements	Total	Date of Sale Property Classification Code											
409,465		409,465	Status	Pro	эегіу Ту	pe	Zoning	Location	n City Size		Parcel Size			
	Irrigation Type:		A) 2	B)	05		c) 5	D) 3	E)	0	F) 10			
LCG	ACRES:	VALUE:		LCG			ACR	ES:		VAL	JE:			
IRRIGATED IAI	T Comment		GR	ASSLA	ND 10	31	·							
1A					1	.G								
2Al					20	G-1								
2.A					2	:G								
3A1			-		30	31	2	2.000			30,030			
3A					3	G					·			
4A1					40	31								
4A					4	G	59.000				80,535			
DRYLAND 1D1			S	helterbe	lt/Timb	er								
1D				4	Accretic	on								
2D1					Was	te								
2D					Oth									
3DI	112.000	219,520	AG L	AND T		_		5.000		4	09,465			
3D					Roa			5.000						
4D1				F	a nn Sit	es								
4D	42.000	79,380	l e		me Sit	$\overline{}$								
				R	ecreatio	n								
Dwellings					Oth									
Outbuildings			Nor	ı-AG T	OTA	L	•	5.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	· · · · · · · · · · · · · · · · · · ·
WD - REVOCABLE TRUST	
Comments from	Comments:
	(Continue on back)

Real Estate Transfer Statement

gS

FORM 521

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

The dead will not be recorded union this state.									
	nt is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 04 Day 04 Yr. 2019 4 Date of Deed Mo. 04 Day 04 Yr. 2019								
	6 Grantee's Name, Address, and Telephone (Please Print)								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)								
Thomas C. Yelken and Carol S. Yelken	Thomas C. Yelken and Carol S. Yelken, Cotrustees								
Street or Other Mailing Address 1216 G Road	Street or Other Mailing Address 1216 G Road								
CityStateZip CodeFranklinNE68939	City State Zip Code Franklin NE 68939								
Phone Number (308) 425-6526	Phone Number Is the grantee a 501(c)(3) organization? Yes V No No No No No No No								
Email Address n/a	Email Address								
7 Property Classification Number, Check one box in categories A and B. Check C	if property is also a mobile home.								
(A) Status (B) Property Type	(C)							
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home							
✓ Unimproved	Mineral Interests-Producing Exempt								
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other							
	ase Personaí Rep. Trust/Trustee neral Quit Claim Warranty								
9 Was the property purchased as part of an IRS like-kind exchange?		ansfer on Death							
part of an IRS like-kind exchange? Auction		ustee to Beneficiary							
☐ Yes ☑ No ☐ Court Decree ☐ Exchange ☐ Grant	or Trust Partition Satisfaction of Contract Ot	her (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If N	lo, state the intended use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)								
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Othe	er							
☐ Brothers and Sisters ☐ Grandparents	and Grandchild 🔽 Spouse								
Ex-spouse Parents and C	hild Step-parent and Step-child								
14 What is the current market value of the real property? \$461,085	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?								
Yes No No No No	of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement S	✓ No							
1216 G Road									
Franklin, NE	Thomas C. Yelken and Carol S. Yelken, Cotrustees 1216 G Road								
18a 🗸 No address assigned 18b 🗸 Vacant land	Franklin, NE 68939								
20 Legal Description									
The Northwest Quarter (NW¼) and the North Half of the Southwoone (1) North, Range Nine (9) West of the 6th P.M., Webster Co	est Quarter (N½SW¼) of Section Twenty-eight (unty, Nebraska, subject to public roads and eas	28), Township ements of record.							
21 If agricultural, list total number of acres240±									
22 Total purchase price, including any liabilities assumed		0,00							
23 Was non-real property included in the purchase? 🔲 Yes – 🔀 No (If Yes, e	nter dollar amount and attach itemized list.)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0,00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number <u>(4)</u> .								
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and							
Thomas C. Yelken, Cotrustee OR Carol S. Yelken, C	Cotrustee	(308) 425-6526							
sign Print or Type Name of Grantee or Authorized Representative	Conto	Phone Number							
	Grantee Title	04/04/2019 Date							
Register of Deed's Use Or	Nr.	For Dank Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only							
Mo. 4 Day 8 Yr. 19 \$ Exempt #4	BK2019 Pa 872								

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name (Seller):

Thomas C. Yelken and Carol S. Yelken, also known as Carol S. [Portenier] Yelken

6. Grantee's Name (Buyer):

Thomas C. Yelken and Carol S. Yelken, Cotrustees of the Thomas C. Yelken and Carol S. Yelken Revocable Trust dated April 4, 2019

20. Legal Description:

The Northwest Quarter (NW¼) and the North Half of the Southwest Quarter (N½SW¼) of Section Twenty-eight (28), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, subject to public roads and easements of record.

NEBRASKA DOCUMENTARY
Date 4 By 1D SEXEMPT 4 BY 1D

Once recorded, please return to: Parker, Grossart, Bahensky, Beucke, Bowman & Symington, L.L.P. PO Box 1600, Kearney, NE 68848-1600

WARRANTY DEED

Thomas C. Yelken and Carol S. Yelken, also known as Carol S. [Portenier] Yelken, a married couple, GRANTORS, in consideration of estate planning, convey to GRANTEES, Thomas C. Yelken and Carol S. Yelken, Cotrustees of the Thomas C. Yelken and Carol S. Yelken Revocable Trust dated April 4, 2019, or their successor or successors in trust, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) and the North Half of the Southwest Quarter (N½SW¼) of Section Twenty-eight (28), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, subject to public roads and easements of record.

GRANTORS covenants (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same; and
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED: April 4, 2019.

Thomas C. Yelken

Carol S. Yelken

STATE OF NEBRASKA) ss: COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on April 4, 2019, by Thomas C. Yelken and Carol S. Yelken, also known as Carol S. [Portenier] Yelken, a married couple.

GENERAL NOTARY - State of Nebraska
DAMON T. BAHENSKY
My Comm. Exp. August 30, 2021

Namm T. Dolend

Residential & Commercial Sales Worksheet

Cnty No.	- Bo	ok ,	Page			Sale Date : :	School District Code								ing in				
91	20	19	873		4	/4/2019	Base:	91-	-00	74	Aff	iliated:		Uni	fied:				
Location	ID	Sale	Number	Useability & Code #								Parcel 1	Number						
0003145	000314500 86				1		GeoCde	T	₩n	Rng	Se	ct Ont	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed					lue	3446-75	4133		77		00	0 0	20010		006	7460			
Land		Imp	rovements			Total	5,757.37	74. Z	D	ate of	Sale	Property	Classifi	Classification Code					
3	,260	1.00 (1.00 (9.0)	262,55	0	6-0-36-0 Selection	Status		Pro	perty Ty	pe	Zoning	Locatio	Location City Size Parce						
Assessor Lo	essor Location: BLUE HILL (BH)						A) 1	200	B)	03		C) 3	D) 1	E)	6	F) 2			
atom yang.				380		Residential							Comme	cial					
	Mul	tiple Im	provements:	Mul	tiple. In	provements.:	<u> </u>	inglikasi (I	Multiple.	Impro	ovements.:	2	united to the	Authorities and and a	2017/03/1943			
			uction Date:		struction	-				Construct			1994						
		gir eye	Floor:	Floo	or Sq. Ft	. :			I	Floor Sq.	Ft.:	4	1,818						
		Buildin	g Cost New:	Cos					\neg	Cost :		432	2,415						
Single Family	Style:	a significant		Res	identia	l Condition:				Comme	rcial	Occupan	cy Code:	wasaning Residualsi	uanijada Selenda				
(100) □ Mol	bile Horr	ne		(10) 🏻	Worn Out]	Primary: 424 Other1: Other2:									
(101) 🗆 One	Story			(20) □ Badly Wom						Commercial Construction Class: 4									
(102) 🗆 Two	Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli	t Level			(40) 🛮	Good				(2) Reinforced Concrete Frame									
(104) 🗆 1 1/2	2 Story			(50)_□	Very Good				(3) Masonry Bearing Walls									
(111) 🗆 Bi-I	_evel			(60) 🗆	Excellent				(4) 🗷	W	ood or Stee	el Framed I	ext. Wal	İs				
(106) 🗆 Oth	er									(5)	Mε	tal Frame	and Walls						
Townhouse or	Duplex	Style:		Res	identia	l Quality:				. /		le Frame							
(301) □ One	Story			(10) 🗆	Low			(ost Ra	ak:	20		onditi	on: 60)			
(302) □ Two				(20)					(10) ☐ Low (10) ☐ Worn Out										
(307) 🗆 1 1/2				(30) Average						(20) 🖼	Average			20) 🗆	Worn				
(308) □ Spli				(40) □ Good					1	(30) Above Average (30) Average									
(309) 🗆 2 1/2				(50) U Very Good					1	(40) □	Hig	g h	(40) 🗆	Good				
(304) 🗆 One				(60)) 🗆	Excellent	Wake whole up 170								Good				
(30 <i>5</i>) Two	Story D	uplex											<u> </u>	60) 🗷	Excelle	ent			
Assessor's					`														
Assessor Cor	mments	and R	eason for A	djus	tment	•													
WD																			
															_				
·																			
Comments from								Com	me	nte•									
	· ·							-vIII	шт	1413.			•						
																			
															(Contin	iue on back)			

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	29 19
WEBSTER - 91	Mo. <u>04</u> Day <u>04</u> Yr. <u>19</u> Mo. <u>03</u> Day _	Yr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seiler)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Belle Amis, Inc., A Nebraska Corporation	Matthews Colorial solice and Marc T Color along	ricz
Street or Other Mailing Address 211 Sunny Dr.	Street or Other Mailing Address Street or Other Mailing Address White Mailing Address Street or Other Mailing Address Street or Other Mailing Address Street or Other Mailing Address	
City State Zip Code Doniphan NE 68832	City AVV State/F	Zip Code
Phone Number 407~1111~4076	Phone Number Will William Is the grantee a 501(c)(3) organizati Will William Is the grantee a 509(a) founds	
Email Address	Email Address	ation? Yes ✓ No
N.A.	N.A.	
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status (B)		(6)
✓ Improved Single Family Industrial	Property Type Mineral Interests-Nonproducing State Assessed	(C) Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
☐ IOLL ☐ Commercial ☐ Recreational		
		Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	ase Personal Rep. Trust/Trustee leral Quit Claim Warranty	
9 Was the property purchased as 10 Type of Transfer Distribution Forecia		sfer on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift		tee to Beneficiary
☐ Yes ☑ No ☐ Court Decree ☐ Exchange ☐ Granto	or Trust Partition Satisfaction of Contract Othe	r (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.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	rartnership, or LLC Self Other	
Brothers and Sisters Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Ch	ild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and into	•
\$253,355 16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$	f Ves. include the name
Yes No	of the agent or title company contact.) Yes Adams Lanc	Title Co No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	
	See Grantee	
18a ✓ No address assigned 18b Vacant land		
20 Legal Description		
Lots One (1), Two (2), Three (3), Four (4) and the East	Fighteen (F18) feet of Let Five (5) Block	< Siv (6)
Rohrer's Addition to the City of Blue Hill, Webster Cour	• , ,	• • •
Tromore 7 tadition to the only of Brae Film, 440Botor Goal	ity, represent, according to the recorded	plat tricicor.
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	\$	51,000,00
• •	\$	31,000,00
23 Was non-real property included in the purchase?	ter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		51,000 <u> </u> 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 statemen		olete, and
correct, and that I am duly authorized to sign this statement. Danielle L. Kelley		(402) 463-4198
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign Jamill Lelling	Escrow Closing Agent	04-04-19
here Signature of Grantee or Authorized Representative	lītle	Date
Register of Deed's Use Onl		For Dept. Use Only
4 9 19 ¢ 114 75	28 Recording Data	
Mo. Day Yr. Day Revenue	BK 20 19, Pa 873	Stat. §§ 76-214, 77-1327(2)
orm No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016	Authorized by Neb. Hev.	Out. 33 10-214, 17-1021(2)

State of Nebraska 3ss.	
County of Webster \$55.	
Entered of	on the
numerical index and filed for record	in the
Clerk's office of said county this 9	day
of April A.D., 20 9, at 1	2:46
o'clock PM. Recorded in Book	2019
on Page 873-874	
danie Potach County	Clerk
7 ^-	eputy
IndCompAssessorCarde	

BK 2019, Pg 873



Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

The Grantor, **BELLE AMIS, INC., A NEBRASKA CORPORATION**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to **MATTHEW J. LUKASIEWICZ AND KEN T. LUKASIEWICZ**, as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Blue Hill, Webster County, Nebraska:

Lots One (1), Two (2), Three (3), Four (4) and the East Eighteen (E 18) feet of Lot Five (5), Block Six (6), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEES that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;

(2) has legal power and lawful authority to convey the same;

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

Executed	March	29	. 2	019.

BELLE AMIS, INC., A NEBRASKA CORPORATION

By: Whom avorly

Ivan Worley, President

BK2019, Fg 874

STATE OF NEBRASKA COUNTY OF Adams	} ss	
		, 2019, before me personally appeared Amis, Inc., a Nebraska corporation, on
GENERAL NOTARY- State of Nebra JENNIFER E. KOTHE My Corrint. Exp. Sept. 11, 20	≣	Notary Public My Commission Expires: 9-11-2022

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sal	e Date					S	cha	ol Di	strict (rict Code						
91	20	19	891		3	/30	/2019	Bas	se: 9	1-0	002	Afi	filia	ted:		Unified:						
Location	ID	Sale	Number	Useability & Code #									P	arcel l	Numb	er						
0001362	200		87		1			Geo	Cde	Twn	Rng	Se	ect	Qrt	Subc	liv	Агеа	Blk	Parcel			
	D	ate of S	ale Assessec	I Va	lue			43	71	•		0	0	0	100	25		002	0000			
Land		Imp	rovements	ts Total							Date of	Sale	Pr	opert	y Clas	sific	ation	Code				
1	,095		15,49	0			16,585	St	atus	Pi	operty T	уре	z	oning	Loc	ation	ı Ci	Parcel Size				
Assessor Lo	cation:	RED	CLOUD (1	RC)				A)	1	B)	01		(C)	1	D)	1	E)	6	F) 2			
						10.0	Residentia	ıl	1		Commercial											
	Mult	iple Imp	provements:	Mult	iple. Ir	nprov	rements.:				Multiple. Improvements.:											
		Constr	uction Date:	Cons	structio	n Da	te: 19	900			Construc	tion I	Date	:								
			Floor:	Floo	r Sq. F	t. :	1,1	.63			Construction Date : Floor Sq. Ft. :											
		Buildin	g Cost New:	Cost	:		97,1	40			Cost:											
Single Family	Style:	104		Res	identi	al C	ondition: 1	0			Commercial Occupancy Code:											
(100) 🗆 Mol	bile Hom	ie		(10)	囝	W	om Out				Primary: Other1: Other2:											
(101) □ One	Story			(20)		Ba	dly Worn				Commercial Construction Class:											
(102) 🗆 Two	Story			(30)		Av	erage				(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame											
(103) □ Spli	t Level			(40) □ Good							(2)	l Re	info	rced C	Concrete	: Fra	me					
(104) 🗷 11/:	2 Story			(50) U Very Good							(3)	l M	ason	пу Веа	ring W	alls						
(111) 🗆 Bi-I	.evel			(60) Excellent							(4) Wood or Steel Framed Ext. Walls											
(106) □ Oth											(5) Metal Frame and Walls											
Townhouse or		Style:	2.00	Residential Quality: 30							(6) Dele Frame											
(301) □ One				(10)							Cost Rank: Condition:											
(302) Two				(20)		Fai					· ·	Lo						Wom				
(307) 🗆 1 1/2				(30)			erage					A						Badly				
(308) Split				(40) Good							(30) Above Average (30) Average											
(309) 🗆 2 1/2		-		(50) □ Very Good							(40) ☐ High (40) ☐ Good (50) ☐ Very Good											
(304) □ One			<u></u>	(60) □ Excellent						: -					<u> </u>				_			
(305) 🗆 Two			·													((50) 🗆	Excelle	ent			
Assessor's					•		•															
Assessor Cor	mments	and Re	ason for A	djust	men	t:																
QCD										_												
	 -																					
						_																
Comments fr	nm								C	mm	ente•					—			i i			
					****	_				, 444 141	- Alberta											
																		(Contin	ue on back)			

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number 45 Webster Select County & County Number	3 Date of Sale/Transfer Mo. 3 Day 30 Yr. 19 4 Date of Deed Mo. 3 Day	29 Yr. 19
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Frances Peterson	Grantee's Name (Buyer) Glen Bruenbaugh	
Street or Other Mailing Address	Street or Other Mailing Address 405 Cheshin wt City - State	Zip Çode
Glyoder 45 ^{State} 67585	Red cloyd Ne	68916
Phone Number	Phone Number Sold 1/38 Bolds If Yes, is the grantee a 501(c)(3) organization if Yes, is the grantee a 509(a) foundation.	tion? Yes No
Email Address	Email Address Gien brumbaugh 45 B gnail-com	
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
) Property Type	(C)
	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	Mobile Home
	nd Contract/Memo Partition Sheriff	ther
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
		fer on Death
(I.R.C. § 1031 Exchange)		ee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No.	
X Yes No	[X] Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	atives? (If Yes, check the appropriate box.) Partnership, or LLC Self Other_	
	and Grandchild Spouse	
Ex-spouse Parents and C	hild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and inte	erest rate.)
16 Does this conveyance divide a current parcel of land?	Yes XI No \$	Yes, include the name
Yes X No	of the agent or title company contact.)	X No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Short	uld be Sent
405 N chestnut St. Red Cloud NE	Glen Blumbaugh 405 chest	a. LPI al
18a No address assigned 18b Vacant land	G-M Chambangh 185 Chest	in the cla
20 Legal Description 87 1/2' SECONNET Block 2 LeDu 21 If agricultural, list total number of acres	es Addiction to Red Cla	sud
22 Total purchase price, including any liabilities assumed	22 \$ 950	0 00
23 Was non-real property included in the purchase? Yes No (if Yes, e	nter dollar amount and attach itemized list.) 23 \$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	S ac	00 0,00
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 correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, comp	
Sign Print or Type Name of Grantee of Authorized Representative		Phone Number
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use O	nlv	For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 2 Yr. 19 \$ 22.50	28 Recording Data BK 2019, Pq 891	
Nebraska Department of Revenue	Authorized by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)

BK 2019, Pg 891

Quit Claim Deed Form

THIS DEED, made this 29 ¹⁷ day of MOYCH, 2019 between Frances I Peterson ("Grantor"), of the County of Reno and State of Kansas and Glen Brumbaugh and Avery Brumbaugh ("Grantee") whose legal address is 405 N Chestnut Red Cloud, NE 68970;
WITNESS, that the Grantor, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED and by these presents does remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns forever, as **
Also Known As:405 N Chestnut, Red Cloud, NE 68970
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim, whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee, and the Grantee's heirs and assigns forever.
EXECUTED AND DELIVERED on the date set forth above.
Frances el Peterson 3-29-2019
STATE OF: KANSAS
COUNTY OF: Rend
The foregoing instrument was acknowledged before me on 3.29.2019 by Frances Peterson
Witness my hand and official seal. My commission expires: 4.28.2019 Notary Public Notary Public My Appt. Expires 4.28.2019
A Quit Claim Deed is a legal document whereby the owner of a parcel of real property, called the grantor or seller, transfers interest to another, called the grantee or buyer. The seller stops, or quits, any interest, or claim, to the property, allowing his or her claim to transfer to the buyer.
State of Nebraska ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 0 day of 400 Date 4-10-19-10-10-19-10-19-10-19-10-19-10-19-10-19-10-19-10-19-10-19-10-19-10-19-10-19-10-
o'clock PM. Recorded in Book 2019 on Page 891 Louise Petrich County Clerk 10.00 Deputy Ind Comp Assessor Carded

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date Date						S	chool Di	strict	Code						
91	20	19	892		4	/2/	/2019	E	Base: !	91-	0074	!	Aff	iliated:			Uni	fied:				
Location	D	Sale	Number	Useability & Code #				#						Parcel	Num	ber						
0003284	400		88		1			C	eoCde	Tw	n R	ng	Se	ct Qrt	Su	bdiv	Area	Blk	F	Parcel		
	D	ate of S	ale Assessed	l Val	ue			4	1133				01	0 0	20	035		005	8	970		
Land	lege (Imp	rovements			To	otal		Date of Sale Property Classificat									on Code				
2	,665		109,37	0		1	12,035	5	Status	I	Propert	у Туј	pe	Zoning	L	ocation	Ci	y Size	Par	cel Size		
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						1 2 1.	Resident	tial					- 7.		Co	mmer	cial					
	Mul	tiple Imj	provements:	Mult	iple. In	prov	ements.:				Mult	iple.	Impr	ovements.	;							
		Constr	uction Date:	Cons	tructio	n Dat	:e: 1	1976	5		Cons	tructi	ion C	ate:								
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		Buildin	g Cost New:	Cost	:		128,	,125	5	-	Cost	:										
Single Family	Style:	101		Resi	denti	al Co	ndition:	35			Con	ımeı	rcial	Occupar	ıcy Co	de:						
(100) 🗆 Mo	bile Hon	ne		(10)		Wo	orn Out				Prim	ary:		C	ther1:	••	4	Other2:				
(101) 🗷 One	e Story			(20)		Bac	ily Wom				Commercial Construction Class:											
(102) 🗆 Two	o Story			(30)	因	Av	erage				(1)		Fш	eproof St	ructur	al Steel	Frame	;				
(103) □ Spli	it Level			(40) 🗷 Good							(2)		Re	inforced (Concre	ete Fran	me					
(104) 🗆 11/	2 Story			(50) U Very Good							(3) Masonry Bearing Walls											
(111) 🗆 Bi-I	Level			(60) Excellent						(4) Uwood or Steel Framed Ext. Walls												
(106) 🗆 Oth	er										(5) Metal Frame and Walls											
Townhouse or	Duplex	Style:		Resi	dentia	al Qu	uality: 30	0		7.5	(6)		Pol	le Frame								
(301) 🗆 One	Story			(10)		Lov	W/			,	Cost	Rai	ık:			C	onditie) n :	•			
(302) 🗆 Two	Story			(20)		Fair	Γ				(10)		Lo	w		(1	.0) 🗆	Worn	Out			
(307) 🗆 1 1/	2 Story			(30)	¥	Ave	етаде				(20)		Av	erage		(2	:0) 🗆	Badly	Won	ı		
(308) 🗆 Spli	t Level			(40)		Go	od				(30)		Ab	ove Aver	age	(3	0) 🗆	Averag	ge .			
(309) 🗆 2 1/2		· -		(50)		Ver	y Good				(40)		Hig	gh		(4	10) 🗖	Good				
(304) 🗀 One	Story D	uplex		(60)		Exc	ellent								A	(5	0) 🗆	Very (lood			
(305) 🗆 Two	Story D	uplex	,							, 1						(6	0) 🗆	Excelle	ent			
Assessor's																						
Assessor Co	mments	and R	eason for A	djust	tment	t :																
WD																						
Comments fi	rom						- · · · · · · · · · · · · · · · · · · ·			oma	nonta						•					
Comments II	· JIII									AIIII	nents:											
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NEBRASKA Good Life, Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

88

FORM **521**

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

The deed will not be recorded unless this statemen	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Mo. 4 Day 2 Yr. 19 Mo. 4 Day	2 _{Yr.} 19
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) HEIDI A FARRALL & CHRISTOPHER WADDLE	Grantee's Name (Buyer) MICHAEL HALL & BRENDA HALL	
Street or Other Mailing Address 35 N DERBY AVE	Street or Other Mailing Address 210 SW RAILWAY STREET	મુદ
City State Zip Code GILTNER NE 68841	City State BLUE HILL NE	Zip Code 68930
Phone Number (000) 000-0000	Phone Number (000) 000-0000 If Yes, is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) foundation	
Email Address N/A	Email Address	· 103 [8].10
7 Property Classification Number. Check one box in categories A and B. Check C in		
(A) Status (B)	Property Type	(C)
☑ Improved ☑ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
OLL Commercial Recreational		
	nd Contract/Memo Partition Sheriff Oth	er
	ase Personal Rep. Trust/Trustee Personal Rep. Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?		r on Death
(I.R.C. § 1031 Exchange)		to Beneficiary
Yes V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	pr Trust Partition Satisfaction of Contract Other (12 Was real estate purchased for same use? (If No, st	Explain)
✓ Yes	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P		
YesNo Aunt or Uncle to Niece or Nephew Family Corp., P	rantership, or LLC Self Offher and Grandchild Spouse	
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest	est rate.)
\$64,500	Yes V No \$	%
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (If Yo of the agent or title company contact.) Yes	es, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should	i be Sent
	MICHAEL & BRENDA HALL 210 SW RAILWAY STREET	
	BLUE HILL NE 68930	
20 Legal Description		
THE EAST 41.0' OF THE SOUTH 20.94' OF LOT FOUR (4), BLOCK TWO ALLEY LYING SOUTH OF AND ADJACENT TO THE LAST DESCRIBED TRA	ACT; AND THE WEST 41.0' OF THE EAST 62.89' OF LO	T TEN (10).
AND ALL OF LOT EIGHT (8), AND THE SOUTH 25.06' OF LOT NINE (9), B COUNTY, NEBRASKA.	LOCK FIVE (5) GRUSEL'S SUBDIVISION, ALL IN BLUE F	IILL, WEBSTER
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed		64,500,00
23 Was non-real property included in the purchase? Yes No (If Yes, en	ter dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24 S	64,500,00
25 If this transfer is exempt from the documentary stamp tax, ist the exemption		
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, comple	te, and
JENNIFER FLEISCHER \\	(4	02) 762-3524
sign Print or Type Name of Grantee or Authorized Representative	Pl	one Number
	ATTORNEY Title	
TICLE -		ate
Register of Deed's Use Onl 26 Date Deed Reported 27 Value of Stamp or Exempt Number	y Fo 28 Recording Data	r Dept. Use Only
Mo. 4 Day 11 Yr. 19 \$ 146. 25	BK2019 Pa 892	
Nebraska Department of Revenue Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016	Authorized by Neb. Rev. Sta	t. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 1 :02 Recorded in Book o'clock on Page 0 County Clerk D. 40 Carded Comp Assessor

BK2019, Fg 892

Date

NEBRASKA DOCUMENTARY

WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

HEIDI A. FARRALL and CHRISTOPHER WADDLE, wife and husband, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, MICHAEL HALL and BRENDA HALL, husband and wife as joint tenants and not tenants in common the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

THE EAST 41.0' OF THE SOUTH 20.94' OF LOT FOUR (4), BLOCK TWO (2), TYLER'S SUBDIVISION, AND THAT PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJACENT TO THE LAST DESCRIBED TRACT; AND THE WEST 41.0' OF THE EAST 62.89' OF LOT TEN (10), AND ALL OF LOT EIGHT (8), AND THE SOUTH 25.06' OF LOT NINE (9), BLOCK FIVE (5) GRUSEL'S SUBDIVISION, ALL IN BLUE HILL, WEBSTER COUNTY, NEBRASKA.

To have and to hold the above described premises together will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

STATE OF NEBRASKA)

COUNTY OF Itamilton

)SS.

Before me, a notary public qualified for said county, personally came HEIDI A. FARRALL and CHRISTOPHER WADDLE, wife and husband, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed,

Witness my hand and notarial seal on (

GENERAL NOTARY - State of Nebraska CHRISTINE L VAUGHT

My Comm. Exp. October 25, 2022

Residential & Commercial Sales Worksheet

Cnty No.	В	ok	Page			Sale Date														
91	20	19	893		3,	7/2019	Base:	91-0	0002	A	ffilia	ted:		Unified:						
Location	Ю	Sale	Number	U	Useability & Code # P				P	arcel I	Numbe	r								
0001649	900		89		1		GeoCde	Tw	n Rn	g	Sect	Qrt	Subd	iv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	l Val	це		4491				00	0	1010	05	·	002	0000			
Land		Imp	provements			Total			Date o	f Sa	le Pr	opert	y Class	ifica	tion (ode				
1	,250		48,78	0		50,030	Status	r	Property Type Zoning Location City Size Parcel S											
Assessor Lo	cation:	RED	CLOUD (RC)			A) 1	B) o:	Ĺ	C)	1	D)	1	E)	6	F) 2			
				31.51.1		Residential							Comi	merc	ial					
	Mul	tiple Im	provements:	Multi	ple. Im	provements. :			Multiple. Improvements. :											
		Const	uction Date:	Cons	truction	Date: 19	08		Construction Date :											
:	٠.		Floor:	Fioor	Sq. Ft.	1,8	76		Floor Sq. Ft. :											
•		Buildir	g Cost New:	Cost	:	218,0	15		Cost:											
Single Family	Style:	102		Resi	dentia	l Condition: 25	5		Commercial Occupancy Code:											
(100) 🗆 Mo	bile Hon	ne		(10)		Wom Out	•		Primary: Other1: Other2:											
(101) 🗆 One	Story			(20)	*	Badly Worn			Commercial Construction Class:											
(102) 🗷 Two	Story			(30)	*	Average	(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame													
(103) 🗆 Spli	t Level			(40)		Good	(2)		Reinfo	orced C	Concrete	Fran	ne							
(104) 🗆 11/	2 Story			(50)		Very Good	(3)		Mason	nry Bea	aring Wa	alls			<u> </u>					
(111) 🗆 Bi-I	_evel			(60)		Excellent	(4)	<u></u>	Wood	or Ste	el Frame	ed Ex	t. Wal	ls						
(106) 🗆 Oth	er			- :	<u> </u>		(5)		Metal	Frame	and Wa	lls								
Townhouse or	Duplex	Style:		Resi	dentia	Quality: 50	(6) Pole Frame													
(301) 🗆 One	Story			(10)		Low	Cost Rank: Condition:													
(302) 🗆 Two	Story			(20)		Fair			(10)											
(307) 🗆 1 1/				(30)		Average			(20) Average (20) Badly Worn											
(308) □ Spli				(40)		Good			(30) Above Average (30) Average											
(309) 🗆 21/				(50)		Very Good			(40) ☐ High (40) ☐ Good											
(304) 🗆 One		_		(60)		Excellent					•			(50	•	Very C				
(30 <i>5</i>) □ Two	Story I	Ouplex											(60) 🗆	Excelle	ent				
Assessor's	Adju	stment	to Sale P	rice	(+ or	· -):														
Assessor Co	mment	s and R	eason for A	djust	ment			· ·												
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NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

80

FORM **521**

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2019 Mo. 3 Day _ 2019 WEBSTER - 91 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver Dwight E. Theobald Thomas L. Mohlman Street or Other Mailing Address c/o Don Theobald P O Box 423 Street or Other Mailing Address 1235 Road 1000 City Zip Code State NE Zip Code Red Cloud NE 68970 **Red Cloud** 68970 Phone Number (402) 746-2774 ✓ No ✓ No Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt TIOLL T Commercia Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Lease Trust/Trustee Easement Personal Rep. ☐ Cemetery Death Certificate - Transfer on Death Mineral ✓ Warranty Quit Claim Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate ✓ Sale Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No. No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other_ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$25,000 ___Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 642 W 4th Ave Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Lots Twenty-one (21), Twenty -two (22), Twenty-three (23) and Twenty-four (24), Block Two (2) ₽latt's Addition to Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres 22 25.000¹00 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 25,000100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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. Theobald Type Name of Grantee or Authorized Representative Attorner ature of Grantee of Authorized Representative here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Records 27 Value of Stamp or Exempt Number Recording Data \$ Dav Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

BK2019, Pg 893

State of Nebraska ss. County of Webster

NEB	RASKA DOCUMENTARY
Date	STAMP TAX
\$ 56.	25 By aD

Return to: Thomas L. Mohlman 1235 Road 1000 Red Cloud, NE 68970

WARRANTY DEED

Dwight E. Theobald, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Thomas L. Mohlman, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Platt's Addition to Red Cloud, Webster County, Nebraska

Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed March 7, 2019.

Dwight E. Theobald by Don E. Theobald, his Attorney-in-Fact

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on 3-7-2019 2019 by Don E. Theobald, as Attorney-in-Fact for Dwight E. Theobald, a single person.

GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page			Sal	e Date					S	chool J	trict Cod	ct Code							
91	20	19	920		4,	/15	/2019	Base:	01	-01	23	Aff	iliated:	l: Unified:								
Location	Ш	Sale	Number	Ţ	seab	ility	& Code#		i desti Karen			1 XX 1765	Parce	el N	lumber		Fartasiá k Jeddonásia					
0005096	500	90+	91		1			GeoCde	T	wn	Rng	Se	ct Q	rt	Subdiv	Ārea	Bik	Parcel				
	D		ale Assessed	l Va	lue			4131		1.20.		0	0 0)	30015	63. (\$1.615.15.15.15.15.15.15.15.15.15.15.15.15.1	004	1170				
Land		Imp	rovements			T	otal			Date of Sale Property Classification Code												
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Assessor Lo	cation:	BLAD	EN (BLA))				A) 1		В)	01		c) 1	•	D) 1	E)	7	F) 2				
							Residentia			Commercial												
	Mul	tiple Im	provements:	Mul	tiple. Ir	npres	rements.:	<u></u>	7-5	N	/fultiple	Impr	ovement	s. :	Activities for the grant of the first	THE RELEASE AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON						
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			Floor:	Floo	r Sq. F	 t. :	8	56		F	loor Sq.	. Ft. :										
		Buildin	g Cost New:	Cost			64,6	70		Cost:												
Single Family	Style:			Res	identi	al C	ondition: 1	0		Commercial Occupancy Code:												
(100) 🗆 Moi	bile Hon	ne		(10) 🗷	W	om Out	*****		Primary: Other1: Other2:												
(101) 🗷 One	e Story			(20) Badly Worn							omme	rcial	l Constr	uci	tion Class:							
(102) 🗆 Two	o Story			(30	Av	erage		(1)	Fi	reproof	Strı	ictural Stee	l Frame	9								
(103) □ Spli	it Level			(40) □ Good							(2)	l Re	einforce	d C	oncrete Fra	me						
(104) 🗆 1 1/.	2 Story			(50) U Very Good							(3)	l M	asonry l	Bear	ring Walls							
(111) 🗆 Bi-I	Level			(60) Excellent							(4) □	I W	ood or S	Stee	l Framed I	xt. Wa	11s					
(106) 🗆 Oth	.er										(5)	l M	etal Fran	ne a	and Walls							
Townhouse or	Duplex	Style:		Res	al Q	uality: 20		(6) Pole Frame														
(301) 🗆 One	Story			(10)) 🗆	Lo	w			C	ost Ra	nk:				Conditi	on:					
(302) 🗆 Two	Story			(20)	*	Fai	ſ				10)	Lo	W		(10) 🗆	Wom	Out				
(307) 🗆 1 1/2	2 Story			(30)) 🗆	Av	erage			(20) 🗆	ΙAτ	rerage		(20) 🗆	Badly	Worn				
(308) □ Spli	t Level			(40) Good							(30) □ Above Average (30) □ Average (40) □ High (40) □ Good											
(309) 🗆 2 1/2	2 Story			(50) Uery Good							40) 🗆											
(304) 🗆 One				(60)) 🔲	Exc	cellent		.,,,,,,,,,,,,	1				nos.		50) 🗆	Very (Food				
(305) 🗆 Two	Story I	Duplex							eleji.						7. J. (60) 🗆	Excell	ent				
Assessor's	Adju	stment	to Sale P	rice	(+ o	r -)	:															
Assessor Co	mment	s and R	eason for A	djus	tmen	t:																
WD, COP	RECT	IVE Q	CD INCL	JDE	D BI	ζ 2	019, PG	919														
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Comments fi	rom								COL	ımeı	ats:											
																						
	******																(Conti	nue on back)				

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM

,	The deed will not be n	ecorded unless this	statemen	t is signed and i	tems 1-25 are accu	rately completed.	
1 County Name	2 County N	umber		3 Date of Sale/Tra		4 Date of Deed	IA 2010
	WEBSTER - 91				y <u>15</u> Yr. 2019		/ <u>16</u> Yr. 2019
5 Grantor's Name, Addres	s, and Telephone (Please	Print)			e, Address, and Teleph	none (Please Print)	
Grantor's Name (Seller) Sally Cox		1		Grantee's Name (I Dale W. Gev	Buyer) vecke		
Street or Other Mailing Add P.O. Box 204				Street or Other Ma P.O. Box 36	ailing Address		
city Bladen	State NE	Zi _l	68928	City Bladen		State NE	Zip Code 68928
Phone Number (402) 756-1376				Phone Number (402) 303-03	ls the grant If Yes, is the	ee a 501 (c)(3) organiz grantee a 509(a) fou	
Email Address N/A				Email Address N/A	1	,,,	
7 Property Classification	Number. Check one box	in categories A and B.	Check C if		mobile home.		
(A) Status		·	(B)	Property Type			(C)
✓ Improved [Unimproved [IOLL	Single Family Multi-Family Commercial	Industrial Agricultural Recreational		Mineral Interests Mineral Interests	, -	State Assessed Exempt	Mobile Home
	nservator	Distributio	on Dilan	d Contract/Memo	Partition	Sheriff	Other
Bill of Sale 🔽 Co	rrective ath Certificate - Transfer o	Easemen	=	se	Personal Rep. Quit Claim	Trust/Trustee Warranty	
9 Was the property purcha part of an IRS like-kind of	exchange?		Forecid	osure	ole Trust Revocable	=	ansfer on Death ustee to Beneficiary
(I.R.C. § 1031 Exchange ☐ Yes	Court E	=	Granto				ther (Explain) Corrective -spo
11 Was ownership transferre							No, state the intended use.)
13 Was the transfer between	relatives, or if to a trustee	are the trustor and ben	eficiary relat				
☐ Yes ✓ No	Aunt or Uncle to Nied	e or Nephew 🔲 Far	nily Corp., Pa	artnership, or LLC	Self	Oth	er
	Brothers and Sisters	Gra	ındparents a	nd Grandchild	Spouse		
	Ex-spouse	<u> </u>	ents and Ch		Step-parent and	•	
14 What is the current marks	t value of the real property	?	İ		age assumed? (If Yes, s	state the amount and	•
\$5,500 16 Does this conveyance div	ide a current parcel of land	?	-		V No \$	nt or a title company	% (If Yes, include the name
Yes 🗸 No	a a santini paroti ti idili			of the agent or	title company contact.)	Yes Adams La	nd Title Comes No
18 Address of Property					ress of Person to Whon		
326 W. Frances	, Bladen, NE 6	8928	- 1	Grantee			
18a No address assigne	d 185 Vacant la	nd					
20 Legal Description			<u> </u>				
Lots 6 and 7, Bl	ock 4, Spence's	Addition to B	laden, \	Webster Co	ounty, Nebrasi	ka.	
21 If agricultural, list total nur	nber of acres						
22 Total purchase price,	ncluding any liabilities a	ssumed				22 \$	0,00
23 Was non-real property	included in the purcha	se? 🗌 Yes 🕡 No	(If Yes, en	ter dollar amount	and attach itemized I	ist.) 23 5	
24 Adjusted purchase pri		•		_		24	0100
25 If this transfer is exem	pt from the documentar	y stamp tax, list the	exemption	number <u>4</u>	·		
correct, and th	enalties of law, I declare at I am duly authorized to:		nis statemen '	t and that it is, to th	ne best of my knowledg	ge and belief, true, co	
	W. Kassebaum Name of Grantee Mauthor	zed Representative					(402) 463-4198 Phone Number
sign mun	May Mill	WAMPIT			Title Agent		04-15-2019
here Signature of C	Grantee or Authorized Repr	esentative	_T	ītie			Date
		Register of Deed					For Dept. Use Only
26 Date Deed Recorded	27 Value of S	amp or Exempt Numbe	r	28 Recording Data	0. 010		
Mo Day Nebraska Department of Revenue	r. • • • • • • • • • • • • • • • • • • •	empt # 4		BK 2019	19919	Authorizad his black D	ov Stot SS 70 014 77 1007/0\
Form No. 96-269-2008 9-2017 Rev.	Supersedes 96-269-2008 Rev.	2-2016			\mathcal{I}	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

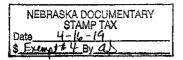
BK 2019, Pg 919

State of Nebraska SS.

County of Webster SS.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of 1000 AD., 2019, at 1000 AD. o'clock AM. Recorded in Book 2019 on Page 919

Output Defort County Clerk 10.00 ASSESSOT Carded Peputy Ind Comp Assessor Carded



Return to: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68901 CORRECTIVE

Quitclaim Deed

The Grantor, SALLY COX, WIDOW OF WILBUR COX, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, quitclaim and convey to **DALE W. GEWECKE, A SINGLE PERSON**, the following described real estate (as described in Neb. Stat. 76-201) in Bladen, Webster County, Nebraska:

Lots Six (6) and Seven (7), Block Four (4), Spence's Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

THIS Quitclaim Deed is being executed to correct the lack of Sally Cox as spouse of Wilbur Cox not having joined as Grantor and executed Quitclaim Deed recorded September 10, 1996 in Book 96, Page 1352.

Sally Cox

STATE OF NEBRASKA COUNTY OF

s

On this 10th day of April Sally Cox.

, 2019, before me personally appeared

MICHELLE L SCHNEIDER General Notary - State of Nebraska My Commission Expires May 10, 2022 Notary Public

My Commission Expires: May 10, 2022

NEBRASKA Good Life, Great Service,

Real Estate Transfer Statement

FORM

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Day 15 Yr. 2019 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Dale W. Gewecke Towns D. Gewecke Street or Other Mailing Address Street or Other Mailing Address P.O. Box 36 506 E. 11th Street Zip Code City State Zip Code Bladen 68928 Wood River 68883 NE NE Is the grantee a 501(c)(3) organization? √ No √ No Phone Number Phone Number Yes (308) 370-9093 (402) 303-0311 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death **X**Warranty Executor Mineral Quit Claim Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate Trustee to Beneficiary Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No ✓ Yes √ 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.) √ Yes Aunt or Uncie to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters ✓ Grandparents and Grandchild Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$5.500 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Adams Land Title Comm No ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 326 W. Frances, Bladen, NE 68928 Grantee 18a No address assigned 18b Vacant land 20 Legal Description Lots 6 and 7, Block 4, Spence's Addition to Bladen, Webster County, Nebraska. 21 If agricultural, list total number of acres 00.00 22 23 0100 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. Michael W. Kassebaum (402) 463-4198 Print or Type Name of Grantee or Authorized Represe Phone Number Title Agent 04-15-2019 Signature of Grantee or Authorized Representative Date

26 Date Deed Recorded

Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data

Day Nebraska Department of Revenue Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

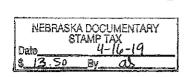
920 BK2019 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

For Dept. Use Only

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this le day of April A.D., 20 19, at 10 34 o'ctock AM. Recorded in Book Anig on Page 120

Local County Clerk 10.00 Deputy Ind Comp Assessor Carded



BK2019, Pg 920

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

The Grantor, **DALE W. GEWECKE**, **A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to **TAVISH D. GEWECKE**, as sole owner, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Bladen, Webster County, Nebraska:

Lots Six (6) and Seven (7), Block Four (4), Spence's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenant with GRANTEE that GRANTOR:

- is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

persons.		
Executed April	15 th	, <u>2019</u> .
		Dale W. Gewecke
STATE OF NEBRASKA COUNTY OF ADAMS	ss	*
On this 15th day of	April	, 2019, before me personally appeared

GENERAL NOTARY - State of Nebraska
DUSTY S. MCKENNA
My Comm. Exp. August 8, 2019

Dale W. Gewecke, A Single Person.

Notary Public - DUSTY S. MCKENNA My Commission Expires: Aug. 8, 2019

Agricultural Land Sales Worksheet

91	2019	921	4/15	/2019	Base: 5	1-00	74	Aff	iliate	ed:		Unified:					
Location ID	S	ale Number	Useability	& Code#	Parcel Number												
001707001		92	4	05	GeoCde	Twn	Rng	Se	act	Qrt	Subdiv	Area	Blk	Pa	arcel		
	Date o	of Sale Assessed	Value		4133	4	10	1	1	3	00000	1	1 000 659				
Land		[mprovements	r	otal		Ď	ate of	Sale	Pro	operty	Classifi	cation (Code				
640,63	55			640,635	Status	Pro	perty T	ype	Z	oning	Locatio	n Ci	y Size	Parc	el Siz		
	Irri	igation Type:	·		A) 2	B)	05		C)	5	D) 3	E)	0	F)	9		
LCG		ACRES:	VAI	.UE:		LCG				ACR	ES:		VAL	UE:			
	lAl	9.250		41,115	GR	ASSLA	ND 1	G1			0.920			1,	255		
	1A	70.010		311,195	1G			1G		1	6.010	21,855					
	2A1						2	G1									
	2A				2G 3.000						4,	095					
	3A.1				3G1 3.000					4,	095						
	3A	_						3G									
	4A1	0.100		425			4	G1									
	4A	26.630	:	113,710				4G		2	6.000			35,	490		
DRYLAND	ID1	9.220		21,530	S	helterb	elt/Tim	ber									
	1D	29.750		69,470			Accreti	ion									
	2D1						Wa	ste			_						
	2D						Otl										
	3D1	4.000		7,840	AG L	AND	TOTA	\mathbf{L}			2.420		6	40,	635		
	3D	<u>.</u>	,				Ros				3.740						
	4D1	3.000		5,670		F	⁷ arm Si	tes				1					
	4D	1.530		2,890			ome Si	_									
				and the same		F	Recreati	on				ļ					
Dwell							Otl				2.000						
Outbuild	ıngs				Not	ı-AG	TOTA	Щ			5.740						

Total Recapture Value:
Comments:
xu
(Continue on back)

Real Estate Transfer Statement

FORM

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

521

The deed will not be recorded unless this statemen	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 4 Day / SYr. 19 Mo. 4 Day / SYr. 19
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Ronald L. Kort & Betty J. Kort, husband & wife	Grantee's Name (Buyer) Betty J. Kort, Trustee of the Kort Family Revocable Trust
Street or Other Mailing Address 1254 Heritage Dr.	Street or Other Mailing Address 1254 Heritage Dr.
City State Zip Code	City State Zip Code
Hastings NE 68901 Phone Number	Hastings NE 68901 Phone Number Is the grantee a 501(c)(3) organization? Yes VNo
(402) 984-2074	(402) 984-2074 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
(A) Status (B	i) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	and Contract/Memo Partition Sheriff Other
	esse Personal Rep. Trust/Trustee ineral Quit Claim Warranty
part of an IRS like-kind exchange?	iosure Irrevocable Trust Revocable Trust Transfer on Death Trustee to Beneficiary
(11.10-13.10-1.11)	tor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	Yes
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	
	Partnership, or LLC Self Other Other
· · · · · · · · · · · · · · · · · · ·	and Grandchild Spouse
Ex-spouse Parents and C	
4 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
See attached 16 Does this conveyance divide a current parcel of land?	☐ Yes ☑ No \$ %
Yes VNo	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Same as #6 above
	Same as #0 above
18a ✓ No address assigned 18b 🔲 Vacant land	
0 Legal Description	
See attached	
rt If agricultural, list total number of acres <u>See attached</u> .	
Total a control in the little and th	\$ 000
22 Total purchase price, including any liabilities assumed	22 0'00 \$
23 Was non-real property included in the purchase? 🔲 Yes 🛛 📿 No (If Yes, er	nter dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
	, ,
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Koneld (1) roun	708-384-16
Sign Print or Type Name of Parantee or Authorize Representative	Phone Number
	HHORA 4-19
here Signature of Grantee or Juthorized Representative	Title
Register of Deed's Use Or	nly For Dept. Use Only
6 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 4 Day 17 Yr. 19 \$ Exempt #4	KK2019 14 92
ebraska Department of Revenue rm No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Current Market Value:

\$506,835

Legal Description:

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land commencing at the Southeast Corner of said Southwest Ouarter (SW1/4) and Place of Beginning, thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW1/4) a distance of 988.00 feet: thence S88°02'55"W a distance of 324.00 feet; thence S15°33'52"E a distance of 132.00 feet; thence S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said Southwest Quarter (SW¼): thence N90°00'00"E along said south line a distance of 1466.51 feet to the Place of Beginning containing 27,77 acres of which 1.11 acres contained in the south 33.00 feet thereof is presently being used as a public road; and FURTHER EXCEPTING a permanent access easement across property legally described as a Twenty-five foot (25') access easement located in the Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, more particularly described as commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence N90°00'00"E along the south line of said Southwest Quarter (SW1/4) a distance of 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51"E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a distance of 45.97 feet to the south line of said Southwest Ouarter (SW1/4); thence S90°00'00"W along said south line a distance of 44.33 feet to the Place of Beginning containing 1840 square feet of which 1439 square feet contained in the south 33.00 feet thereof is presently being used as a public road.

Number of Acres:

128.16 acres

Current Market Value:

\$133,800

Legal Description:

The South Half of the Northwest Quarter (S½NW¼) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Number of Acres:

80 acres

BK2019, Pg 921

State of Nebraska Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of Appril A.D., 20 19 at 10:40 o'clock A.M. Recorded in Book 2019 on Page 921 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEB	RASKA DOCUMENTARY	-
	STAMPTAX	
Date	##4 By // \	

Record and return to: Ronald S. Depue 308 N. Locust, Ste. 501 Grand Island, NE 68801

QUITCLAIM DEED

Ronald L. Kort and Betty Kort, husband and wife, herein called the grantor whether one or more, in consideration of transferring property to Grantors' revocable trust, do hereby quitclaim, grant, bargain, sell, convey and confirm unto Betty J. Kort, Trustee of The Kort Family Revocable Trust, herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

The Southwest Quarter (SW¼) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land commencing at the Southeast Corner of said Southwest Quarter (SW1/4) and Place of Beginning, thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW¼) a distance of 988.00 feet; thence S88º02'55"W a distance of 324.00 feet; thence S15º33'52"E a distance of 132.00 feet; thence S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said Southwest Quarter (SW1/4); thence N90°00'00"E along said south line a distance of 1466.51 feet to the Place of Beginning containing 27.77 acres of which 1.11 acres contained in the south 33.00 feet thereof is presently being used as a public road; and FURTHER EXCEPTING a permanent access easement across property legally described as a Twentyfive foot (25') access easement located in the Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, more particularly described as commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence N90°00'00"E along the south line of said Southwest Ouarter (SW¼) a distance of 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51"E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a distance of 45.97 feet to the south line of said Southwest Quarter (SW1/4); thence S90°00'00"W along said south line a distance of 44.33 feet to the Place of Beginning containing 1840 square feet of which 1439 square feet contained in the south 33.00 feet thereof is presently being used as a public road.

The South Half of the Northwest Quarter (S½NW¾) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

TO HAVE AND TO HOLD the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

Dated/ /2 //
Ronald L. Kort Betty Kort Betty Kort
STATE OF NEBRASKA SS:
COUNTY OF HALL
The foregoing instrument was acknowledged before me this day o, 2019, by Ronald L. Kort and Betty Kort, husband and wife.
Notary Public

My commission expires:

A GENERAL NOTARY - State of Nebraska

RONALD S. DEPUE

My Comm. Exp. September 26, 2019

4-15-19

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date	School District Code													
91	20	19	971		4,	/19	/2019	Base:	31 -	-00	0002 Affiliated:					Unified:					
Location	D	Sale	Number	U:	seabi	lity	& Code#			7.4			Parce	ΙN	l Number						
000158	600		93		1			GeoCde	· T	γn	Rng	Se	ct Qr	t	Subdiv	Area	Blk	Pa	rcel		
	Da	ate of Sa	ale Assessed	Val	ıe.			4491				0(0 0		10070	<u> </u>	004	00	00		
Land		Imp	rovements			To	ital		7.	D	ate of S	ale	Prope	rty	Classific	ation (Code				
·	935		17,770)			18,705	Status		Prop	operty Type Zoning Location City Size Pa						Parce	el Size			
Assessor Lo	cation:	RED	CLOUD (F	C)				A) 1	:	B)	01		ී 1		D) 1	E) 6 F) 2					
						i de Tue Caragonia Caragonia	Residential							. + * * * * * * * * * * * * * * * * * *	Comme	cial					
	Muli	tiple Imp	rovements:	Multi	ple. In	nprov	ements :	· · · · · · · · · · · · · · · · · · ·		N	⁄fultiple.	Impr	ovements	. :		·ii					
		Constr	uction Date:	Const	ructio	n Dat	e: 19	52		(Construct	ion D	ate:								
		g et 1977	Floor:	Floor	Sq. F	t. :	9:	12		F	loor Sq.	Ft.:									
14.47.7	a tina a i	Buildin	A CONTRACT OF THE	Cost			60,9	70			Cost:										
Single Family				Resi	denti	al Co	ndition: 10)		C	Comme	cial	Occup	anc	y Code:						
(100) ☐ Mobile Home (10) ₺ Worn Out								rimary:				herl:	(Other2:							
(101) 🗷 One Story (20) 🗆 Badly Worm					ily Worn			C	ommei	cial	Constr	uct	ion Class:		- 12 /g		A				
(102) □ Two Story (30)					30) □ Average (1) □ Firepro							eproof Structural Steel Frame									
(103) □ Split Level (40)						Go	od				(2)	Re	inforced	l Co	oncrete Fra	ıme					
(104) ☐ 1 1/2 Story (50) ☐ Very Go					y Good				(3) 🗆	Ma	sonry E	Bear	ring Walls								
(111) □ Bi-l	(111) □ Bi-Level (60) □ Excellent								(4)	W	ood or S	tee	l Framed I	Ext. Wal	ls						
(106) 🗆 Oth	ner					1				21 22	(5) 🗆	Me	tal Fran	ne a	and Walls						
Townhouse or	r Duplex	Style:		Resi	denti	al Qu	iality: 20		1.4	7	(6) 🛘	Po.	le Frame	9							
(301) 🗆 One	e Story			(10)		Lov	v			C	Cost Rank: Condition:										
(302) 🗆 Two	o Story			(20)	*	Fair					(10) 🗆	Lo	w		([10]	Wom	Out			
(307) 🗆 11/	2 Story			(30)		Ave	erage	•		((20)	Av	erage		(20) 🗆	Badly	Worn			
(308) 🗆 Spl	it Level			(40)		Goo	od			((30) 🗆	Ab	ove Ave	тар	ge (30) 🗆	Averag	ge			
(309) 🗆 2 1/	2 Story			(50)		Ver	y Good			((40)	Hig	gh		(40) 🗆	Good				
(304) □ One	Story D	uplex		(60)		Exc	ellent		, ,		(50) □ Very Good										
(305) 🗆 Two	o Story D	uplex													() () ()	60) 🗆	Excelle	ent			
Assessor's	Adjus	tment	to Sale Pr	ice	(+ o	r -):	•														
Assessor Co	mments	and Re	eason for Ac	ljust	men	t:															
JTQCD																					
																			\longrightarrow		
Comment									1		n to:										
Comments f	ı VIII								.um	mei	ars:										
												_		_			(Conti	nue on l	back)		

Real Estate Transfer Statement

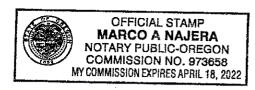
FORM

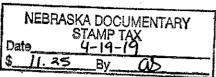
т		inai space is nee	eded, add ar	n attachment an	d identify the item.		<u> </u>
	he deed will not be re	corded unless th	his stateme			rately completed.	
1 County Name	2 County N	umber	·	3 Date of Sale/Ti		4 Date of Deed	00 0040
	WEBSTER - 91			Mo04C	ay 19 Yr. 2019	Mo Day	<u>25 Yr. 2019</u>
5 Grantor's Name, Address	s, and Telephone (Please	Print)		6 Grantee's Nan	ne, Address, and Teleph	one (Please Print)	
Grantor's Name (Seller) Carl & Joan Jacobs				Grantee's Name	^(Buyer) tt & Jessica L. Ne	elev	
Street or Other Mailing Addre	ess			Street or Other A	lailing Address	Cicy	
410 Sunnyside Dr. 3	F10 State		Zip Code	32 N Walnu	t St	State	Zip Code
Winston	OR OR		97496	Red Cloud		State NE	6897
Phone Number				Phone Number		ee a 501(c)(3) organiz grantee a 509(a) foui	
Ernail Address				Email Address	1		
7 Property Classification I	Number. Check one box i	n categories A and	B. Check C	if property is also	a mobile home,		
(A) Status		•) Property Type			(C)
✓ Improved ✓	Single Family	Industrial			s-Nonproducing	State Assessed	Mobile Hon
Unimproved	Multi-Family	Agricultural		Mineral Interest	s-Producing	Exempt] —
IOLL _	Commercial	Recreational					
	servator	Distrib	ution 🔲 La	ind Contract/Memo	Partition	Sheriff [Other
	rective	Easem	<u></u>	ase	Personal Rep.	Trust/Trustee	
	th Certificate – Transfer or			neral		Warranty	
9 Was the property purchas part of an IRS like-kind ex	change?	=	= "		able Trust Revocable		ansfer on Death
(I.R.C. § 1031 Exchange) ☐ Yes	Auction	Easemer	=	Life Est or Trust Partitio		=	ustee to Beneficiary
IT Was ownership transferred	, —		eGrant		Was real estate purchase		her (Explain)
✓ Yes					✓ Yes		io, state tre interiora ut
3 Was the transfer between	relatives, or if to a trustee,	are the trustor and b	peneficiary rela	atives? (If Yes, chec	k the appropriate box.)		
Yes √ No	Aunt or Uncie to Niece	e or Nephew 🔲 🛚	Family Corp., I	Partnership, or LLC	Self	Othe	er
•	Brothers and Sisters		Grandparents	and Grandchild	Spouse		
	Ex-spouse	F	Parents and C	hìld	Step-parent and	l Step-child	
4 What is the current market	value of the real property	•	<u>-</u> .	15 Was the mort	gage assumed? (if Yes, s	tate the amount and i	nterest rate.)
			_	☐ Yes	✓ No \$		%
6 Does this conveyance divid ☐ Yes	de a current parcel of land?	<i>!</i>		17 Was transfer to	hrough a real estate age r title company contact.)	nt or a title company?	_
8 Address of Property					iress of Person to Whom		
32 N Walnut St				_		the lax statement si	nould be Sent
Red Cloud, NE 68970				same as G	irantee		
18a 🔲 No address assigned	18b 🔲 Vacant lan	ıd		ł			
0 Legal Description				<u>l</u> .	·		
Lots Forty-four (4	44) Forty-five (45) and For	tv_eiv (A(S) Block Ed	ur (4) Carber'	e 2nd Additio	on to Pod
Cloud, Webster			ty-SIX (T	o, Diock i c	ui (+), Caibei	3 ZIIG AGGILIC	on to rea
Oloud, Websiel	County, Nebras	na.			•		
1 If agricultural, list total num.	ber of acres	·					
22 Total purchase price, in	cluding any liabilities a	ssumed				22	4,500,00
3 Was non-real property	included in the purchas	se? ☐ Yes 🗸	No (If Yes, e	nter dollar amoun	and attach itemized li	ist.) 23	0,00
A Adimoted purchase price	a maid for roal pateto (li	ma 00 minus line				\$	4,500100
24 Adjusted purchase pric	e paid for real estate (II	ne ZZ minus iinė i	٠٠٠)			[24]	4,500,00
25 If this transfer is exemp					*		
	naities of law, I declare to the tild am duly authorized to si		this stateme	nt and that it is, to	he best of my knowledg	e and belief, true, co	mplete, and
Kory J. Mo							(402) 746-3613
Print or Type N	ame of Gantee or Authoriz	zed Representative					Phone Number
sign \nearrow	1//	/			Attorney		4/19/10
here Signature of Gi	artee or Authorized Repre	sentative		Title		-	Date /
	,	Register of Dec	ad'e Hea Or	olv .		T	E D 1 11 0 1
		Lichipiei of Der	CU 3 U3C U 1.			1	For Dept. Use Only
Date Deed Recorded		amp or Exempt Num		28 Recording Data	/1	1	For Dept. Use Only
6 Date Deed Recorded Mo. 4 Day 49 Yr				-	/1	1	For Dept. Use Only

State of Nebraska 7 County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day April A.D., 20 19. OM. Recorded in Book o'clock on Page County Clerk 10.00 Deputy Carded_ Comp Assessor Ind_

BK2019, Pg





JOINT TENANCY QUITCLAIM DEED

Carl D. Jacobs and Joan Jacobs, husband and wife, and Tedd D. Jacobs, a married person and resident of the Country of Germany, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Patrick Scott Neeley and Jessica L. Neeley, husband and wife as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Forty-four (44), Forty-five (45) and Forty-six (46), Block Four (4), Garber's

2nd Addition to Red Cloud, Webster County, Nebraska. Executed March Carl Jacobs TEDD JACOBS TEDD JACOBS Carl Jacobs, Co-Attorney in Fact Joan Jagobs, Co-Attorney in Fact regon, county of <u>Douglas</u>) ss. STATE OF The foregoing instrument was acknowledged before me on March/ Jacobs and Joan Jacobs, husband and wife. STATE OF The foregoing instrument was acknowledged before me on March Jacobs and Joan Jacobs, Co-Attorneys in Fact for Tedd D. Jacobs.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		72 70 00 . 6 1 15 15 15		,	School District Code								
91 2	2019	976	4/11/2019	Base: (Base: 01-0123 Affiliated:							Unified:				
Location ID	Sal	le Number	Useability & Code#	Parcel Number												
002403702		94	1	GeoCde	Twn	Rng	s	ect	Qrt	Sub	div	Area	Bik .	_ P	arcel	
	Date of	Sale Assessed	Value	0000	3	12	3	30	0	000	00	1 000 0000				
Land	_ Im	provements	Total		D	ate of	Sal	e Pro	perty	Clas	sifica	tion (ode			
21,56)		21,560	Status	Pro	perty Ty	pe	Z	oning	Loc	ation	Cit	y Size	Par	cel Size	
	Irriga	Irrigation Type:		A) 2	B)	05		C)	5	D)	3	E) 0		F)	0	
LCG		ACRES:	VALUE:	1	LCG		9.00 9.41	MY (ACR	ES:			VAL	JE:		
IRRIGATED 1	A1			GR	ASSLA	ND 1	G1									
	lA	4.850	21,560	1G			ιG									
2	A.I					20	31									
***************************************	2.A					2	2G									
3.	A.1				31											
	3A				3G											
4.	4.1					40	3 1									
	IΑ					۷	lG									
DRYLAND 1	01			S	helterbe	elt/Timb	er									
	.D					Accretic	on						<u> </u>			
2.	D1					Was	te									
	D D					Oth										
31	D1			AG L	AND T	ГОТА	\mathbf{L}			4.85				21,	560	
	ID .					Roa			•	0.48	30					
	01				F	arm Sit	es									
	D	in the second control of the second control				ome Sit	_									
					R	Lecreation	m									
Dwellin	_					Oth										
Outbuildin	gs			Nor	ı-AG T	ГОТА	\mathbf{L}		- (0.48	30					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD €	
•	
Comments from	Comments:
	(Continue on back)



Nebraska Department of REVENUE

Real Estate Transfer Statement

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

FORM **521**

	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	11 2019
WEBSTER - 91	Mo. 4 Day 11 Yr. 2019 Mo. 4 Day	Yr. 2010
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Selier)	6 Grantee's Name, Address, and Telephone (Please Print)	
Nelson P. Trambly and Kelly E. Trambly, husband and wife	Grantee's Name (Buyer) Inavale Grain, Inc., a Nebraska Corporation	
Street or Other Mailing Address 1314 Road 100	Street or Other Mailing Address 1314 Road 100	
City State Zip Code Campbell NE 68932	City State NE	Zip Code 68932
Phone Number (402) 756-8601	Phone Number Is the grantee a 501(c)(3) organizate (402) 756-8601 If Yes, is the grantee a 509(a) found	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
	3) Property Type	(C)
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
☐ IOLL ☐ Commercial ☐ Recreational		1
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff C	Other
Bill of Sale Corrective Easement L	ease Personal Rep. Trust/Trustee	
Cemetery Death Certificate – Transfer on Death Executor	neral	
9 Was the property purchased as part of an IRS like-kind exchange?	closure Irrevocable Trust Revocable Trust Tran	sfer on Death
(I.R.C. § 1031 Exchange)	Life Estate Sale Trus	tee to Beneficiary
		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No No	12 Was real estate purchased for same use? (If No No	, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		
	Partnership, or LLC Self Other	
	and Grandchild Spouse	
Ex-spouse Parents and C	= '	,
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	aract rata \
\$50.000	Yes V No S	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (I	f Yes, include the name
✓ Yes No	of the agent or title company contact.)	V No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	uld be Sent
	Inavale Grain, Inc.	
_	1314 Road 100	
18a ☐ No address assigned 18b ✓ Vacant land	Campbell, NE 68932	
20 Legal Description		
See Attached		
_		
7 07		
21 If agricultural, list total number of acres	,	
92 Total nuvelega neige including any lightidian angular	/_ \$	50,000,00
22 Total purchase price, including any liabilities assumed	22	30,000,00
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 3	50,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, com	olete, and
correct, and that I am duly authorized to sign this statement. Henry C. Schenker		(200) 425 6272
Print or Type Name of Grantee or Authorized Representative		(308) 425-6273 Phone Number
sign thanks	Attorney	4/15/2019
- WILL COUNTY	Title	Date
here Signature of Grantee or Authorized Representative		
Register of Deed's Use O		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 112.50	28 Recording Data	
Mo. 9 Day 00 Yr. 9 112 30		
Nebraska Department of Revenue	BK 2019, Pg 976	Stat. §§ 76-214, 77-1327(2)

20. A tract of land being part of the Southwest Quarter of the Southwest Quarter (SW¼SW¼), Section Thirty (30), Township Three (3), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, and more particularly described as follows:

BEGINNING at an Aluminum Cap at the Southwest Corner of the Southwest Quarter of Section 30 and assuming the West line of said Southwest Quarter as bearing N00°08'48"E and all bearings contained herein are relative thereto; thence N00°08'48"E on said West line a distance of 900.06 feet; thence S89°51'12"E perpendicular to said West line a distance of 33.00 feet to a 5/8" rebar w/cap; thence Southeasterly on a non-tangent curve to the Left having a central angle of 63°07'19", a radius of 1294.00 feet, an arc length of 1425.58 feet, and a chord bearing of S47°43'46"E a distance of 1354.58 feet to a 5/8" rebar w/cap on the South line of said Southwest Quarter; thence S89°23'02"E on said South line a distance of 1037.72 feet to the Point of Beginning.

Containing 7.03 acres, more or less, of which 0.68 acres more or less, are presently being used for road purposes on the West side, EXCEPT a 1 square acre tract, in the Southwest corner of the Southwest Quarter (SW¼) conveyed to the Trustees of Zions Church of the Norw. Evangelic Lutheran Synod by deed recorded November 7, 1881, in Book F, at Page 216.

BK2019, Pg 976

State of Nebraska 3	is.
County of Webster	
-	Entered on the
numerical index and f	iled for record in the
clock's office of said:	county this 22 day
of America D.	20 19 . at 11:00
alalask A N Parc	orded in Book <u>201</u> 9
on Page 974	
Louise Pe	County Clerk
10.00	<u> </u>
Ind Comp Ass	essorCarded

When recording is completed, please return to: DUNCAN, WALKER, SCHENKER & DAAKE P. O. Box 207 Franklin, NE 68939

QUITCLAIM DEED

NELSON P. TRAMBLY and KELLY E. TRAMBLY, husband and wife, Grantor, whether one or more,

in consideration of Fifty Thousand and no/100 --- (\$50,000.00)--- Dollars, receipt of which is hereby acknowledged, quitelaims and conveys to

INAVALE GRAIN, INC., a Nebraska Corporation, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

A tract of land being part of the Southwest Quarter of the Southwest Quarter (SW'4SW'4), Section Thirty (30), Township Three (3), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, and more particularly described as follows:

BEGINNING at an Aluminum Cap at the Southwest Corner of the Southwest Quarter of Section 30 and assuming the West line of said Southwest Quarter as bearing N00°08'48"E and all bearings contained herein are relative thereto; thence N00°08'48"E on said West line a distance of 900.06 feet; thence S89°51'12"E perpendicular to said West line a distance of 33.00 feet to a 5/8" rebar w/cap; thence Southeasterly on a nontangent curve to the Left having a central angle of 63°07'19", a radius of 1294.00 feet, an arc length of 1425.58 feet, and a chord bearing of S47°43'46"E a distance of 1354.58 feet to a 5/8" rebar w/cap on the South line of said Southwest Quarter; thence S89°23'02"E on said South line a distance of 1037.72 feet to the Point of Beginning.

Containing 7.03 acres, more or less, of which 0.68 acres more or less, are presently being used for road purposes on the West side, EXCEPT a 1 square acre tract, in the Southwest corner of the Southwest Quarter (SW $\frac{1}{2}$) conveyed to the Trustees of Zions Church of the Norw. Evangelic Lutheran Synod by deed recorded November 7, 1881, in Book F, at Page 216.

Executed: March 11, 2019.

Opril

Kelly & Trambly Keily E. Trambly.

STATE OF NEBRASKA

)) ss.

FRANKLIN COUNTY

The foregoing instrument was acknowledged before me by Nelson P. Trambly and Kelly E. Trambly, husband and wife, on March 11, 2019.

JOYCE LANG General Notary - State of Nebraska My Commission Expires Aug 2, 2022 Notary Public.

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date 91 2019 988 4/26/2019						Base:	91-00	9.1.124.1	hool District Code iated: Unified:								
	1,03 [3		V - 1999-5-1890-6-1899-1			Dase:	-0	/ / 4 . 552.8	АШ	1755	cost in	128.3	New New Year		iea:		
Location II	<u> </u>	Sale	Number	Useab	ility & Code#					Pa	rcel l	Numb	er		A STATE OF THE STA		
00170520	0	!	95	1		GeoCde	Twn	Rng	Se	ct	Qrt	Sub	div	Area Blk			arcel
	D٤	ite of Sa	le Assessed	Value		4133	4	10	9)	0	000	000	1	000	63	380
Land		Impi	rovements		Total		D	ate of	Sale	Pro	operty	y Cla:	ssifica	tion (Code		
32,7	60	* . *			32,760	Status	Pro	perty T	ype	Zoning Location				n City Size Par			cel Size
		Irrigatio	on Type:			A) 2 B) 05			c) 5		D) 3		E) 0		F) 8		
LCG		Á	CRES:		VALUE:		LCG				ACF	ES:			VAL	UE:	
IRRIGATED	1AI				, 222	GR	ASSLA	ND 1	G1	96 <u>1</u>				<u> </u>	· ." ;* 		·
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	2A1							2	GI						·		
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	3A1							3	G1								
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DRYLAND	1D1					93	Shelterb	elt/Timl	ber								
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	llings							Otl				· 					
Outbui	dings					Noi	n-AG	ΓΟΤΑ	\mathbb{L}								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
SPECIAL WD	
Comments from	Comments:
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Law Law III and the law III and III and III and III and III and III and III and III and III and III and III and III and III an	
	(Continue on back)

Sood Life, Great Service

Real Estate Transfer Staten

FORM

To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster Mo. 4 Day 26 Yr. 2019 91 Mo. 4 Day 24 Yr. 2019 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seiler) Grantee's Name (Buyer) Judson J. Jesske and Kaye L. Jesske Jesske Farms, L.L.C., a Nebraska limited liability company Street or Other Mailing Address Street or Other Mailing Address 6749 Old 6749 Old City Zip Code State State Zip Code Lincol 68516 68516 N E Telephone Number Phone Number Is the grantee a 501(c)(3) organization? Yes ⊠ No (402) 643-0333 402/643-0323 If Yes, is the grantee a 509(a) foundation? ☐ Yes ဩ No Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property Is also a mobile home. (A) Status (B) Property Type (C) ☐ Single Family ☐ Industrial ☐ Improved Mineral Interests-Nonproducing State Assessed ☐ Mobile Home Multi-Family Agricultural ☐ Mineral Interests-Producing ☑ Unimproved ☐ Commercial ☐ IOLL Recreational 8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sherriff ☐ Other ☐ Bill of Sale ☐ Corrective Easement ☐ Lease Personal Rep. Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☑ Warranty 9 Was the property purchased as 10 Type of Transfer Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death part of an IRS like-kind exchange? ☐ Auction ☐ Fasement ☐ Gift ☐ Life Estate Sale ☐ Trustee to Beneficiary (IRC § 1031 Exchange) ☐ Court Decree ☐ Exchange ☑ Yes □ No ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☑ Yes ☑ 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.) ☐ Yes ⊠ No ☐ Other ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse □ Ex-spouse Parents and Child ☐ Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$48,840.00 ⊠ No \$ 16 Does this conveyance divide a current parcel of land?

Yes No 17 Was transfer through a real estate agent or a title company? (If Yes, include the of the agent or title company contact.) X Yes Nebraska Title Co. No 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Jesske Farms, L.L.C. 6749 old Bominion Road 18a

No address assigned 18b X Vacant Land Lincoln NF 68516 20 Legal Description 21 if agricultural, list total number of acres ___24.42 +/-22 Total purchase price, including any liabilities assumed 48.840 00 23 Was non-real property included in the purchase?

Yes

No (If Yes, enter dollar amount and attach itemized list.) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 48.840100 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. Judson J. Jesske Print or Type Name of Grantee or Authorized Representative sign Associate Manager Signature of Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 28 Recording Data 27 Value of Stamp or Exempt Number Day 29 Yr. 988

Lot Eight (8) in the Southwest Quarter (SW ¼) of Section Nine (9), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, being that portion of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section lying East of the Burlington and Missouri Railroad

BK2019, Pg 988

State of Nebraska Sss. County of Webster Sss. Entered on	tne
numerical index and filed for record in Clerk's office of said county this and of April A.D., 20 19, at 10 o'clock AM. Recorded in Book a on Page 988-989 Local Potoch County Co	OLY OLY lerk puty

SPECIAL WARRANTY DEED

Judson J. Jesske and Kaye L. Jesske, a married couple, GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and demise to GRANTEE, Jesske Farms, L.L.C., a Nebraska limited liability company, all of Grantor's right, title and interest in and to the following described real estate, together with all improvements thereupon, if any, in Webster County, Nebraska (the "Property"):

Lot Eight (8) in the Southwest Quarter (SW ½) of Section Nine (9), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, being that portion of the Southeast Quarter of the Southwest Quarter (SE ½ SW ½) of said Section lying East of the Burlington and Missouri Railroad

SUBJECT, however to all restrictions, easements and other matters of record, applicable zoning ordinances and the lien of general taxes and assessments for the current year and all subsequent years (collectively, the "Permitted Exceptions").

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except the Permitted Exceptions;
- (2) has legal power and lawful authority to convey Grantor's interest in the Property; and
- (3) warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof, through, by or under Grantor.

Executed on this 26th day of April, 2019

6104758

Please Return recorded document to:
Nebraska Title Company
5601 South 59th Street, Snite C
Lincoln, NE 68516

	Kaye L. Jesske
State of <u>Nebraska</u>) County of <u>Lancaster</u>) Ss.	
The foregoing instrument was acknown April 2019, by Judson J. Je	owledged before me on this 24th day of sske. Notary Public GENERAL NOTARY - State of Nebraska RYAN CONNER My Comm. Exp. April 14, 2020
State of <u>Nebraska</u>) County of <u>Lancaster</u>) ss.	
The foregoing instrument was acknown April 2019, by Kaye L. Jess	wledged before me on this 24th day of ke. Notary Public GENERAL NOTARY - State of Nebraska RYAN CONNER My Comm. Exp. April 14, 2020

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date			anda ya s		Sch	ool Dis	strict Co	le .	Tarab Mark			
91	20	19	996		4/24	/2019	Base:	65-	0011	A	ffili	ated:		Uni	ified:			
Location	D	Sale	Number	Use	ability	& Code#					J	Parcel I						
000609	600		96		1		GeoCde	Tv	vn R	ng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessec	l Valu			4487				00	0	40010		007	0000		
Land		Imp	rovements		T	otal			Date	of Sa	le P	ropert	y Classifi	cation	Code			
	155		* * * * *			155	Status		Property	у Туре	, [Zoning	Locatio	nn C	ity Size	Parcel Size		
Assessor Lo	cation:	GUID	E ROCK	(GR)			A) 2	I	3) (1	c) 1	D) 1	E)	7	F) 2		
	ation and the					Residentia				32. Ty			Comme	rcial				
	Multiple Improvements					vements.:		<u> </u>	Multi	iple. In	nprov	ements :	4 - 4- X + C + 1	of an about	<u> </u>	<u> </u>		
			uction Date:		ction Da					truction	•							
			Floor:	Floor S						Sq. Ft								
		Buildin	g Cost New:	Cost:	1				Cost									
Single Family				Reside	ential C	ondition:			Com	ımerc	ial C	ccupan	cy Code:	J. Barrier				
(100) □ Mo		ne		(10)	⊐ W	orn Out			Prim				ther1:		Other2:			
(101) 🗆 One	e Story			(20)	⊐ Ba	dly Wom			Com	Commercial Construction Class:								
(102) 🗆 Tw	o Story			(30) Average					(1)									
(103) 🗆 Spl	it Level			(40) i	□ Go	ood			(2)		Rein	forced C	Concrete Fi	ame				
(104) 🗆 1 1/	2 Story			(50)	□ Ve	ry Good			(3)		Maso	onry Bea	aring Walls					
(111) 🗆 Bi-l	Level			(60) l	⊒ Ex	cellent			(4)		Woo	d or Ste	el Framed	Ext. Wa	ills			
(106) 🗆 Oth	ner								(5)	<u> </u>	Meta	l Frame	and Walls					
Townhouse or	r Duples	Style:		Residential Quality:							Pole	Frame						
(301) 🗆 One	e Story			(10) □ Low					Cost	Rank	ζ:			Conditi	on:			
(302) 🗆 Two	o Story		-	(20) 🗆 Fair					(10)							Out		
(307) 🗆 1 1/	2 Story			(30) I	J Av	егаде			(20) 🗆 Average (20) 🗆 Badly Worn							Worn		
(308) 🗆 Spli	it Level			(40)					(30) ☐ Above Average (30) ☐ Average							ge		
(309) 🗆 2 1/				(50)	∃ Ve	гу Good			(40) ☐ High (40) ☐ Good									
(304) 🗆 One	e Story D	uplex		(60)	∃ Ex	cellent		7 - 5 - X	(50) U Very Good									
(305) 🗆 Two	o Story I	Duplex			A. 64			1737						(60)	l Excell	ent		
Assessor's	Adjus	stment	to Sale P	rice (-	- or -)	:												
Assessor Co	mment	s and R	eason for A	djustm	ent:													
JTWD																		
					·													
Campa								٦							•			
Comments f	rum							_om	ments:					_				
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															(Conti	nue on back)		

Nebraska Department of REVENUE

Real Estate Transfer Statement •To be filed with the Register of Deeds. •Read instructions on reverse side.

96

FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number Date of Sale/Transfer 04 2019 WEBSTER - 91 Mo. 04 Day 24 Day ٧r 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Bryan Pyles Gerald R. & Debra J. Langer Street or Other Mailing Address 240 W Washington St Street or Other Mailing Address 13415 Gaylord City Thornton City Guide Rock State Zip Code 80241 State ΝË 68942 No No Phone Number (303) 451-5607 Phone Number (402) 768-3500 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home **Unimproved** Multi-Family Agricultural Mineral Interests-Producing Exempt JIOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Trust/Trustee Personal Ben. Death Certificate - Transfer on Death √ Warranty Executor Mineral Ouit Claim Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) ✓ No Satisfaction of Contract ☐ Yes Court Decree Grantor Trust Partition Other (Explain) Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes ΠNο √ 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.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other ☐ Spouse Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes √ No ☐ Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 574E 25 same as Grantee 18a No address assigned 18b Vacant land 20 Legal Description The East forty feet of Lots Seven (7) and Eight (8); ALL of Lot Nine (9) EXCEPT the South Ten (10) feet of the West Ninety (90) feet thereof; and ALL of Lot Ten (10), ALL in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska, 21 If agricultural, list total number of acres 1.00 22 0.00 23 Was non-real property included in the purchase? Tyes Volume No (If Yes, enter dollar amount and attach itemized list.) 23 1100 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 , and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Phone Number Attornev Title Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Day 29 \$ BK 2019 a. as Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

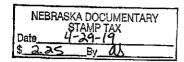
BK2019, Pg 996

State of Nebraska Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 39 day of HOVI A.D., 2019, at 11:20 o'clock A.M. Recorded in Book 2019 on Page 946

DOWN PARK POTATA County Clerk

DOWN ASSESSOT Carded



JOINT TENANCY WARRANTY DEED

Bryan Pyles, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Gerald R. Langer and Debra J. Langer, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East forty feet of Lots Seven (7), and Eight (8); ALL of Lot Nine (9) EXCEPT the South Ten (10) feet of the West Ninety (90) feet thereof; and ALL of Lot Ten (10), ALL in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
 - (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed June 64/24 , 2018.

Bryan Pyles

STATE OF COLORADO, COUNTY OF Adam 5) ss.

JACK M. PHILLIPS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154019551
MY COMMISSION EXPIRES MAY 18, 2019

The foregoing instrument was acknowledged before me on June 24th, 2018; by Bryan Pyles, a single person.

April 2018;

Comm. expires 5/18/2019

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date					School District Code									
91	20	19	1008		4,	26/2019	Base: (55-	0011 Affiliated: Unified:											
Location	I D	Sale l	Number	U	seabi	lity & Code #						Parcel .	Nun	aber						
0006110	000	(97		1		GeoCde	Τw	n	Rng	Sect	Qrt	Sı	ubdiv	Area	Blk	r	arcel		
	Da	ate of Sa	le Assessed	Val	ue		4487				00	0	40	0010		009	0	000		
Land		Impi	ovements	Total					Date of Sale Property Classification Code											
	140		10,610)		10,750	Status	I	rope	erty Typ	ре	Zoning	j	Location C		ty Size	Par	Parcel Size		
Assessor Lo	cation:	GUIDE	ROCK	(GR)			A) 1	В)	01	(C) 1	D)) 1	E)	7	F)	2		
						Residential		Ŕij		ander Market			Co	mmer	cial		187			
	Mul	tiple Imp	rovements:	Multi	ple. In	provements.:			M	ultiple.	Impro	vements. :								
		Constru	ction Date:	Cons	ructio	n Date :			Co	onstructi	ion Da	te:								
Magalak da mada Laga ataupkan da			Floor:	Floor	Sq. F				Fle	oor Sq. :	Ft.:									
		Building	Cost New:	Cost	:				C	ost:										
Single Family	Style:			Resi	denti	al Condition:			C	ommer	cial (Occupan	cy C	ode:						
(100) 🗆 Mo	bile Hom	ne		(10)		Wern Out			Pr	imary:		0	therI	l:		Other2:				
(101) 🗆 One	e Story			(20)		Badly Worn			C	ommer	cial (Construc	tion	Class:		(kirk r				
(102) 🗆 Tw	o Story			(30) Average					((1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(40) 🗆 Good						2) 🗆	Rein	aforced (Conci	rete Fra	me					
(104) 🗆 I 1/	2 Story			(50)		Very Good			(.	3) 🗆	Mas	onry Be	aring	Walls						
(111) 🗆 Bi-l	Level			(60)		Excellent			(-	4) 🗆	Woo	od or Ste	el Fr	amed E	xt. Wa	11s				
(106) □ Oth	ner		Į.						(:	5) 🗆	Met	al Frame	and	Walls						
Townhouse or	r Duplex	Style:		Residential Quality:						6) 🗆	Pole	Frame								
(301) 🗆 One	e Story			(10)					Cost Rank: Condition:											
(302) 🗆 Two	o Story			(20)					(10)											
(307) 🗆 11/	2 Story			(30) Average					(20) ☐ Average (20) ☐ Badly						Won	1				
(308) 🗆 Spli	it Level			(40) □ Good					(30) ☐ Above Average (30) ☐ Average						ge					
(309) 🗆 2 1/	2 Story			(50)		Very Good			(40) ☐ High (40) ☐ Good											
(304) 🗆 One	e Story D	uplex		(60)		Excellent			(50) □ Very Good											
(305) 🗆 Two	o Story D	uplex	:											(6	50) 🗆	Excell	ent			
Assessor's	Adjus	stment	to Sale Pi	ice	(+ o	r -):														
Assessor Co	mments	s and Re	ason for A	djust	men	:														
BK 2019	9, PG	1008																		
												···								
Comments f	rom		<u> </u>					omr	no.	te.										
Comments from								·omi	ueli	LS.						<u> </u>				
,																				
																(Conti	nue or	back)		

Nebraska Department of REVENUE

Real Estate Transfer Statement To be filed with the Register of Deeds. Read instructions on reverse side.

97

FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 2 County Number 3 Date of Sale/Transfer County Name Mo. __04 Day 26 Yr. Mo._04 Day <u>26</u> 2019 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Duane A. & Diane C. Streit Grantor's Name (Seller) Luke C. Hauf Street or Other Mailing Address PO Box 24 Street or Other Mailing Address PO Box 12 Zip Code 68942 Guide Rock Zip Code 68942 State Guide Rock ΝĒ Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Phone Number Phone Number Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ !OLL Commercial Recreational Distribution Sheriff Other_ Land Contract/Memo 8 Type of Deed Trust/Trustee Personal Rep. Bill of Sale Corrective Easement Lease Death Certificate - Transfer on Death Mineral Quit Claim ✓ Warranty Cemetery Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Transfer on Death Revocable Trust 10 Type of Transfer Distribution Foreclosure √ Sale Trustee to Beneficiary Life Estate Auction Easement ✓ No Satisfaction of Contract Other (Explain) ☐ Yes Court Decree Exchange Grantor Trust 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ∏ No √ Yes ✓ 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.) Other. Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 237 University St same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description The South Twenty-four feet (24') of Lot Nine (9) and Lots Ten (10), Eleven (11) and Twelve (12), Block Nine (9), Vance's Addition to the City of Guide Rock, Webster County, Nebraska. 21 If agricultural, list total number of acres 18.000.00 0.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 18.000100 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. Phone Number Authorized Representative sign Date Title ature of Grantee uthorize For Dept. Use Only Register of Deed's Use Only Value of Stamp or Exempt Number 26 Date Deed Recorded \$ Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

BK 2019, fg 1008

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this Alay of April A.D., 2019, at 1.33 o'clock P.M. Recorded in Book 2019 on Page 1808

Power Park County Clerk 10.00 Appenty Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Luke C. Hauf a/k/a Luke C. Hauff, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Duane A. Streit and Diane C. Streit, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Twenty-four feet (S24') of Lot Nine (9) and Lots Ten (10), Eleven (11) and Twelve (12), Block Nine (9), Vance's Addition to the City of Guide Rock, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
 - (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed April 26, 2019.

Luke C. Hauf

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April <u>26</u>, 2019, by Luke C. Hauf, a single person.

Comm. exp

GENERAL NOTARY - State of Nebraska
MARY HUNT
My Comm. Exp. May 12, 2022

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	Sale Date					S	chool Dis	strict Cod	е ,				
91	20:	19	1009		4/	30/2019	Base:	91-	-00	02	fied:							
Location	DD	Sale	Number	Us	eabil	ity & Code#						Parcel 1						
0001676	500		98		1		GeoCde	Tv	wn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel		
	Da	ate of Sa	ale Assessed	Valu	те		4371	3-8-3		7	0	0 0	10110	1	000	0000		
Land		Imp	rovements	Total					Da	Date of Sale Property Classification Code								
5	,765		1,885	5		7,650	Status	tatus Property Ty		erty Ty	Type Zoning		Locatio	Location City Size				
Assessor Lo	cation:	RURA	L (RUR)		A) 1 F					05		C) 1	D) 1	E)	6	F) 3		
				(144 (1465) - (147 - 178)		Residential					inger Vog		Comme	rcial				
	Muli	tiple Im	provements:	Multi	ole. Im	orovements.:	<u>. 1920 - 1922 - 19</u>		N	Multiple. Improvements.:								
	Construction Date				ruction					onstruct								
			Floor:	Floor	Sq. Ft.	:			F	loor Sq.	Ft. :							
		Buildin	g Cost New:	Cost		-	· ·		\neg	ost:								
Single Family	· · · · · · · · · · · · · · · · · · ·			Resi	dentia	l Condition:				omme	rcial	l Occupan	cy Code:					
(100) Mo		ie		(10)	1,100	Worn Out	are some magn	7 407 413		rimary			ther1:		Other2:	Secretary and a secretary		
(101) 🗆 One	e Story			(20)		Badly Worn			C	Commercial Construction Class:								
(102) Two	o Story			(30) □ Average						(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spli	it Level			(40)		Good				(2)	Re	einforced (Concrete Fr	ame				
(104) 🗆 I 1/	2 Story			(50)		Very Good				(3)	M	asomy Bea	aring Walls					
(111) 🗆 Bi-I	Level	·		(60) ☐ Excellent						(4)	W	ood or Ste	el Framed	Ext. Wa	lls			
(106) □ Oth	er		9							(5) 🗆	M	etal Frame	and Walls					
Townhouse or	Duplex	Style:		Residential Quality:						(6) 🗆	Po	le Frame			·			
(301) 🗆 One	Story			(10) 🗆 Low					C	Cost Rank: Condition:								
(302) 🗆 Two	Story			(20) ☐ Fair					(10)									
(307) 🗆 1 1/3	2 Story			(30)		Average				(20) Average (20) Badly Wom								
(308) 🗆 Spli	t Level			(40)		Good			(30) ☐ Above Average (30) ☐ Average									
(309) 🗆 2 1/3	2 Story			(50)		Very Good			(40) ☐ High (40) ☐ Good									
(304) □ One	Story D	uplex		(60)		Excellent	7 a. a. a. 3			(50) □ Very Good								
(305) 🗆 Two	Story D	uplex			Ne di						Q. /			(60)	Excell	ent		
Assessor's	Adjus	tment	to Sale Pr	rice	(+ or	· -) :												
Assessor Co	mments	and R	eason for A	djust	ment:	:												
JTWD			·															
			·															
Comments f	rom							Com	mer	ats:						-		
										<u> </u>								
												<u> </u>						
											_							
													·		(Conti	nue on back)		

Nebraska Department of REVENUE

Real Estate Transfer Statement

ment 9

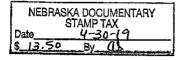
FORM **521**

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

	The deed will not be re	corded unless this	s statemen	t is signed and it	ems 1-25 are ac	curately completed.						
1 County Name	2 County Nu WEBSTER - 91	mber		3 Date of Sale/Transfer Mo. 4 Date of Deed Mo. 4 Day 30 Yr. 2019 Mo. 4 Day 30 Yr. 2019								
5 Grantor's Name, Ad	idress, and Telephone (Please	Print)		6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller Roger L. & Lila	r) J. Bohrer	· ·		Grantee's Name (Buyer) Robert L. & Jackie L. Fountaine								
Street or Other Mailing 341 W 10th Ave	9			Street or Other Mai PO Box 386	iling Address							
City Red Cloud	State NE	Zi	ip Code 68970	Red Cloud		State NE	Zip Code 68970					
Phone Number				Phone Number		antee a 501(c)(3) organiz the grantee a 509(a) fou						
Email Address		4		Email Address	·	<u> </u>	· • • • • • • • • • • • • • • • • • • •					
7 Property Classifica	ation Number, Check one box is	n categories A and B	. Check C if	property is also a r	mobîle home.							
(A) Status			(B)	Property Type			(C)					
☐ Improved ☐ Unimproved ☐ IOLL	Single Family Multi-Family Commercial	Industrial Agricultural Recreational	_ 	Mineral Interests-i	, ,	State Assessed	Mobile Home					
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificate - Transfer on	Distributi Easemer	nt 🔲 Lea	=	Partition Personal Rep. Quit Claim	Sheriff ☐ Trust/Trustee Warranty	Other					
9 Was the property property of an IRS like-k (I.R.C. § 1031 Exch	urchased as kind exchange? Auction No Court De	nsfer Distribution Easement ecree Exchange		osure Irrevocabl Life Estate r Trust Partition	le Trust	ble Trust	ransfer on Death rustee to Beneficiary ther (Explain)					
	sferred in full? (If No, explain the No	division.)		_	as real estate purch	nased for same use? (If	No, state the intended use.)					
13 Was the transfer bet	ween relatives, or if to a trustee,	are the trustor and ber	neficiary relat	tives? (If Yes, check	the appropriate box	<u> </u>						
Yes ✓ No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child												
14 What is the current n	narket value of the real property?				ge assumed? (If Yes	s, state the amount and	interest rate.) %					
16 Does this conveyand Yes	e divide a current parcel of land? No			17 Was transfer thre	_		? (If Yes, include the name					
18 Address of Property		•		19 Name and Addre	ess of Person to Wh	om the Tax Statement S	Should be Sent					
N Walnut St Red Cloud, NE 68	3970			same as Gr	antee							
18a No address as:	signed 18b 🔲 Vacant lan	d										
20 Legal Description			<u>f</u>			·	•					
of Red Cloud	through Eleven (11 I, Webster County,		sive, Sh	uck's Subdiv	∕ision of An	nex Lot One (1) to the City					
21 If agricultural, list tota	a number of acres	•				\$						
	ice, including any liabilities a					22	5,500,00					
•	perty included in the purchas		,	ter dollar amount a		ed list.) 23	0,00					
, ,	e price paid for real estate (li		•			24	5,500 00					
Une correct, a Kory	exempt from the documentary der penalties of law, I declare to and that I am duly authorized to sind. J. McGracken	hat I have examined t gn this statement.			e best of my knowle	edge and belief, true, co	omplete, and (402) 746-3613					
sign Print or T	ype Name of Grantee or Authori	ed Representative			Attomey		Phone Number					
	e of Grantee or Authorized Repre	sentative	 7	Title			Date					
		Register of Deed	f's Use Onl	ly			For Dept. Use Only					
26 Date Deed Recorded	_	amp or Exempt Numbe		28 Recording Data								
Mo. <u> </u>		50 	-	BKao	19, 14 11	Note that Note 5	Rev. Stat. §§ 76-214, 77-1327(2)					
TOURSE DEPARTMENT OF HEV	onud				ل	Additionized by Neb. F	10. Olal. 33 10-214, 11-1321(Z)					

BK2019, Pg 1009

State of Nebraska SS. County of Webster SS.	
County of Webster Entered on the	_
Entered on the	2
numerical index and filed for record in the	-
Clerk's office of said county this 30 da	y
as HorilaD., 20 LL., at 1.3	L
o'clock D.M. Recorded in Book 20	-
on Page 1 1009	
Source Detachcounty Cler	k
Deput	y
ind Comp Assessor Carded	_
ind CompAssessorCarded	_



JOINT TENANCY WARRANTY DEED

Roger L. Bohrer and Lila J. Bohrer, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Robert L. Fountaine and Jackie L. Fountaine, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) through Eleven (11), both inclusive, Shuck's Subdivision of Annex Lot One (1) to the City of Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
 - (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed April <u>30</u>, 2019.

Roger L. Bohrer

Lila J. Bohrer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April <u>30</u>, 2019, by Roger L. Bohrer and Lila J. Bohrer, husband and wife.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2022

Notary Public