Residential & Commercial Sales Worksheet

Cnty No.	В	ok	Page		stografi Estata	Sale	Date	endige Table	扩始 禁机	ner Let		of a give	Sch	ool Dis	trict Cod	e		
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(100) □ Mol	oile Hon	ne		(10)) 🗆	We	nn Out				Prim	агу:	470	Ot	her1:		Other2:	
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(102) 🗖 Two	Story			(30)) [Ave	егаде				(1)		Firep	roof Stru	ıctural Stee	l Fran	ie	
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(104) 🗖 1 1/2	2 Story			(50)) 🗆	Ver	y Good				(3)	团	Maso	nry Bear	ing Walls			
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(307) 🗆 1 1/2	Story			(30)		Ave	rage				(20)	*	Avera	ge	(2	20) E	I Badly	Worn
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(305) 🗆 Two	Story D	uplex			9.45					装量				新·斯克斯	(60) E	l Excelle	ent
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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 applicable item number.

FORM **521**

T	he deed will not be re	corded unless this statem	ent is signed and items 1-25 are accurate	ely complete	d.
1 County Name	2 County N WEBSTER - 91	umber	3 Date of Sale/Transfer Mo. 12 Day 3/ Yr. 2019	Date of Deed Mo. 12	Day 27 Yr. 2019
5 Grantor's Name, Address		Print)	6 Grantee's Name, Address, and Telephone		
Grantor's Name (Seller)			Grantee's Name (Buyer)		
Simpson, Gregory L Street or Other Mailing Addre			City of Red Cloud Airport Author Street or Other Mailing Address	ority	
1062 Road F		7in Code	PO Box 469	Ctoto	Zip Code
Red Cloud	State NE	Zip Code 6897(State NE	68970
Phone Number (402) 746-4107			Phone Number Is the grantee a lf Yes, is the gra		
Email Address NA			Email Address NA		
7 Property Classification I	Number. Check one box i	in categories A and B. Check (if property is also a mobile home.		
(A) Status		(B) Property Type		(C)
Improved	Single Family	Industrial	Mineral Interests-Nonproducing	State Assess	ed Mobile Home
✓ Unimproved	Multi-Family	✓ Agricultural	Mineral Interests-Producing	Exempt	
IOLL [Commercial	Recreational			
8 Type of Deed Con	servator	Distribution L	and Contract/Memo Partition Sh	neriff	Other
<u>—</u>	rective			ust/Trustee	
Cemetery Dea	th Certificate – Transfer or	Death Executor	/lineral	arranty	
9 Was the property purchas part of an IRS like-kind ex	sed as 10 Type of Tra	ansfer Distribution Fore	closure Irrevocable Trust Revocable Tru	st 🗌	Transfer on Death
(I.R.C. § 1031 Exchange)	Auction	Easement Gift	Life Estate Sale		Trustee to Beneficiary
Yes ✓ No	Court D		ntor Trust Partition Satisfaction of		Other (Explain)
11 Was ownership transferred Yes No	in full? (If No, explain the	division.)	12 Was real estate purchased for ✓ Yes No	or same use? (If No, state the intended use.)
13 Was the transfer between t	relatives, or if to a trustee,	are the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)		
☐ Yes ✓No	Aunt or Uncle to Niec	e or Nephew 🔲 Family Corp.	Partnership, or LLC Self		ther
	Brothers and Sisters	Grandparent	s and Grandchild Spouse		
	Ex-spouse	Parents and	Child Step-parent and Ste	p-child	
14 What is the current market	value of the real property	?	15 Was the mortgage assumed? (If Yes, state	the amount ar	nd interest rate.)
\$3,520			☐ Yes ☑ No S		%
16 Does this conveyance divid	le a current parcel of land?	,	17 Was transfer through a real estate agent or of the agent or title company contact.)	a title compar	ny? (If Yes, include the name
18 Address of Property		> 1110 - 1200 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 	19 Name and Address of Person to Whom the	· · · · · · · · · · · · · · · · · · ·	
			Tax Exempt		
18a ✓ No address assigned	18b Nacant lan	od.	'		
20 Legal Description	IOD Vacantian	u .			
					
See attached					
Od 16 - miles bessel Beauty Count	per of acres .412)			
21 If agricultural, list total numb	per of acres	•,			
22 Total purchase price, in	cluding any liabilities a	ssumed		22 \$	3,520,00
23 Was non-real property i	included in the purchas	e? □Yes □No(IfYes.e	enter dollar amount and attach itemized list.)	23 S	
	•		mot dollar amount and alasm to meso hou,	\$	3,520 00
24 Adjusted purchase price	•	•		24	0,020 00
		stamp tax, list the exemption	n number ent and that it is, to the best of my knowledge ar	d ballef torr	complete, and
	names of law, I declare it I am duly authorized to si		ent and tratit is, to the best of my knowledge at	iu bellet, true,	complete, and
Don E. The	eobald	-			(402) 746-2774
Print er Type Na	me of Grantee or Authoriz	red Representative			Phone Number
Sign XXX	Jeogly C	U.Y	Attorney		_ 12-27-19
horo Sanature of Gra	antee or Authorized Repre	sentative	Title		Date
Hele /~					
ileie /º		Register of Deed's Use O	nly		For Dept, Use Only
26 Date Deed Recorded	27 Value of Sta	Register of Deed's Use O	28 Recording Data	· · · · · · · · · · · · · · · · · · ·	For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 31 Yr.	27 Value of Sta		-		For Dept. Use Only

A tract of land located in part of the East Half of the Southeast Quarter (E½SE¼) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and more particularly described as follows: Commencing at the East ¼ corner of Section 3, Township 1 North, Range 11 West; thence on an assumed bearing of S03°27'55"E, along the east line of the SE¼, a distance of 1839.01 feet to the Point of Beginning; thence S03°27'55"E a distance of 31.55 feet; thence S89°37'32"W a distance of 35.29 feet; thence S86°45'47"W a distance of 30.04 feet; thence S89°37'32"W a distance of 424.02 feet to a point of curvature; thence around a curve in a clockwise direction, having a delta angle of 31°56'53", having a radius of 93.00 feet, and chord bearing N74°24'02"W a chord distance of 51.19 feet; thence around a curve in a counter-clockwise direction, having a delta angle of 31°56'53", having a radius of 107.00 feet, and chord bearing N74°24'02"W a chord distance of 58.89 feet; thence N86°52'25"W a distance of 44.31 feet; thence N89°37'32"E a distance of 637.67 feet to the Point of Beginning. Said tract contains a calculated area of 17954.48 square feet or 0.412 acres more or less.

State of Nebraska 3_{SS}. County of Webster J

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day Dec. A.D., 20 9 at 10:5 o'clock A.M. Recorded in Book 2019 on Page 3104 County Clerk
Deputy d'nuise Petreh 10.00 Ind__ _Comp_ _Assessor_ Carded_

NEBRASKA DOCUMENTARY Date

Prepared by: Theobald Law Office P O Box 423 Red Cloud, NE 68970

WARRANTY DEED

Gregory L. Simpson, a single person, Grantor, in consideration of \$1.00 and other valuable consideration received from Grantee, City of Red Cloud Airport Authority, conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in part of the East Half of the Southeast Quarter (E½SE½) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and more particularly described as follows: Commencing at the East ¼ corner of Section 3, Township 1 North, Range 11 West; thence on an assumed bearing of S03°27'55"E, along the east line of the SE¼, a distance of 1839.01 feet to the Point of Beginning; thence S03°27'55"E a distance of 31.55 feet; thence S89°37'32"W a distance of 35.29 feet; thence S86°45'47"W a distance of 30.04 feet; thence S89°37'32"W a distance of 424.02 feet to a point of curvature; thence around a curve in a clockwise direction, having a delta angle of 31°56'53", having a radius of 93.00 feet, and chord bearing N74°24'02"W a chord distance of 51.19 feet; thence around a curve in a counter-clockwise direction, having a delta angle of 31°56'53", having a radius of 107.00 feet, and chord bearing N74°24'02"W a chord distance of 58.89 feet; thence N86°52'25"W a distance of 44.31 feet; thence N89°37'32"E a distance of 637.67 feet to the Point of Beginning. Said tract contains a calculated area of 17954.48 square feet or 0.412 acres more or less.

Grantor covenants, jointly and severally, with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- 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

Gregory L. Simpson

STATE OF NEBRASKA, COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on December 77, 2019 by

Gregory L. Simpson, a single person.

GENERAL NOTARY - State of Nebraska DON E. THEOBALD My Comm. Exp. October 28, 2020

Residential & Commercial Sales Worksheet

Cnty No. Bo	ok	Page	76 美数	Sal	e Dătě 🐭 🔎 🕆	1.90	Part Later Type In	arce grad		Sch	ool Dis	trict Code			A. G. C.
91 20	19	3105	1	2/3	1/2019	Base: 9	1-0	002	2	Affilia	ited:		Uni	fied:	
Location ID	Sale	Number	Usea	bility	& Code#					P	arcel l	Number			
001802201		280	4		03	GeoCde	Twi	R	tng.	Sect	Qrt	Subdiv	Area	Blk	Parcel
D ₂	ate of S	ale Assessed	Value		or was a line	4491	1	1	11	3	1	00000		000	0000
Land	Imp	rovements		T	otal"			Date	of S	ale Pr	operty	Classific	ation (Code	
90,560		205,380)		295,940	Status	P	opert	у Тур	oe 2	Zoning	Location	∮ dì	y Size	Parcel Size
Assessor Location:	RURA	L (RUR)				A) 1	B)	3	11	(C)	7	D) 3	E)	0	F) 9
					Residential		63. F		KS7	C. C	Jag.	Commer	cial		
Mult	iple Im _l	provements:	Multiple.	Improv	rements.:			Mult	tiple. I	Improve	ments.:	5			
	Constr	uction Date:	Construct	ion Da	te:			Cons	structi	on Date		1950			
			Floor Sq.	Ft.:				Floor	r Sq. 1	Ft.:		1,132			
	1.721		Cost:	Teach to sell	All and the second second second second second second second		voca interes	Cost			44	,985	461 3. 3		
Single Family Style:	Family Style: □ Mobile Home				ondition:		24%					y Code:		with the	
(100) □ Mobile Hom	□ Mobile Home □ One Story				om Out			2000		470		herl:		Other2:	
(101) One Story	□ Mobile Home □ One Story			Ba	dly Worn			Com	ımer	cial Co	nstruct	ion Class:	3		
(102) Two Story	☐ One Story ☐ Two Story				erage			(1)				ictural Stee		!	
(103) Split Level			(40)	Go				(2)		Reinfo	orced Co	oncrete Fra	me		
(104) 🗆 1 1/2 Story			(50)		ry Good			(3)				ring Walls			
(111) 🗆 Bi-Level			(60)	Exe	cellent	le property and the second	\$50.00 E	(4)				l Framed E	xt. Wal	ls	
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(301) ☐ One Story			(10)	Lov						N 5 11 11)	40.000000000000000000000000000000000000		n: 40	
(302) Two Story			(20)	Fai				``		Low		`		Worn (
(307) 1 1/2 Story			(30)		erage			(20)		Averag				Badly '	
(308)			(40)	Goo		<u>.</u>	_	(30)			: Averag	•		Averag	ge
(309) □ 2 1/2 Story	1		(50)		y Good	·		(40)	<u>Ц</u>	High		Starting all a constant Cold	-	Good	
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EASEMENT															
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Comments from						Co	mm	ents:	:						
															-
			<u>-</u>											(Ct:	va na h1-)
														(Contin	ue on back)

Real Estate Transfer Statement

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

	the deed will not be recorded unless to	nis statemer	it is signed and items 1-25 are accurately	completed.
1 County Name	2 County Number WEBSTER - 91	7	3 Date of Sale/Transfer Mo. 12 Day 3 / Yr. 2019 Mo. 12 Day 3 / Yr. 2019	ate of Deed lo
5 Grantor's Name Addres	ss, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (F	
Grantor's Name (Seller)			Grantee's Name (Buver)	
Simpson, Gregory Street or Other Mailing Add			City of Red Cloud Airport Authorit Street or Other Mailing Address	У
1062 Road F		The Oads	PO Box 469	N-2- 7:- C- d-
City Red Cloud	State NE	Zip Code 68970	· · · · · · · · · · · · · · · · · · ·	State Zip Code NE 68970
Phone Number (402) 746-4107				1(c)(3) organization? Yes ✓ No e a 509(a) foundation? Yes ✓ No
Email Address NA			Email Address	, <u>I - 1</u>
	Number, Check one box in categories A and	B. Check C in		
(A) Status			Property Type	(C)
Improved	Single Family Industrial		Mineral Interests-Nonproducing S	tate Assessed Mobile Home
✓ Unimproved	Multi-Family		Mineral Interests-Producing	xempt
IOLL L	Commercial Recreational			
<u> </u>	nservator Distrib	=	nd Contract/Memo Partition Sheri	ff Other Trustee
	eath Certificate – Transfer on Death			
Was the property purcha part of an IRS like-kind a	ased as 10 Type of Transfer Distributi	ion Foreck	_	Transfer on Death
part of an IRS like-kind e (I.R.C. § 1031 Exchange)	exchange? Auction Easemer	nt Gift	Life Estate Sale	Trustee to Beneficiary
Yes No	Court Decree Exchanged in full? (If No, explain the division.)	e Granto	r Trust Partition Satisfaction of Co	ntract Other (Explain) ame use? (If No, state the intended use.)
	Easement		Yes No Easeme	
13 Was the transfer between	relatives, or if to a trustee, are the trustor and b	peneficiary relat	tives? (If Yes, check the appropriate box.)	
Yes _✓No	<u> </u>		artnership, or LLC Self	Other
	= =	Grandparents a Parents and Ch	= '	vhild
14 What is the current marke	<u> </u>	alone and on	15 Was the mortgage assumed? (If Yes, state the	
\$0	, , ,		☐Yes ☑ No \$	%
16 Does this conveyance divi ✓ Yes No	de a current parcel of land?		17 Was transfer through a real estate agent or a fof the agent or title company contact.)	
18 Address of Property			19 Name and Address of Person to Whom the Ta	
			Tax Exempt	
46 [7] 51 - 111-111			•	
18a 📝 No address assigned 20 Legal Description	d 18b Vacant land			
See attached				
21 If agricultural, list total num	ber of acres654			
OR Tatal annulus and a single	- Lusting and Artificial			2 \$ 0.00
22 Total purchase price, II	ncluding any liabilities assumed	· · · · · · · · · · · · · · · ·	<u>2</u>	\$
23 Was non-real property	included in the purchase? Yes I	No (If Yes, ent	ter dollar amount and attach itemized list.)	3
24 Adjusted purchase price	ce paid for real estate (line 22 minus line 2	23)	2	4 0 0 0
25 If this transfer is exemp	ot from the documentary stamp tax, list the	e exemption :	number <u>23</u> .	
Under pe	enalties of law, i declare that I have examined		and that it is, to the best of my knowledge and b	elief, true, complete, and
Don_E. Th	at I am duly authorized to sign this statement.			. (402) 746-2774
	lame of Grantee of Authorized/Representative			Phone Number
sign	2 Sheall		Attorney	12/31/19
here Signature of G	rantee or Authorized Representative /	T	itle	Date 1
	Register of Dee			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Numi	ber	BK 2019 Recording Data BK 2019 R 3105	
Mo DayYı lebraska Department of Revenue	· · · · · · · · · · · · · · · · · · ·	<u> </u>		rized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
	Supersedes 96-269-2008 Rev. 9-2017)	-,

An easement located in part of the East Half of the Southeast Quarter (E½SE¼) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M,., Webster County, Nebraska, and more particularly described as follows: Commencing at the East 1/4 corner of Section 3, Township 1 North, Range 11 West; thence on an assumed bearing of S03°27'55"E, along the East line of the SE¼, a distance of 1839.01 feet; thence continuing S03°27'55"E, along said East line, a distance 31.55 feet to the Point of Beginning; thence continuing S03°27'55"E, along said East line, a distance of 40.08 feet; thence S86°55'59'W a distance of 16.91 feet; thence N68°00'06"W a distance of 20.19 feet; thence S84°39'03"W a distance of 336.04 feet; thence N88°42'32"W a distance of 102.96 feet; thence N65°48'15"W a distance of 147.40 feet; thence N00°22'28"W a distance of 27.39 feet; thence S86°52'25"E a distance of 10.02 feet to a point of curvature; thence around a curve in a clockwise direction, having a delta angle 31°56'53", having a radius of 107.00 feet, and chord bearing S74°24'02"E a chord distance of 58.89 feet; thence around a curve in a counter clockwise direction, having a delta angle 31°56'53", having a radius of 93.00 feet, and chord bearing S74°24'02"E a chord distance of 51.1875 feet; thence N89°37'32"E a distance of 424.02 feet; thence N86°45'47"E a distance of 30.04 feet; thence N89°37'32"E a distance of 35.29 feet to the Point of Beginning. Said tract contains a calculated area of 28505.58 square feet or 0.654 acres more or less.

BK2019, B3105

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 31 day of Dec A.D., 20 9 at 10:59 o'clock AM. Recorded in Book 209 on Page 3105-3101

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-31-19
\$Exempt#2 By CD

Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970

EASEMENT

This easement entered into this 3 (s) day of December, 2019, between Gregory L. Simpson, a single person, hereinafter referred to as "Simpson" and the City of Red Cloud Airport Authority, hereinafter referred to as "Airport Authority",

WITNESSETH:

WHEREAS Simpson is the owner of the following real estate, referred to herein as "the Property":

The East Half of the Southeast Quarter (E½SE½) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in part of the East Half of the Southeast Quarter (E1/2SE1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and more particularly described as follows: Commencing at the East 1/4 corner of Section 3, Township 1 North, Range 11 West; thence on an assumed bearing of S03°27'55"E, along the east line of the SE¼, a distance of 1839.01 feet to the Point of Beginning; thence S03°27'55"E a distance of 31.55 feet; thence S89°37'32"W a distance of 35.29 feet; thence S86°45'47"W a distance of 30.04 feet; thence S89°37'32"W a distance of 424.02 feet to a point of curvature; thence around a curve in a clockwise direction, having a delta angle of 31°56'53", having a radius of 93.00 feet, and chord bearing N74°24'02"W a chord distance of 51.19 feet; thence around a curve in a counter-clockwise direction, having a delta angle of 31°56'53", having a radius of 107.00 feet, and chord bearing N74°24'02"W a chord distance of 58.89 feet; thence N86°52'25"W a distance of 44.31 feet; thence N89°37'32"E a distance of 637.67 feet to the Point of Beginning. Said tract contains a calculated area of 17954.48 square feet or 0.412 acres more or less AND EXCEPT Lot One (1) in the East Half of the Southeast Ouarter (E½SE½) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska AND EXCEPT a tract of land conveyed to Dave Mans and Linda Mans as described in the deed recorded in Book 2000, Page 340 of the records of Webster County, Nebraska.

AND Airport Authority is the owner of the following real estate, to wit:

Lot One (1) in the East Half of the Southeast Quarter (E½SE½) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County; AND a tract of land located in part of the East Half of the Southeast Quarter (E½SE½) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and more particularly described as follows: Commencing at the East ½ corner of Section 3, Township 1 North, Range 11 West; thence on an assumed bearing of S03°27'55"E, along the east line of the SE½, a distance of 1839.01 feet to the Point of Beginning; thence S03°27'55"E a distance of 31.55 feet; thence S89°37'32"W a distance of 35.29 feet; thence S86°45'47"W a distance of 30.04 feet; thence S89°37'32"W a distance of 424.02 feet to a point of curvature; thence around a curve in a clockwise direction, having a delta angle of 31°56'53", having a radius of 93.00 feet, and chord bearing N74°24'02"W a chord distance of 51.19 feet; thence around a curve in a counter-clockwise direction, having a delta angle of 31°56'53", having a radius of 107.00 feet, and chord bearing N74°24'02"W a chord distance of 58.89 feet; thence N86°52'25"W a distance of 44.31 feet; thence N89°37'32"E a distance of 637.67 feet to the

BK2019, fg 3106

Point of Beginning. Said tract contains a calculated area of 17954.48 square feet or 0.412 acres more or less

AND WHEREAS Airport Authority and Simpson wish to enter into an agreement wherein Airport Authority will be granted an easement for reestablishing an access road and for ingress and egress across the following property for construction purposes, to wit:

An easement located in part of the East Half of the Southeast Quarter (E½SE¼) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M,, Webster County, Nebraska, and more particularly described as follows: Commencing at the East 1/4 corner of Section 3, Township 1 North, Range 11 West; thence on an assumed bearing of \$03°27'55"E, along the East line of the SE'4, a distance of 1839.01 feet; thence continuing \$03°27'55"E, along said East line, a distance 31.55 feet to the Point of Beginning: thence continuing \$03°27'55"E, along said East line, a distance of 40.08 feet; thence S86°55'59'W a distance of 16.91 feet; thence N68°00'06'W a distance of 20.19 feet; thence S84°39'03"W a distance of 336.04 feet; thence N88°42'32"W a distance of 102.96 feet; thence N65°48'15"W a distance of 147.40 feet; thence N00°22'28"W a distance of 27.39 feet; thence S86°52'25"E a distance of 10.02 feet to a point of curvature; thence around a curve in a clockwise direction, having a delta angle 31°56'53", having a radius of 107.00 feet, and chord bearing S74°24'02"E a chord distance of 58.89 feet; thence around a curve in a counter clockwise direction, having a delta angle 31°56'53", having a radius of 93.00 feet, and chord bearing S74°24'02"E a chord distance of 51.1875 feet; thence N89°37'32"E a distance of 424.02 feet; thence N86°45'47"E a distance of 30.04 feet; thence N89°37'32"E a distance of 35.29 feet to the Point of Beginning. Said tract contains a calculated area of 28505.58 square feet or 0.654 acres more or less.

NOW, THEREFORE, the parties agree as follows:

- The Easement is located across the Property, above described, owned by Simpson.
- b. The Easement is granted by Simpson to Airport Authority upon the Property for the purpose of reestablishing an access road on the Property and ingress and egress to Airport Authority property during construction activities on said property.
- Simpson will not create any obstacles, whether by natural material or manmade material to hinder ingress and egress along said Easement.
- d. The Easement set forth herein, shall be considered and construed as a covenant running with the Property and shall inure and extend to and be binding upon the heirs, administrators, successors assignees, lessees, licensees, agents, and employees of the parties hereto the same as if they were in every case, named and express, and shall continue in full force and effect until abrogated annulled by mutual agreement.
- e. Further consideration for the Easement is One and no/100 (\$1.00) Dollar and other valuable consideration.
- f. The Easement shall terminate on November 30, 2021or until Airport Authority construction project FAA AIP 3-31-0105-008 is completed or by written mutual agreement.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

Gregory L. Simpson

For the City of Red Cloud Airport Authority

Dayre M. Williams, Chaushan

STATE OF NEBRASKA
) ss.

COUNTY OF WEBSTER
)

The foregoing instrument was acknowledged before me on 2019 by Gregory L. Simpson, a single person.

BENEAL NOTARY - State of Nebrasia DON E. THEOBALD

Notary Public

STATE OF NEBRASKA
) ss.

COUNTY OF WEBSTER
)

The foregoing instrument was acknowledged before me on 2000 Notary Public

STATE OF NEBRASKA
) ss.

COUNTY OF WEBSTER
)

The foregoing instrument was acknowledged before me on 2000 Notary Public Notary Notary

My Comm. Exp. October 28, 2020

Agricultural Land Sales Worksheet

Cnty No.	ook Page	Sale	Date :				4.17	Sc	hool Di	trict Cod	e in sir i	n j		No.
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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

	The deed will not be reco	rded unless this stateme	ent is signed and it	ems 1-25 are accu	rately completed	l .
1 County Name	2 County Numb	per	3 Date of Sale/Tran		4 Date of Deed	04 2040
	WEBSTER - 91			01 Yr. 2019		ay <u>01</u> Yr. <u>2019</u>
	lress, and Telephone (Please Pri	nt)		Address, and Telepi	none (Please Print)	
Grantor's Name (Seller) Rick & Barbara K	Cort		Grantee's Name (B Rick & Barba	_{uyer)} га Kort		
Street or Other Mailing A	Address		Street or Other Mai	ling Address		•
6100 Woodstock	State	Zip Code	6100 Woodst	ock Circle	State	Zip Code
Lincoln	NË .	68512	Líncoln		NE	68512
Phone Number (402) 429-6104			Phone Number (402) 429-610	is the grant of Yes, is the	ee a 501(c)(3) organ grantee a 509(a) fo	
Email Address			Email Address		<u> </u>	
7 Property Classificati	on Number. Check one box in ca	stonarios A and B. Chaols C	if proporty is also a			
(A) Status	Of Hamber Officer one box in G		B) Property Type	nobile notice.		(C)
Improved	Single Family	Industrial	Mineral Interests-N	Nonproducina	State Assesse	
✓ Unimproved	☐ Multi-Family ✓	Agricultural	Mineral Interests-F		Exempt	
OLL IOLL	Commercial	Recreational	_	-		
8 Type of Deed	Conservator	Distribution La	and Contract/Memo	Partition	Sheriff [Other
= =	Corrective		ease	Personal Rep.	Trust/Trustee	
<u> </u>	Death Certificate - Transfer on De			Quit Claim	Warranty	
9 Was the property pure part of an IRS like-kin	chased as 10 Type of Transf ind exchange?	= =	losure Irrevocable	=	=	ransfer on Death
(I.R.C.§ 1031 Exchar		EasementGift	Life Estate	브	_	rustee to Beneficiary
	erred in full? (If No, explain the divis	<u> </u>	or Trust Partition			other (Explain) Created JT No, state the intended use.
	undivided 1/3 interest			Yes No	55 107 54115 455 . (II	. 10, state the interiora ase.
13 Was the transfer between	een relatives, or if to a trustee, are	the trustor and beneficiary rela	atives? (If Yes, check to	he appropriate box.)		
✓ YesNo	Aunt or Uncle to Niece or	Nephew 🔲 Family Corp., I	Partnership, or LLC	Self	Oth	ier
	Brothers and Sisters	= '	and Grandchild	Spouse		
	Ex-spouse	Parents and C		Step-parent and	•	
4 What is the current mail 4200,00	rket value of the real property?			e assumed? (If Yes, s	tate the amount and	interest rate.)
	divide a current parcel of land?			No \$	at or a title company	? (If Yes, include the name
Yes No	·		of the agent or tit	le company contact.)	Yes	
8 Address of Property		<u>.</u>	19 Name and Addres	ss of Person to Whom	the Tax Statement S	
Rural Property	_		l Isame as Gra	antee		
Webster County, NE				311100		
8a No address assig	ned 18b Vacant land					
0 Legal Description						
see attached						
1 If agricultural, list total n	umber of acres					
		 •				
22 Total purchase price	e, including any liabilities assur	med			22 \$	0.00
22 Mac pan roal propa	entingly dead in the acceptance	[] Vee			l s	- 1
• •	rty included in the purchase?		nter dollar amount ar	id attach itemized li	st.) 23	0,00
4 Adjusted purchase p	price paid for real estate (line 2	22 minus line 23)			24	0100
5 If this transfer is exe	mpt from the documentary sta	mp tax. list the exemption	_{number} 5a			
Under	penalties of law, I declare that !	have examined this statemer	nt and that it is, to the	best of my knowledge	and belief, true, co	mplete, and
	that I am duly authorized to sign the Garwood	nis statement.				(400) 746 2642
	e Name of Graniee or Authorized F	Representative				(402) 746-3613 Phone Number
sign // /h	All Aller	rd/		Attorney		仁つってみ
nere Grature of	f Grante of Authorized Represent	ati∳e	Title	-		Date
<u> </u>	Re	egister of Deed's Use On	lv			For Dept Hee Only
Date Deed Recorded	27 Value of Stamp	-	28 Recording Data	^	i	For Dept. Use Only
Mo. 1 Day 2	41. 2020 \$ Exemo	t#5a	BK 2020,	Pa I		
braska Department of Revenue				1	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)
m No. 96-269-2008 9-2017 Re	v. Supersedes 96-269-2008 Rev. 2-2016	S		\	•	

An undivided one-third (1/3) interest in 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; AND

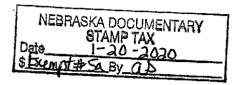
An undivided one-third (1/3) interest in the Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) which is the 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 (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 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 (SW¼) thence N90°00'00"E along the south line of said Southwest Quarter (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 (SW¼); 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.

BK 2020, Pg 1

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 day of Jan A.D., 20 20, at 11:53 o'clock a.M. Recorded in Book 2020 on Page 1-2 County Clerk 16,00 Deputy Ind Comp Assessor Carded



JOINT TENANCY OUITCLAIM DEED

Rick Kort and Barbara Kort, husband and wife, GRANTORS, in consideration of ONE DOLLAR (\$1.00) and CREATION OF A JOINT TENANCY in the property herein described, quitclaim and convey to Rick Kort and Barbara Kort, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third (1/3) interest in 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; AND

An undivided one-third (1/3) interest in the Southwest Ouarter (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 described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) which is the 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 \$15°33'52"E a distance of 132.00 feet; thence \$83°26'36"W a distance of 776.74 feet; thence \$82°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 Twenty-five foot (25') access easement located in the Southwest Ouarter (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

BK2020; Pg 2

Quarter (SW½) thence N90°00'00"E along the south line of said Southwest Quarter (SW½) 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 (SW½); 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.

Executed Novimbu 1, 2019.	
Rick Kort	Barbara Kort
STATE OF NEBRASKA, COUNTY OF _	Lancaster) ss.
The foregoing instrument was acknowledged, 2019, by Rick Kort and Barbara	
Comm. expires 7-19-2022	Mulle A. Shwuge Notary Public
State of Nebraska — General Notary CANDACEA. SCHWEIGER My Commission Expires July 19, 2022	

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok 🔭	. Page	Sal	Date				r.F	S	cho	ol Disi	trict	Code			Î.	
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WD			
	}		
Comments from		Comments:	
			(7 1. 13.
TANGE THE RESERVE OF THE PARTY	A STATE OF THE STA		(Continue on back)

FORM 521

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 applicable item number. Good Life. Great Service. DEPARTMENT OF REVENUE

	The deed will not be rec	orded unless this stateme	ent is signed and	items 1-25 are accu	rately completed	l
1 County Name	2 County Nun		3 Date of Sale/Tr		4 Date of Deed	2 2020
	WEBSTER - 91	<u> </u>		ay 2 Yr. 2020		ay2Yr
5 Grantor's Name, Addr Grantor's Name (Seller)	ess, and Telephone (Please P	rint)		ne, Address, and Teleph	one (Please Print)	
Richard Kudrna			Grantee's Name James J. G	ranstrom		
Street or Other Mailing Ad 1105 Road GH	dress		Street or Other M 17535 W P	lailing Address Ony Express Roa	d	
City	State NE	Zip Code	City	Ony Express rea	State NE	Zip Code
Red Cloud Phone Number	NE NE	68970	Holstein Phone Number	le the grants	NE e a 501(c)(3) organ	68950 ization? Yes ✔No
(402) 746-3274			(402) 469-7	400 If Yes, is the	grantee a 509(a) fo	undation? Yes No
Email Address n/a			Email Address			
7 Property Classification	on Number. Check one box in	categories A and B. Check C		a mobile home.		
(A) Status		(1	3) Property Type			(C)
[Improved	Single Family	Industrial	Mineral Interest	s-Nonproducing	State Assesse	d Mobile Home
✓ Unimproved		Agricultural	Mineral Interest	s-Producing	Exempt	
☐ IOTT	Commercial _	Recreational				
<u></u> =	Conservator Corrective	= =	and Contract/Memo	Partition	-	Other
_ =	Dorrective Death Certificate – Transfer on D	= =	ease ineral	Personal Rep. Quit Claim	Trust/Trustee Warranty	
				ble Trust Revocable		ransfer on Death
9 Was the property purc part of an IRS like-kind (I.R.C. § 1031 Exchange	d exchange? Auction	Easement Gift	Life Est	=	=	rustee to Beneficiary
Yes V No	·	ree Exchange Gran	tor Trust Partition	Satisfaction	=	Other (Explain)
	red in full? (If No, explain the di	vision.)	12 \		ed for same use? (If	No, state the intended use.
✓ Yes No				Yes No		
Yes Vas the transfer between	en relatives, or if to a trustee, are Aunt or Uncle to Niece o	_			o	
165 110	Brothers and Sisters	. =	Partnership, or LLC and Grandchild	Self Spouse		ner
	Ex-spouse	Parents and C		Step-parent and	Step-child	
14 What is the current mar	ket value of the real property?			age assumed? (If Yes, st		interest rate.)
\$1,014,250			Yes	✓ No \$		%
	ivide a current parcel of land?		17 Was transfer th	rough a real estate ager	t or a title company	? (If Yes, include the name
Yes No 8 Address of Property			<u>. </u>	title company contact.)		
Ag Land			Grantee	ress of Person to Whom	the Tax Statement 8	Should be Sent
9			Grantee			
8a 🗹 No address assign	ned 18b 🗸 Vacant land					
0 Legal Description			l			
The Southeast	Quarter (SE1/4) of S	Section Thirty-thre	e (33), Towi	nship Three (3) North, Rai	nge Eleven
(11) West of the	e 6th P.M., Webste	er County, Nebrasi	ka			
1 If agricultural, list total nu	umber of acres 160+-	·				
22 Total purchase price	including one liabilities are				\$	1 014 250 00
.z rotal pulchase price,	including any liabilities asso				22	1,014,250,00
3 Was non-real proper	ty included in the purchase?	Yes 🔽 No (If Yes, e	nter dollar amount	and attach itemized lis		
4 Adjusted purchase p	rice paid for real estate (line	22 minus line 23)			24	1,014,250,00
					1-20	
transier is exenution of the control	npt from the documentary st penalties of law, I declare that	tamp tax, list the exemption	number	e hest of my knowledge	and belief true co	amplete and
correct, and t	hat I am duly authorized to sign	this statement.	in and that it is, is it	ic best of my relowledge	and belief, tide, co	mpiete, and
	Granstrom			· · · · · · · · · · · · · · · · · · ·		(402) 469-7400
sign Printer lype	Name of Grantee or Authorized	nepresentative		Grantee		Phone Number 1/2/2020
70	Grantee or Authorized Represer	ntative	Title	0.4.100		Date
ICIC /	1/					
Date Deed Recorded		Register of Deed's Use On o or Exempt Number	ly 28 Recording Data			For Dept. Use Only
Ma I Day 2	vr 2020 \$ 27 na	> 75	BK 2020	02		
braska Department of Revenue		5. • -	DIJADAU	<u>',195</u>	Authorized by Note 🗆	ev. Stat. §§ 76-214, 77-1327(2)
	. Supersedes 96-269-2008 Rev. 9-20	17		\cup	AUDITION BY INCO. IN	ev. olat 33 10-214, 17-1321(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 2 day
of Jan A.D., 20 20, at 3:13
o'clock P.M. Recorded in Book 2020
on Page 3

LOUNE POTEN County Clerk
10.80

LOUNE Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-2-2020
\$2283.75 By 00

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

WARRANTY DEED

Richard Kudrna and Barbara Kudrna, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, James J. Granstrom, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Thirty-three (33), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, 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 January 2, 2020.

| Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | Mahint | M

The foregoing instrument was acknowledged before me on January 2, 2020 by Richard Kudrna and Barbara Kudrna, husband and wife.

GENERAL NOTARY State of Nebraska
TERESAL, THEOBALD
Wy Comm. Exp. August 27, 2021

Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Вс	ook	Page			Sale	Date :						Sc	hool Di	stri	ict Cod			
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NEBRASKA

Real Estate Transfer Statement

FORM

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 applicable item number. DEPARTMENT OF REVENUE 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 2019 Mo. __12 2019 Day __31 31 WEBSTER - 91 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 Jacob L. Tenhoff James V. Meyer and Danece J. Meyer Street or Other Mailing Address 17040 Ss Showboat Blvd Street or Other Mailing Address 518 N Willson Street City Blue Hill Zip Code 68930 Zip Code 68930 _{City} Blue Hill State **NE** ΝE Phone Number (402) 469-0143 Phone Number (402) 984-1508 is the grantee a 501(c)(3) organization? Yes V No. If Yes, is the grantee a 509(a) foundation? Yes 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) Industrial Mineral Interests-Nonproducing ✓ Improved Single Family State Assessed Mobile Home Agricultural Unimoroved Multi-Family Mineral Interests-Producing Exempt Recreational Commercial 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 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Gift Life Estate Easement Sale Trustee to Beneficiary Yes Satisfaction of Contract ₩ No Exchange Partition Court Decree Grantor Trust 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 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.) 150,000 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 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 518 N Willson St Grantee Blue Hill, NE 68930 18a No address assigned 20 Legal Description Lot Eight (8) Donn's Addition to the City of Blue Hill, Webster County, Nebraska., according to the recorded plat thereof, Except the West 20 Feet thereof, conveyed to the City of Blue Hill on deed recorded October 29, 1997 in Book 97, Pages 1658-1659, for use as a public street or alley. 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 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. Jacob L. Tenhoff (402) 984-1508 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 12/31/2019 Title here Register of Deed's Use Only For Dept. Use Only

26 Date Deed Recorded

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\$

27 Value of Stamp or Exempt Number

28 Recording Data

RK 2020

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

BK 2020, Pg 49

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State of Nebraska 3ss. County of Webster
Entered on the numerical index and filed for record in the
Clerk's office of said county thisday
of Jan A.D., 20 20, at 8:49 o'clock A.M. Recorded in Book 2020 \$ 333.50 Px 41
on Page 49
Onuse Fetach County Clerk 10,00 Deputy
IndCompAssessorCarded
Return to: Southern Title, LLC
P O Box 221 Red Cloud, NE 68970
WARRANTY DEED
James V. Meyer and Danece J. Meyer, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jacob L. Tenhoff, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):
Lot Eight (8), Donn's Addition to the City of Blue Hill, Webster County, Nebraska., according to the recorded plat thereof, Except the West 20 Feet thereof, conveyed to the City of Blue Hill on deed recorded October 29, 1997 in Book 97, Pages 1658-1659, for use as a public street or alley.
Grantors covenant, jointly and severally, with Grantee that Grantors:
 are lawfully seised of such real estate and that it is free from encumbrances; have legal power and lawful authority to convey the same; warrant and will defend title to the real estate against the lawful claims of all persons
Executed December 31, 2019.
James V. Meyer Danece J. Meyer
STATE OF NEBRASKA)) ss.
COUNTY OF ADAMS)
The foregoing instrument was acknowledged before me on December 31, 2019 by James V.

Meyer and Danece J. Meyer, husband and wife.

GENERAL MOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021

Residential & Commercial Sales Worksheet

Cnty No. Bo	ook .	Page	建	Sa	e Date	建筑				Sch	nool Dis	trict Co	de				
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FORM

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 applicable item number.

521

	The deed	will not be re		s this stater				5 are accur			
1 County Name	WEBS	2 County Nu TER - 91	mber	Y		te of Sale/Tra o1 Da	/-	Yr. <u>2020</u>	4 Date of De Mo1	eed Day	2 yr. 2020
5 Grantor's Name, Ad	ddress, and Telej	none (Please i	Print)		6 Gr			, and Teleph	one (Please P	rint)	
Grantor's Name (Seile Jacob L. Tenho	r) off and Heath	ıer R. Tenh	off		Lor		ort and (Carrie J. I	Kort		
Street or Other Mailing		17:11 4	Sd		Stree 518	et or Other M N Willsc	ailing Addre	ess			
AUR		A State		Zip Code 6892 =	S GTY BIL	e Hill			State NE		Zip Code 68930
(402) 984-1508			,		Phor グンノー	ne Number 784-15	740		e a 501 (c)(3) o grantee a 509(
Email Address n/a					Ema n/a	il Address					
7 Property Classifica	ation Number. Cl	neck one box ir	categories A	and B. Check	C if prope	erty is also a	mobile ho	me.			
(A) Status		 			<u> </u>	erty Type					(C)
<pre>✓ Improved ☐ Unimproved ☐ IOLL</pre>	Single Fa Multi-Fan Commerce	rily	Industrial Agricultura Recreation			eral Interests eral Interests	•	-	State Ass	essed	Mobile Home
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificat	te – Transfer on		stribution seement ecutor	Land Con Lease Mineral	tract/Memo	Partition Person Quit Cl	al Rep.	Sheriff Trust/Trustee Warranty	Oth	ner
9 Was the property p part of an IRS like-I (I.R.C. § 1031 Exch	nange) No	10 Type of Trai Auction Court De	Ease	ement 🔲 Gi	reclosure ft antor Trust	Life Esta		Revocable Sale Satisfaction	Trust of Contract	Truste	er on Death e to Beneficiary (Explain)
11 Was ownership trans	sferred in full? (If I No	No, explain the o	livision.)			12 V	Vas real est ☑ Yes	tate purchase	d for same use	e? (If No, s	tate the intended use.)
13 Was the transfer bet	ween relatives, or	if to a trustee, a	re the trustor a	nd beneficiary	relatives?	(If Yes, checi	the approp	oriate box.)			
☐ Yes ☑N	Jo Aunt or	r Uncle to Niece	or Nephew	Family Cor	o., Partners	hip, or LLC	☐ Sel	f		Other	
	☐ Brothe ☐ Ex-spo	rs and Sisters use	<u> </u>	Grandparer Parents and		endchild	= :	ouse p-parent and	Steo-child		
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18 Address of Property 518 N Willson S Blue Hill, NE 68					1 -	ntee	ress of Pers	son to Whom	the Tax Statem	nent Shoul	d be Sent
18a No address ass	signed 18b	Vacant land	l								
20 Legal Description					1						
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21 If agricultural, list tota	number of acres		•						1 1\$		
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23 Was non-real prop	erty included in	n the purchase	? Yes	No (If Yes,	enter dol	lar amount	and attach	itemized lis	tL) 23 \$		
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25 If this transfer is ex			<u></u>	 							
	ler penalties of I				nent and ti	nat it is, to th	e best of n	ny knowledge			te, and -984, 1740
Print or Ti	ype Name of Gran	ntee or Authorize	ed Representati	ive						A00	none Number
sign (10	MUCO	Knit					Gra	intee			1/6 /2020
here Signature	of Grantee of Au	tholyzed Repres	entative		Title					Da	ate
	· · · ·		Register of							Fc	r Dept. Use Only
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ebraska Department of Reve		-269-2008 Rev. 9-1	2017			-	<u>' J</u>		Authorized by N	leb. Hev. Sta	it. §§ 76-214, 77-1327(2)

RKMAN D. SA

, 2020 by

	DN 2020, tg 30
	J
State of Nebraska ss. County of Webster	
Entered on the numerical index and filed for record in the	NEBRASKA DOCUMENTARY
Clerk's office of said county thisday	STAMPIAX [
of Jan A.D., 20 20, at 8:53	Date 1-7-2020
o'clock A.M. Recorded in Book 2020	[3 <u>3</u>] [3]
douise Petich County Clerk	
[O. to O.] Deputy	
IndCompAssessorCarded	
Return to:	
Southern Title, LLC P O Box 22I	
Red Cloud, NE 68970	
WARRANTY DEE	D .
Jacob L. Tenhoff and Heather R. Tenhoff, husband and w	
DOLLAR (\$1.00) and other valuable consideration receiv	red from Grantees, Lonnie R. Kort and
Carrie J. Kort, husband and wife, convey to Grantees, as j	oint tenants and not as tenants in
common, the following described real estate (as defined in	
Committee, and I committee of the Commit	
Lot Eight (8), Donn's Addition to the City of Blue Hill, W the recorded plat thereof, EXCEPT the West 20 Feet there deed recorded October 29, 1997 in Book 97, Pages 1658-	eof, conveyed to the City of Blue Hill on
Grantors covenant, jointly and severally, if more than one	, with Grantees that Grantors:
(1) are lawfully seised of such real estate and tha	it it is free from encumbrances;
(2) have legal power and lawful authority to con	
(3) warrant and will defend title to the real estate	
(3) Warrant and will defend the to the real estate	, against the terrain outline of the personner
Executed January 2, 2020.	
Jacob L. Tenhoff Heather	R. Tenhoff
STATE OF NEBRASKA)	
) ss. COUNTY OF WEBSTER)	
COUNTION WILDOWS /	

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

The foregoing instrument was acknowledged before me on January Jacob L. Tenhoff and Heather R. Tenhoff, husband and wife.

8/27/2021 My commission expires:

Agricultural Land Sales Worksheet

Cnty No.	∴ Bo	ok	Page	Sal	e Date			W.A.		Ş	cho	ol Dist	trict	Code	并谓 点	78 a	Ni X	
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Assessor's Ad	justment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comme	nts and Reason for Adjustment:		
TRUSTEE'S	DEED		
Comments from		Comments:	
			(Continue on back)

Good Life, Great Service

Real Estate Transfer Statement

FORM 521

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

 To be filed with the Register of Deeds.
 Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name 2020 1 Mo. 1 Day ... WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney W. Timm Grantor's Name (Seller) Richard D. Heinrich, Truste Street or Other Mailing Address Street or Other Mailing Address 10/e Zip Code 68901 Zip Code 1)5 Hastings Is the grantee a 501(c)(3) organization? Yes ✓ No one Number Phone Number 02462 If Yes, is the grantee a 509(a) foundation? Yes 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) (B) Property Type (A) Status Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Industrial Improved Mineral Interests-Producing Exempt Multi-Family ✓ Agricultural ✓ Unimproved Recreational Commercial IOLL Other Sheriff Distribution Land Contract/Memo Partition Conservator 8 Type of Deed Trust/Trustee Lease Personal Rep. Easement Bill of Sale Corrective Mineral Quit Claim Warranty Death Certificate - Transfer on Death Executor Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Foreclosure 10 Type of Transfer Distribution ✓ Sale Trustee to Beneficiary Auction Gift Life Estate Easement Other (Explain)] Exchange Grantor Trust Partition Satisfaction of Contract Yes ₩ No Court Decree 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.) ✓ Yes ☐ No. Yes 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 Yes Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and 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? ✓ No \$608,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 15 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Southrn Title, LLC ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Grantee Ag Land 18b Vacant land 18a V No address assigned 20 Legal Description The Northwst Quarter (NW1/4) of Section Eighteen (18), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska 160+-21 If agricultural, list total number of acres 608.000^l.00 22 22 Total purchase price, including any liabilities assumed 23 608.000**L**00 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. Rodπey W. Timm Print or Type Name of Grantee or Authorized Representative Phone Number 1/6/2020 sign Grantee Date nature of Grantee or Authorized Representative Title here For Dept. Use Only Register of Deed's Use Only 28 Recording Data

^{vr}2020

26 Date Deed Recorded

Value of Stamp or Exempt Number

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State of Nebraska Sss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of 20 A.D., 20 20 at 9:01
o'clock 4.M. Recorded in Book 2020 on Page 69 NEBRASKA DOCUMENTARY STAMP TAX I-1-2010
10.00 Petrch County Clerk \$ 1368.00 By ab
Ind Comp Assessor Carded
Return recorded document to:
Southern Title, LLC P O Box 221
Red Cloud, NE 68970
TRUSTEE'S DEED
RICHARD D. HEINRICH, TRUSTEE; RICHARD D. HEINRICH
REVOCABLE TRUST, GRANTOR, in consideration of One and 00/100 (\$1.00) Dollar
and other valuable consideration received from GRANTEE, RODNEY W. TIMM, a
single person, conveys to GRANTEE, the following described real estate (as defined in
Neb. Rev. Stat., §76-201):
The Northwest Quarter (NW ¼) of Section 18, Township 4 North, Range 12 West of the 6 th P.M., Webster County, Nebraska,
subject to easements and restrictions of record.
GRANTOR covenants with GRANTEE 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 any acts of the GRANTOR.
Executed Lancary 6, 2020.
RICHARD D. HEINRICH REVOCABLE TRUST
BY: Shehard D. Heinrich, Trustee; Richard D. Heinrich Revocable Trust
STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)
The foregoing instrument was acknowledged before me on this day of day of Revocable Trust., 2020, by Richard D. Heinrich, Trustee; Richard D. Heinrich
Dusa Al Virola H
A GENERAL NOTARY-State of Nebraska Notary Public TERESA L. THEOBALD My Comm. Exp. August 27, 2021

Residential & Commercial Sales Worksheet

Cnty No.	: B	ook	Page	Sale Date							de									
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NEBRASKA 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 applicable item number.

b

FORM **521**

	The deed will not be recorded	l unless this statemer	it is signed and	items 1-25 are accur	ately completed.	·
1 County Name	2 County Number	 	3 Date of Sale/Tra Mo. 01 Da	ansfer ay <u>Vr.</u> 2020	4 Date of Deed Mo. 01 Da	ay 30 Yr. 2020
C Countries Name Addin	WEBSTER - 91 ess, and Telephone (Please Print)	X		e, Address, and Telepho		ıy
Grantor's Name (Seller)			Grantee's Name (Buver)		
Matthew J. Lukas Street or Other Mailing Ac	iewicz & Ken T. Lukasiewi	cz	Street or Other M	orð Holdings, LLC alling Address	<u> </u>	
7140 W Monumer	nt Rd		PO Box 203	annig Addition		7-0-1-
City Ayr	State NE	Zip Code 68925	City Blue Hill		State NE	Zip Code 68930
Phone Number (402) 984-9654			Phone Number (402) 984-96		e a 501(c)(3) organi: grantee a 509(a) fou	
Email Address			Email Address		<u></u>	
7 Property Classification	on Number, Check one box in catego	ories A and B. Check C i	f property is also a	mobile home.		
(A) Status	it Milliber, Check one box in carego		Property Type			(C)
✓ Improved	Single Family Ind	ustrial	Mineral Interests	-Nonproducing	State Assessed	Mobile Home
Unimproved		ricultural [Mineral Interests	-Producing	Exempt	
☐ IOIT	✓ Commercial Re	creational				<u></u>
<u> </u>	Conservator	DistributionLar	nd Contract/Memo	Partition Personal Rep.	Sheriff Trust/Trustee	Other
	Corrective Death Certificate — Transfer on Death		ase neral	Quit Claim	Warranty	
Was the property puropart of an IRS like-kind		Distribution Forecl	osure Irrevoca	ble Trust Revocable	Trust T	ransfer on Death
part of an IRS like-kind (I.R.C. § 1031 Exchang	d exchange? Auction	Easement Gift	Life Esta	nte Sale	<u> </u>	rustee to Beneficiary
Yes V No			or Trust Partition			other (Explain) No, state the intended use.)
11 Was ownership transfer Yes No	rred in full? (If No, explain the division.)		Vas real estate purchase ✓ Yes	o for same use? (II	No, state the interided use.)
13 Was the transfer between	en relatives, or if to a trustee, are the t	rustor and beneficiary rela	tives? (If Yes, check	the appropriate box.)		
✓ Yes No	Aunt or Uncle to Niece or Nep	hew 🔽 Family Corp., F	Partnership, or LLC	Self	Oth	er
	Brothers and Sisters	Grandparents a		Spouse	Ohner aleitet	
14 What is the averant mor	Ex-spouse ket value of the real property?	Parents and Ch		Step-parent and age assumed? (If Yes, st	=	interest rate)
14 What is the current mai			Yes	No \$	ate the amount and	%
	livide a current parcel of land?			rough a real estate ager		? (If Yes, include the name
Yes No			-	title company contact.)		No
18 Address of Property 401 W Gage S	+		19 Name and Add Grantee	ress of Person to Whom	the Tax Statement S	Should be Sent
401 W Gage G	L		Grantee			
18a No address assign	ned 18b 🗌 Vacant land					
20 Legal Description						
Lots 1-4 and th	ie East 18' Lot 5 Block	6 Rohrers Add	lition Blue H	ill		
21 If agricultural, list total no	umber of acres					
Zi ii agricolara, lot ota ii					l Is	
22 Total purchase price	e, including any liabilities assumed	1			22	0,00
23 Was non-real proper	rty included in the purchase?	Yes No (If Yes, er	iter dollar amount	and attach itemized lis	st.) 23 \$	i I
• •	·	_ ` `			24	000
24 Adjusted purchase p	price paid for real estate (line 22 n	ninus line 23)	حل		24	
25 If this transfer is exe	mpt from the documentary stamp penalties of law, I declare that I have	tax, list the exemption	number Ob	e heet of my knowledge	and helief true or	omniete and
correct, and	that I am duly authorized to sign this s		it and that it is, to u	ie best of my knowledge	and belief, tide, or	
A	/ J. Lukasiewicz					(402) 984-4020 Phone Number
sign Print or Type	e Name of Grantee or Authorized Repl	resentative	Gran	tee/Managing Me	mber	1-8-20
	f Grantee or Authorized Representative	e	Піве			Date
HEIG			lv			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or F	ster of Deed's Use On xempt Number	19 28 Recording Data			. Or Dept. One Ormy
Mo. 1 Day 7	yr. 2020 \$ Exemp	+5b	BKaOR	D FG 78		
Nebraska Department of Revenu	e ev. Supersedes 96-269-2008 Rev. 9-2017	<u> </u>		<u> </u>	Authorized by Neb. R	lev. Stat. §§ 76-214, 77-1327(2)
-v.i.i. NV, 30-203-2006 0-2019 R6	.v. Guperscues 30-200-2000 riev. 3-2017					

BK2020, Pg 78

NEBRASKA DOCUMENTARY

STAMP TAX

Data 1 7 2020

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QUIT CLAIM DEED

MATTHEW J. LUKASIEWICZ and KEN T. LUKASIEWICZ, tenants in common and Grantors, in consideration of love and affection, quitclaim to THREEFQLD CORD HOLDINGS, L.L.C., a Nebraska limited liability company, Grantee, the following described real estate in Webster County, Nebraska:

LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4) AND THE EAST EIGHTEEN FEET (18') OF LOT FIVE (5) BLOCK SIX (6) ROHRERS ADDITION TO THE CITY OF BLUE HILL, 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. 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 grantors warrant will defend the title to said premises against the lawful claims if all person whomsoever.

Executed: Jan 6 ,2020

Lan Lukasiewicz Ken T. Lukasiewicz

STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me this 6th day of January, 2020 by Matthew J. Lukasiewicz and Ken T. Lukasiewicz.

Notary Public

GENERAL NOTARY-State of Nebrasko
VERONA F. ANDERSON
My Comun. Exp. May 7, 2022

Residential & Commercial Sales Worksheet

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Real Estate Transfer Statement

FORM 521

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

Good Life, Great Service.

Nebraska Department of Revenue

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

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE 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 01 2020 01 2020 WEBSTER - 91 Day _ Day Q Yr Mo. Yr 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew J. & Summer A. Lukasiewicz Grantee's Name (Buyer) Mustard Seed Stewardship, LLC Street or Other Mailing Address PO Box 193 Street or Other Mailing Address PO Box 193 Zip Code 68930 City Blue Hill State City Blue Hill Zip Code 68930 Phone Number (402) 984-4020 Phone Number (402) 984-4020 Is the grantee a 501(c)(3) organization? ₽ No 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. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricuitural Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Corrective Bill of Sale Tesement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 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 **✓** Gift Life Estate Sale Trustee to Beneficiary ₩ No Yes 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 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.) # (25,54D ₩ 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 No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 106 W Saline, 202 W Lancaster, 202 W Nemaha, & 605 W Grantee Seward 18a No address assigned 18b Vacant land 20 Legal Description see attachment 21 If agricultural, list total number of acres 0.00 23 0010 24 מכ 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. Matthew J. Lukasiewicz (402) 984-4020 Print, or Type Name of Grantee or Authorized Representative Phone Number Grantee/Managing Member トロ・2020 Signaturi antee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of C r Exempt Number 28 Recording Data Day _

20. Lots 9 & 10 and the West 6' of Lot 11 Block 1 Tylers Addition

Lots 1-5 Block 6 Grussels Addition

Lots 1 & 2 Block 2 Grussels Addition and the East 90' of Lot 5 Hawleys Subdivision

Lot 4 Block 24 Original Town

All in the City of Blue Hill, Webster County, Nebraska

BK 2020, Pg79

State of Nebraska ss. County of Webster	ntered on the
numerical index and filed for Clerk's office of said county ofarsuckA.D., 20CO'clockPM. Recorded in	
on Page 79 Lawise Botsch 410.00 IndCompAssessor_	County Clerk Otl Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Data 1-7-2020
SExempt 5 By Club

QUIT CLAIM DEED

MATTHEW J. LUKASIEWICZ and SUMMER A. LUKASIEWICZ, husband and wife, Grantors, in consideration of love and affection, quitclaim to MUSTARD SEED STEWARDSHIP, L.L.C., a Nebraska limited liability company, Grantee, the following described real estate in Webster County, Nebraska:

LOTS NINE (9) AND TEN (10) AND THE WEST SIX FEET (6') OF LOT ELEVEN (11) BLOCK ONE (1) TYLERS ADDITION

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), AND FIVE (5) BLOCK SIX (6) GRUSSELS ADDITION

LOTS ONE (1) AND TWO (2) BLOCK TWO (2) GRUSSELS ADDITION AND THE EAST NINETY FEET (90') OF LOT FIVE (5) HAWLEYS SUBDIVISION

LOT FOUR (4) BLOCK TWENTY-FOUR (24) ORIGINAL TOWN

ALL IN THE CITY OF BLUE HILL, 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. 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 grantors warrant will defend the title to said premises against the lawful claims if all person whomsoever.

The foregoing instrument was acknowledged before me this 6th day of January, 2020 by Matthew J. Lukasiewicz and Summer A. Lukasiewicz.

Madrelle M. & Notary Public

Agricultural Land Sales Worksheet

Cnty No. B	ook Page	Sale Date		Egg er		\$	School District Code									
91 20	96	4/11/2019	Base:	91-00	02	Afi	iliated:		Unif	ied:						
Location ID	Sale Number	Useability & Code #					Parcel N	umber								
001800200	8	1	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Bik	Parcel					
I	Date of Sale Assessed	Value	4491	1	11	:	1	00000	1	000	0000					
Land	Improvements	Total		D	ate of	Sale	Property	Classific	ation (ode						
260,390		260,390	Status	Proj	erty.Ty	ре	Zoning	Location	Cit	y Size	Parcel Size					
	Irrigation Type:		A) 2	B)	05		c) 5	D) 3	E)	0	F) 1					
LCG	ACRES:	VALUE:	THOS	LCG	geria (y Se 1989)	The section	ACR	ES:	Van Statistics Statistics	VAL	UIE:					
IRRIGATED 1A	40.520	110,415	GR	ASSLA	ND 1	G1										
1.4						1G										
2A:	1	10,875			20	G1		0.610			835					
2.A	7.810	20,265			- 2	2G		3.770			5,145					
3A1	-				30	G1										
3A					3	3G		-								
4A1					40	G1										
4A						1G										
DRYLAND 1D1	 	112,855	S	helterbe		-										
1D					Accretic											
2D1					Was	_										
2D 3D1	1		ACT	AND T	Oth	_	10	5.030		2	60,390					
3D.			AGL	NW I	Road	+		L.560	n utgefydd y Magyrfydd y		30,390					
4D1				Fa	ım Sit	-			ી કેઇફ્લા કો		' . 					
4D					me Site											
					ecreatio	-										
Dwellings	The second secon	THE RESERVE THE PROPERTY OF TH			Oth	er	·									
Outbuildings			Non	-AG T	OTA	L	1	.560	··· <u>·</u> ··· ··· ··							

		1 - 1 - 1 - 1 - 1 - 1 - 1	1			*****		
Assessor's Adjustment to Sale Price (+ or -):						Tota	ıl Recapture Value:	
Assessor C	ommen	ts and Reaso	n for Adjustn	nent:		н	· · · · · • • • • • • • • • • • • • • •	
JTWD;	SALE	BETWEEN	BROTHER	& SISTER;	INCLUDES	PARCEL	18003	
			· · · · · · · · · · · · · · · · · · ·		-			
			·					
Comments from				Co	mments:			
								
								
								(Continue on back)
								D + T 00 400 00

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 stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Saie/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 04 Day 11 Yr. 2019 Mo. 04 Day 11 Yr. 2019
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Julie & Douglas Stitt	Grantee's Name (Buyer) Terry W. & Fawn L. Hoit and Patrick Hoit
Street or Other Mailing Address 1282 Hwy 136	Street or Other Mailing Address 1815 Rd L
City State Zip Code Red Cloud NE 68970	City State Zip Cod Red Cloud NE 68
Phone Number (402) 746-4713	Phone Number (402) 469-0264 Is the grantee a 501(a)(3) organization? Yes Yes
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	
) Property Type (C)
Improved Single Family Industrial ✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Nonproducing State Assessed Mobile H Mineral Interests-Producing Exempt
✓ Unimproved Multi-Family Agricultural ☐ IOLL Commercial Recreational	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
Cemetery Death Certificate - Transfer on Death Executor M	neral Quit Claim Warranty
part of an IRS like-kind exchange?	losure Irrevocable Trust Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange) Auction Easement Gift Yes 7 No Court Decree Exchange Grant	Life Estate
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended
✓ Yes No	Yes
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 ilid 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,)
,	☐Yes
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 n of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Rural Property Red Cloud, NE 68970	same as Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
see attached	
see allached	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, et	ter dollar amount and attach itemized list.) 23 \$ 0,00
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	
Under penalties of law, I declare that I have examined this statement 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, complete, and
David B. Garwood	(402) 746-361
Finit or Type Name of Graptee or Authorized Representative	Phone Number
sign / with Xaw ood	Attorney 1–9–96
here Signature of Grantee or Authorized Representative	ītle Date
Register of Deed's Use On	
25 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. Day 10 Yr. 2020 \$ 495.00	BK2020, Pg 96
leorasika Department of Hevenge form No. 95-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016	Authorized by Neb. Rev. Stat. §§ 76-214, 77-132

ALL of the following described tracts located in the Southwest Quarter (SW¼) of Section One (1), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, to wit:

Annex Lot 17 by Ordinance to the City of Red Cloud **EXCEPT**: (a) Tract conveyed to Chicago Burlington and Quincy Railroad Company, together with right to use, as a means of ingress and egress, a strip of land 20 feet wide extending South from the Southwest corner of said tract to the Quarter Section corner on the West side of said Annex Lot 17, which deed is recorded in Book 8, Page 520; (b) Tract conveyed to Spencer and Mildred Vance by deed recorded in Book 27, page 499; (c) Tract conveyed to the State of Nebraska by deed recorded in Book 29, page 234; AND

All of Blocks Three (3), Four (4), Five (5), Six (6), Eleven (11), and Twelve (12), of Kaley and Jackson's Addition to Red Cloud, Webster County, Nebraska, together with all streets and alleys adjacent thereto which have not been opened to public use; EXCEPT A tract of land lying in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, and described as follows: From the Quarter stone marking the Northwest corner of said Southwest Quarter; thence South 300 feet to the point of beginning; thence East 231.5 feet; thence Southeasterly 1080 feet more or less to a point on the right-of-way of the Chicago Burlington and Quincy Railroad; thence Westerly along said right-of-way 373 feet more or less to the Section Line; thence North 1166 feet more or less to the point of beginning, (this tract consisting of part of Annex Lot 17 and a part of Blocks 3, 6, and 11, Kaley and Jackson's Addition to the City of Red Cloud, together with all the streets and alleys adjacent thereto not opened for public use or taken for the right-of-way of an existing street or highway, EXCEPT the East 40 feet of Webster Street as originally platted and highway right-of-way conveyed to the State of Nebraska by Deed recorded in Book 29, Page 234); said excepted portions containing 6.04 acres more or less); AND

County Surveyor's Lot Two (2), **EXCEPT** tract on the West side of said Lot 2 conveyed to Spencer and Mildred Vance by deed recorded in Book 27, page 499, and subject to U. S. Department of Reclamation easement across the north side of said Lot 2 recorded in Book P, page 28; AND

Annex Lot Sixteen (16) by Ordinance to the City of Red Cloud, Webster County, Nebraska, **EXCEPT** 0.5 acres on West side conveyed to the State of Nebraska by deed recorded in Book 29, page 234; **EXCEPT** tract conveyed to the State of Nebraska by deeds recorded in Book 67, page 843, correction deed recorded in Book 68, page 572, and Trustee's Deed recorded in Book 2011, page 437; AND **EXCEPT** TRACT #1 as surveyed and platted by Wayne M. Dietz, R.L.S. on October 4, 2010, and recorded in Book 2011, page 392; AND

County Surveyor's Lot Three (3), EXCEPT tract conveyed to Gary L. and Judyth E. McCartney by warranty deed recorded in book 91, page 1680;

together with all appurtenances relating thereto and improvements located thereon, subject to all roads, easements, covenants and restrictions of record.

BK2020, Pg 96

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of John A.D., 20 Do, at 11:22 or clock A.M. Recorded in Book 2020 on Page 16-47 A.D. Petatology Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date 1-10-2020
\$ 495.00 By Q.S

JOINT TENANCY WARRANTY DEED

Julie Stitt and Douglas Stitt, wife and husband, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Terry W. Hoit and Fawn L. Hoit, husband and wife, and Patrick Hoit their son, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

ALL of the following described tracts located in the Southwest Quarter (SW¼) of Section One (1), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, to wit:

Annex Lot 17 by Ordinance to the City of Red Cloud **EXCEPT**: (a) Tract conveyed to Chicago Burlington and Quincy Railroad Company, together with right to use, as a means of ingress and egress, a strip of land 20 feet wide extending South from the Southwest corner of said tract to the Quarter Section corner on the West side of said Annex Lot 17, which deed is recorded in Book 8, Page 520; (b) Tract conveyed to Spencer and Mildred Vance by deed recorded in Book 27, page 499; (c) Tract conveyed to the State of Nebraska by deed recorded in Book 29, page 234; AND

All of Blocks Three (3), Four (4), Five (5), Six (6), Eleven (11), and Twelve (12), of Kaley and Jackson's Addition to Red Cloud, Webster County, Nebraska, together with all streets and alleys adjacent thereto which have not been opened to public use; **EXCEPT** A tract of land lying in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, and described as follows: From the Ouarter stone marking the Northwest corner of said Southwest Quarter; thence South 300 feet to the point of beginning; thence East 231.5 feet; thence Southeasterly 1080 feet more or less to a point on the right-of-way of the Chicago Burlington and Quincy Railroad; thence Westerly along said right-of-way 373 feet more or less to the Section Line; thence North 1166 feet more or less to the point of beginning, (this tract consisting of part of Annex Lot 17 and a part of Blocks 3, 6, and 11, Kaley and Jackson's Addition to the City of Red Cloud, together with all the streets and alleys adjacent thereto not opened for public use or taken for the right-of-way of an existing street or highway, EXCEPT the East 40 feet of Webster Street as originally platted and highway right-of-way conveyed to the State of Nebraska by Deed recorded in Book 29, Page 234); said excepted portions containing 6.04 acres more or less); AND

County Surveyor's Lot Two (2), **EXCEPT** tract on the West side of said Lot 2 conveyed to Spencer and Mildred Vance by deed recorded in Book 27, page 499, and subject to U. S. Department of Reclamation easement across the north side of said Lot 2 recorded in Book P, page 28; AND

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Annex Lot Sixteen (16) by Ordinance to the City of Red Cloud, Webster County, Nebraska, **EXCEPT** 0.5 acres on West side conveyed to the State of Nebraska by deed recorded in Book 29, page 234; **EXCEPT** tract conveyed to the State of Nebraska by deeds recorded in Book 67, page 843, correction deed recorded in Book 68, page 572, and Trustee's Deed recorded in Book 2011, page 437; AND **EXCEPT** TRACT #1 as surveyed and platted by Wayne M. Dietz, R.L.S. on October 4, 2010, and recorded in Book 2011, page 392; AND

County Surveyor's Lot Three (3), EXCEPT tract conveyed to Gary L. and Judyth E. McCartney by warranty deed recorded in book 91, page 1680;

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 ______, 2019.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April ______, 2019, by Julie Stitt and Douglas Stitt, wife and husband.

Comm. expires <u>/0-55-505</u>2

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2022

Agricultural Land Sales Worksheet

Cnty No. Book Page			Sal	e Date				΄ Sι	School District Code								
91	20	20	98		1/2	/2020	Base:	65-00	05	Affi	liated:			Unified:			
Location	\mathbf{D}	Sale	Number		Useabilit	& Code#		Parcel Number									
0012039	900		9		1		GeoCde	Twn	Rng	Sec	t Qri		Subdiv	Area Bik		F	arcel
	D	ate of S	ale Assess	ed V	alue		4241	3	9	10	2		00000		000	6	196
Land		Imp	rovement	S	Total			1. 1. D	ate of	Sale	ale Property Classifi			cation Code			
17	,880	147,780		80		165,660	Status	Prop	erty Ty	pe	Zoning		Location		City Size		cel Size
		Irrigat	ion Type:				A) 1	В)	01		c) 5		D) 3	E)	0	F)	5
LCG			ACRES:		$\mathbf{\hat{v}}$	LUE:		LCG			AC	:RE	S:	afrond English Of table (All) And Office (All)	∤ VAL	U E:	
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	2A1								20	31							
	2A							_	2	2G							
	3A1								30	31							
	3A								3	G .							
	4A1								40	31							
	4A								_ 4	G							
DRYLANI) 1D1						5	Shelterbe	lt/Timb	er							
	1D							A	Accretic	m							
	2D1								Was	te							
	2D			_					Oth								
	3D1	ļ !					AG L	AND T	OTA	L							
	3D								Road	_							Ar Sal
	4D1								ımı Site				.000				765
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Outb	uildings	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	等。在 经基础	(1)		1,610	Nor	ı-AG T	UIA	- -	·	ځ	.150			L/,	880
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Assessor's Adj	ustmen	t to Sa	le P	rice (+ or -)):		:	Total Recapture Value:						
Assessor Comme	nts and R	eason f	or Ac	ljustment:										
TRUSTEE'S	JTWD;	SALE	IS	BETWEEN	AUNT	AND	NEPHEW							
														
	•													
Comments from							Comn	mments:						
			· -											
				<u>-</u>										
							Connection of the same	(Continue 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 applicable item number.

FORM 521

	The deed will not be record	ed unless this statemer	nt is signed and items 1-25 are accurately complete	
1 County Name Webster	2 County Number		3 Date of Sale/Transfer Mo. 1 Day 2 Yr. 20 4 Date of Deed Mo. 1	Day2Yr20
	Select County & County ss, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Prin	Day TI
Grantor's Name (Seller)			Grantee's Name (Buyer)	7
Deann Kohmetsch Street or Other Mailing Add	er, Trustee of the Robe	rt Faimon Family T <u>∎</u>	Nathan Faimon and Kathryn Faimon Street or Other Mailing Address	
1762 Highway 78			1762 Highway, 78	
City Blue Hill	State NE	Zip Code 68930	Blue Hell NE	0873°C
Phone Number	010		Phone Number Is the grantee a 501(c)(3) organized if Yes, is the grantee a 509(a)	
Email Address	<u>nia</u>		Email Address	iodiladion: 163 \$140
7 Property Classification	Number, Check one box in cate	egories A and B. Check C	f property is also a mobile home.	
(A) Status) Property Type	(C)
[Improved	Single Family	ndustrial [Mineral Interests-Nonproducing State Assess	sed Mobile Home
Unimproved	Multi-Family	Agricultural [Mineral Interests-Producing Exempt	
		Recreational		
·	onservator		nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other
	orrective eath Certificate – Transfer on Deat	<u> </u>	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
Was the property purchapart of an IRS like-kind	ased as 10 Type of Transfer	Distribution Forec	osure Irrevocable Trust Revocable Trust	Transfer on Death
part of an IRS like-kind ((I.R.C. § 1031 Exchange	exchange? Auction	Easement Gift	Life Estate Sale	Trustee to Beneficiary
Yes Vo	Court Decree	<u> </u>	or Trust Partition Satisfaction of Contract	Other (Explain)
11 Was ownership transferre Yes No_	ed in full? (If No, explain the division	on.)	12 Was real estate purchased for same use? ✓ Yes No	(If No, state the intended use.)
	n relatives, or if to a trustee, are th	e trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
X Yes □No	Aunt or Uncle to Niece or N			Other
	Brothers and Sisters	=	and Grandchild Spouse	
14 What is the current market	Ex-spouse	Parents and Cl	nild Step-parent and Step-child Step state the amount a	nd interest rate \
\$70,000	st value of the real property:		Yes V No \$	% %
16 Does this conveyance div	/ide a current parcel of land?		17 Was transfer through a real estate agent or a title compa	nv? (If Yes, include the name
Yes 🗸 No			of the agent or title company contact.) Yes Prairie	Title No
18 Address of Property			19 Name and Address of Person to Whom the Tax Statemer	nt Should be Sent
1762 Highway 7	78, Blue Hill NE 689	30	Grantees	
18a No address assigne	ed 18b Vacant land			
20 Legal Description	/			
See attachment	t			
21 If agricultural, list total nur	nber of acres	·		
22 Total purchase price,	including any liabilities assum	ed		70,000 00
23 Was non-real property	v included in the purchase?	☐ Yes ☐ No (If Yes. er	nter dollar amount and attach itemized list.) 23	
	ice paid for real estate (line 22		3.44. \$	70,000 00
		•		· · · · · · · · · · · · · · · · · · ·
	pt from the documentary stan		numper It and that it is, to the best of my knowledge and belief, true,	complete, and
correct, and th	nat I am duly authorized to sign this			has the stre
Nathan F	almon Name of Grantee or Authorized Re	epresentative		V J - 400 - 1005 Phone Number
sign quant		the contraction of the	Grantee	1-2-2020
here Signature of C	Grantee or Authorized Representa	tive	Title	Date
	Rec	gister of Deed's Use On	ly	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp of	r Exempt Number	28 Recording Data	
Mo. 1 Day 13	x. 3020 \$ 157.5	0	BK 2020, Pa 98	
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev.	. Supersedes 96-269-2008 Rev. 9-2017		Authorized by Net	a. Rev. Stat. §§ 76-214, 77-1327(2)

Exhibit A

A tract of land in the Northwest Quarter (NW½) of Section Ten (10), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as: Commencing at the intersection of the South line of said NW½ with the East right-of-way line of Highway No. 78, which is the point of beginning; thence East on the South line of said NW½ a distance of 160 feet; thence North parallel with the West line of said NW½ a distance of 830 feet; thence West parallel with the South line of said NW½ to the East right-of-way line of Highway No. 78; thence Southerly on said right-of-way line to the point of beginning.

BK 2020, Pg 98

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 3 day of 3 day at 11:18 o'clock 4 M. Recorded in Book 2020 on Page 98 STAMP TAX Date 1-13-20-20 state 10.40 Deputy Ind Comp Assessor Carded
Return to: Prairie Title, Inc., P.O. Box 309, Hastings, NE 68902 TRUSTEE'S JOINT TENANCY WARRANTY DEED
DEANN KOHMETSCHER, TRUSTEE OF THE ROBERT A. FAIMON FAMILY TRUST, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to NATHAN FAIMON AND KATHRYN FAIMON, husband and wife, as joint tenants and not as tenants in common, GRANTEES the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):
A`tract of land in the Northwest Quarter (NW%) of Section Ten (10), Township Three (3) North, Range Nine (9) West of the 6 th P.M., Webster County, Nebraska, more particularly described as: Commencing at the intersection of the South line of said NW% with the East right-of-way line of Highway No. 78, which is the point of beginning; thence East on the South line of said NW% a distance of 160 feet; thence North parallel with the West line of said NW% a distance of 830 feet; thence West parallel with the South line of said NW% to the East right-of-way line of Highway No. 78; thence Southerly on said right-of-way line to the point of beginning.
GRANTOR covenant (jointly and severally, if more than one) with GRANTEES that GRANTOR:
 is lawfully seised of such real estate and that it is free from encumbrances except 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: <u>January 7.</u> , 2019.
De lan Kohmetscher, Trustee
STATE OF NEBRASKA)) SS:
COUNTY OF ADAMS)
The foregoing trustee's deed was acknowledged before me on January 7, by Deann Kohmetscher, Trustee of the Robert A. Faimon Family Trust.

GENERAL NOTARY - State of Nebraska
LAUFITE L. HAWES
My Comm. Exp. June 24, 2023

Murican Public

Agricultural Land Sales Worksheet

Cnty No.	COLD COLD COLD COLD CONTROL CO			Sa.	le Date 🔻 🔻	School District Code												
91	20	20	99	1/2	/2020	Base:	65-6	000	05	Aff	iliated:		Un	ified:				
Location	D	Sale	Number	Useability	& Code#	Parcel Number												
0012039	900		10	1		GeoCde	eoCde Twn Rng				ct Qrt	Subdiv	Area	Blk	Parcel			
法、行为等的	Ď	ate of S	ale Assessed	Value 🕌		4241	3		9	1	0 2	00000		000	6196			
Land		Imp	rovements	Ţ	otal 🔭	Date of Sale Property Classification Code												
17	,880		147,780		165,660	Status	P	тор	erty Ty	pe	Zoning	Locatio	n C	ity Size	Parcel Size			
	Irrigation Type:				A) 1	B))	01		c) 5	D) 3	E)	0	F) 5				
LCG			CRES:	VΑ	LUE:		LCC	<u>ئ</u> خ		éhiti La	ACR	ES:	7.77 July 12. – 13. 13.	VAL	UE:			
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	2A1								20	31								
	2A								2	G								
	3A1								3G	il								
	3A								30	G								
	4A1								4G	1				-				
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	4D								ne Site	+		.150			5,765 L2,115			
									reation					•	411			
Dv	vellings	THE RESERVE OF THE PARTY OF THE	A CONTRACTOR OF THE PARTY OF TH	1	46,170				Other	+								
	ildings		to Alexander		1,610	Non	-AG	TO	TAL		3	.150	*tokoo	1	7,880			

Assessor's Adjustm	ent to S	ale Pri	ce (+	or -):		Total Recapture Value:					
Assessor Comments an	d Reason	for Adj	ustme	ıt:							
CONSERVATOR'S	DEED;	SALE	WAS	BETWEEN	GRANDPARENT	AND	GRANDCHILD				
<u> </u>				·							
Comments from					Comm						
Comments if on			· · · · · · · · · · · · · · · · · · ·		Comi	ients:					
						•					
								(Continue on back)			

Good Life. Great Service.

Real Estate Transfer Statement

FORM

DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statement	ent 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 Select County & County Number 91	Mo. 1 Day 2 Yr. 20 Mo. 1 Day 2 Yr. 20							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Maureen Faimon by Roy Faimon, Conservator	Grantee's Name (Buyer) Nathan Faimon and Kathryn Faimon							
Street or Other Mailing Address 1762 Highway 78	Street or Other Mailing Address							
City State Zip Code Blue Hill NE 68930	State Zin Code							
Phone Number	Phone Number 7 76/4 s the grantee a 501(c)(3) organization? Yes No							
Email Address	HO2- HWW If Yes, is the grantee a 509(a) foundation? Yes VNo Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C								
(A) Status	B) Property Type (C)							
Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt							
Bill of Sale Corrective Easement L	and Contract/Memo Partition Sheriff Otherease Personal Rep. Trust/Trustee							
part of an IRS like-kind exchange? Auction Easement Gift	closure							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	V Yes							
	Partnership, or LLC Self Otherand Grandchild Spouse							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$70,000 16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$							
Yes No	of the agent or title company contact.) Yes Prairie Title No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
1762 Highway 78, Blue Hill NE 68930	Grantees							
18a No address assigned 18b Vacant land								
20 Legal Description								
See attachment 21 If agricultural, list total number of acres								
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase? Yes No (If Yes, et	nter dollar amount and attach itemized list.) 23							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	- S							
25 If this transfer is exempt from the documentary stamp tax, list the exemption								
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Nathan Faimon	nt and that it is, to the best of my knowledge and belief, true, complete, and							
Print or Type Name of Grantee or Authorized Representative	40 d -460-1665							
sign was the	Grantee 1-2-2020							
here Signature of Grantee or Authorized Representative	Title Date							
Register of Deed's Use On	,							
6 Date Deed Recorded Mo. L Day 13 Yr. 2020 \$ 157.50	28 Recording Data BK: 2020, Pa 99							
ebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

Exhibit A

A tract of land in the Northwest Quarter (NW½) of Section Ten (10), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as: Commencing at the intersection of the South line of said NW½ with the East right-of-way line of Highway No. 78, which is the point of beginning; thence East on the South line of said NW¼ a distance of 160 feet; thence North parallel with the West line of said NW½ a distance of 830 feet; thence West parallel with the South line of said NW½ to the East right-of-way line of Highway No. 78; thence Southerly on said right-of-way line to the point of beginning.

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of 34 A.D., 20 20, at 11:20 o'clock A.M. Recorded in Book 2020 on Page 99

County Clerk Deputy

Lada Comp. Assessor Carded

	KA DOCUMENTARY
Date S	TAMP TAX 1-13-2020
\$ 157.50	By AL

BK 2020, Pa

Return to Prairie Title, P.O. bhox 309, Hastings NE 68902

CONSERVATOR'S DEED

ROY FAIMON, Conservator of MAUREEN FAIMON, a Protected Person, and pursuant to authority granted by Journal Entry issued on October 4, 2019 in Webster County Court Case No. PR10-13, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEES, conveys to NATHAN FAIMON AND KATHRYN FAIMON, husband and wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

A tract of land in the Northwest Quarter (NW%) of Section Ten (10), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as: Commencing at the intersection of the South line of said NW% with the East right-of-way line of Highway No. 78, which is the point of beginning; thence East on the South line of said NW% a distance of 160 feet; thence North parallel with the West line of said NW% a distance of 830 feet; thence West parallel with the South line of said NW% to the East right-of-way line of Highway No. 78; thence Southerly on said right-of-way line to the point of beginning.

GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey the same.

Executed January	$\frac{7}{2}$, 2020.
	ROY FAIMON, Conservator
STATE OF NEBRASKA))SS:
COUNTY OF ADAMS)
The foregoing instruments 2020, by Roy Faimon, Con	t was acknowledged before me on <u>January</u> , ervator for Maureen Faimon, a Protected Person.

GENERAL NOTARY - State of Nebraska

LAURIE L. HAWES

My Comm. Exp. June 24, 2023

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Ве	ook	Page	i mark Maria		Sal	e Date			Mary Action		ScI	100l Dis	trict Cod	e	ing site is the second	Arriva 2 Prijk 6 - Arrivana	
91	20	20	133		1	./15	/2020	Base:	91	-000	2	Affil	iated:		Ur	Unified:		
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(101) 🗷 One	Story			(20)) 🏻	Bac	lly Worn				<u>-</u>			ion Class:			Armanag (a. 1847) Salamanag (a. 1847)	
(102) □ Two	Story	******		(30)) 🗆		erage			(1)		****		ictural Stee				
(103) Split Level					(40)									oncrete Fra				
(104) □ 1 1/2 Story) 🗆	Ver	y Good			(3)		Maso	nry Bear	ing Walls				
(111) □ Bi-Level				(60) Excellent						(4)				l Framed E	xt. Wa	ills		
(106) 🗆 Othe	er			201 d 1574	A STATE OF THE STA			The state of the s		(5)) [Meta	l Frame a	and Walls			•	
Townhouse or	Duplex	Style:		Res	identi	al Qu	ality: 30	CHARA		(6)		Pole !	Frame					
(301) 🗆 One	Story			(10) 🗆	Lov	7			Cos	t Rar	ık: 👈			ondit	on:		
(302) 🏻 Two				(20) 🗆	Fair				(10)) 🗆	Low		(1	.0) [I Worn (Out	
(307) 🗆 1 1/2	Story			(30) 🗷	Ave	rage			(20)) 🗆	Avera	ige	(2	20) E	l Badly	Worn	
(308) 🗆 Split	Level			(40) □ Good					(30)	(30) Above Average (30) Average								
(309) 🗆 2 1/2	Story			(50) 🗆	Ver	y Good			(40)		High		(4	10) 🗆	Good		
(304) 🗆 One		_		(60)) 🗆	Exc	ellent			10 (1) 10 (1)				14 (S	0) 🗆	Very G	ood	
(305) 🗆 Two	Story D	uplex			· 经数			to the second		2 1540 公司	al Carles	enir. Protesta	eri Territa Burun Sen Magne	(6	0) 🗆	Excelle	nt	
Assessor's	Adjus	tment 1	to Sale Pr	ice	(+ o	r -):	,											
Assessor Con								_										
WD																_		
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Comments fro	om								om	ments	:	<u> </u>						
						•												
																		
		-														(Continu	ie 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**

		ement is signed and items 1-25 are accurately com	
1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer 2000 4 Date of Mo. 42 Day 15 Yr. 2848 Mo. 4	Deed A Day
5 Grantor's Name, A	ddress, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please	
Grantor's Name (Selle		Grantee's Name (Buyer)	
Joseph J McDo Street or Other Mailing	ole and Arny R. McDole	Housing Authority of the City of Red C	loud
7541 N	WalnutSt	Street or Other Mailing Address	
City 1 Con	State Zip Cod	e City / State	Zip Code
Phone Number	oud NZ 689	Phone Number Is the grantee a 501(c)(3)	organization? Yes No
402-74L	,_v82Y	402-746-J262 If Yes, is the grantee a 50	9(a) foundation? Yes No
Email Address		Email Address n/a	
7 Property Classific	ation Number. Check one box in categories A and B. Che		
(A) Status		(B) Property Type	(C)
✓ Improved	Single Family Industrial	Mineral Interests-Nonproducing State A	
Unimproved	Multi-Family Agricultural	Mineral Interests-Producing Exempt	L
OLL	Commercial Recreational		
8 Type of Deed	Conservator Distribution	Land Contract/Memo Partition Sheriff	Other
Bill of Sale	Corrective Easement	Lease Personal Rep. Trust/Truste	
Cemetery	Death Certificate - Transfer on Death	Mineral Quit Claim Warranty	
9 Was the property property of an IRS like-k	urchased as 10 Type of Transfer Distribution	Foreciosure Irrevocable Trust Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exch	ange) Auction Easement (Gift Life Estate 📝 Sale	Trustee to Beneficiary
Yes 🗸		Grantor Trust Partition Satisfaction of Contract	Other (Explain)
	sferred in full? (If No, explain the division.)	12 Was real estate purchased for same u	se? (If No, state the intended use.)
	· · · · · · · · · · · · · · · · · · ·	Yes No	
	ween relatives, or if to a trustee, are the trustor and beneficiar	_	
Yes ∠N		rp., Partnership, or LLC Self	Other
		ents and Grandchild Spouse	
14 What is the aucront o	Exspouse Parents a		
	narket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amou	nt and interest rate.)
\$2,500	e divide a current parcel of land?	Yes V No \$	%
Yes N		17 Was transfer through a real estate agent or a title co of the agent or title company contact.) Ves Soul	mpany? (If Yes, include the name them Title, LLC No
18 Address of Property	_ 3	19 Name and Address of Person to Whom the Tax State	
59 N Wex	osterst	Grantee	ment Strodid be Sent
Red Cloud, NE			
18a 🗌 No address ass	signed 18b Vacant land		
20 Legal Description			
Lots One (1) and	f Two (2), Block Two (2), Garber's Addition	to Red Cloud, Webster Couty, Nebtaska, E	XCEPT a tract
conveyed to The	State of nebraska, Department of Roads,	as described in the deed recorded in Book 2	2014, Page 250
			-
21 If agricultural, list total	number of acres		
22 Total purchase prid	ce, including any liabilities assumed		250000
23 Was non-roal prop	earty included in the numbered Type. The (Hy)	\$	
zo was non-rear prop	erty included in the purchase? 🔲 Yes 🛮 📈 No (If Ye	s, enter dollar amount and attach itemized list.)	
24 Adjusted purchase	price paid for real estate (line 22 minus line 23)	· · · · · · · · · · · · · · · · · · ·	300000
25. If this transfer is ov	tempt from the documentary stamp tax, list the exemp	Va. a. a	
Unde	er penalties of law. I declare that I have examined this state	non number ment and that it is, to the best of my knowledge and belief, to	TIO pomolete and
correct, an	d that I am duly authorized to sign this statement.		ue, comprete, and
Now		man of The Board	(422)746-0284
sign Print of ly	pe Name of Grantee or Authorized Representative	0	Phone Number
	of Gronton or Authorized Property	Grantee	
	of Grantee or Authorized Representative	Title	Date
	Register of Deed's Use		For Dept. Use Only
5 Date Deed Recorded	27 Value of Stamp or Exempt Number		For Dept. Use Only
Mo DayStraska Department of Reven	\$ 6.15	Only 28 Recording Data BK 2020 Po 133	For Dept. Use Only

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of A.D., 20 20, at 8:30 o'clock AM. Recorded in Book 2020 on Page 133

O'clock County Clerk Deputy Ind Comp Assessor Carded

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

Executed

WARRANTY DEED

Joseph J. McDole and Amy R. McDole, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Housing Authority of the City of Red Cloud, Nebraska, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Two (2), Garber's Addition to Red Cloud, Webster County, Nebraska, EXCEPT a tract conveyed to The State of Nebraska, Department of Roads as described in the deed recorded in Book 2014, Page 250.

Grantors covenant, jointly and severally, with Grantee that Grantors:

December 18,2019.

(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.

Joseph J. McDole

Amy R. McDole

Amy R. McDole

STATE OF NEBRASKA)) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on December /8, 2019 by Joseph J. McDole and Amy R. McDole, husband and wife.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ook	Page		11/54/j 15/2/4	Sale	Date 🤃	· ·			d dia.	School District Code											
91	20	20	139		1	/9/	/2020		Base:	91	L – (074	4	Affi	liated:			Unified:					
Location	ID	Sale	Number		Useab	ility	& Code	#	Siring Siring						Parce	l N	umber						
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	· D	ate of S	ale Assesse	d V	alue		CENTER OF THE	indensia Maria	413:	196-150-	electrical (CONTROL (120% S)	Sar Pr Tip (A)	00) 0		2006	5	0.000	000	0000		
Land		Imr	rovements			To	otal			GGiasty)		Date	of S	ale	Propei	rty	Classif	fication Code					
	,760	ANTE SON	206,98		28/24/35	Marie Control	215,74	5	Stati	15	P	roperi	ty Typ	oe	Zonin	g	Locati	ocation City Size			Parcel Size		
Assessor Lo		BLUE	HILL (BH)					A) :	<u>rapious</u> L	B)	Millioni (Million	01	.colescer .	C) 1		D) 1	,240.00	E)	6	F) 3		
				5 Y.	30 M. 197		Resident	ial 🖁	file a			200-24		in in the	ik ses		Comm		ľ				
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		e Consu	Floor:	and a for								Construction Date : Floor Sq. Ft. :											
	<u>rainteach</u> 12 Bail	Ruildin	g Cost New:	20 1100r bq.11								Ploof Sq. Ft. : Cost :											
Single Family	Style		g cost item.	Residential Condition: 35								Commercial Occupancy Code:											
(100)			s, garger, a , a rij adeapor) [ını Out	erra di di di egana i	904 SQ.	t harry			- Clar						other2:	NAMES OF THE PARTY			
(101) 🗷 One				<u> </u>)		ily Worn				Primary: Other1: Commercial Construction Class:												
(102) Two				(30			erage					(1) ☐ Fireproof Structural Steel Frame							W 4 - 241	<u> </u>			
(103) □ Spli		•		(40		Go						(2)					ncrete F						
(104) 🗆 1 1/2			•••	<u> </u>)) 🛮	Ver	y Good					(3)		Mas	sonry B	ear	ing Walls	;					
(111) 🗆 Bî-L	.evel)) 🗆		ellent					(4)					Framed		Wall	s			
(106) 🗆 Oth	 er											(5)		Met	al Fram	ie a	nd Walls						
Townhouse or	Duplex	Style:		Residential Quality: 30								(6)		Pole	Frame)							
(301) 🗆 One	Story			(10) 🗆	Lov	V					Cost	t Ran	k:	313-71194			Con	ditio	n:	TWO STATES		
(302) 🗆 Two	Story			(20) 🗆	Fair						(10)	. 🗆	Low	₹			(10)		Worn (Dut		
(307) 🗆 1 1/2	2 Story			(30) 🗷	Ave	rage			(20) 🗆 Average						(20)	Vorn						
(308) 🗆 Split	Level			(40) 🗆	Goo	od					(30) Above Average					е	(30)	e				
(309) 🗆 2 1/2	<u></u>	,		(50) □ Very Good												20.20	disc 1 155	`		Good			
(304) 🗆 One	Story D	uplex		(60) [Exc	ellent	Zi listati.	Tariki (Nema)	20 N 941	All races of		5794.4.10 510 8.76	Ordani Ordani	Santa Salah Salah Salah	VI. II	a va Agri Virilii			Vегу G			
(305) 🗆 Two	Story D	uplex		N. E. V.	393							r m			54.77			(60)		Excelle	nt		
Assessor's	Adjus	tment	to Sale P	rice	(+ o	r -):																	
Assessor Cor	nments	and Re	eason for A	djus	stment	:				-													
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NEBRASKA

Real Estate Transfer Statement

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE •To be filed with the Register of Deeds. • Read instructions on reverse side.

• If additional space is needed, add an attachment and identify the applicable item number.

521

	ament is signed and tiems 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 1 Day 9 Yr. 20 4 Date of Deed Mo. 1 Day 9 Yr. 20
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)
Linda R. Wengler Street or Other Mailing Address	Timothy W. Alber Street or Other Mailing Address 510 N. Wilson St. , Po Box 275
510 N. Wilson St.	510 N. Wilson St. , PO Box 475 City State Zip Code
Blue Hill NE 689	30 Blue Hill NE 68930
Phone Number Na	40 a 984 0129 Is the grantee a 501(c)(3) organization? Yes VN
Email Address N/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Chec	k C if property is also a mobile home.
(A) Status	(B) Property Type (C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Easement Easement Commetery Death Certificate – Transfer on Death Executor	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No Court Decree Exchange G 11 Was ownership transferred in full? (If No, explain the division.)	oreclosure Irrevocable Trust Revocable Trust Transfer on Death ifft Life Estate Sale Trustee to Beneficiary irrantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use
✓ Yes	
	rp., Partnership, or LLC Self Other ents and Grandchild Spouse
\$200,000	☐Yes ☑ 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 name of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
510 N. Wilson St., Blue Hill NE 68930	Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
Lot 6 except the W 20 feet thereof and that part of Lot 7 thereof, Donn's Addition to the Village of Blue Hill, Webs 1 If agricultural, list total number of acres	lying West of the vacated street, except the W 20 feet ster County, Nebraska, according to the recorded plat thereof
22 Total purchase price, including any liabilities assumed	22 \$ 200,000 00
23 Was non-real property included in the purchase? Yes No (If Yes	s, enter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	200,000
25 If this transfer is exempt from the documentary stamp tax, list the exempt	tion number
	ement and that it is, to the best of my knowledge and belief, true, complete, and
Sign Frint or Type Name of Grantee or Authorized Representative	Phone Number Grantee 1-9-20
here Signature of Grantee or Authorized Representative	Title 1-9-20 Date
Register of Deed's Use	Only For Dept. Use Only
6 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 1 Day 15 yr. 2020 \$ 450.00	BK 2020, Fg 139
ebraska Department of Revenue orm No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Authorized by Neb. Rev. Stat. §§ 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 15 day of Jan A.D., 20 ab, at 10.43 o'clock A.M. Recorded in Book 2006 on Page 34 Loude County Clerk 10.00 By Assessor Carded Ind Comp Assessor Carded
Return to: Timothy W. Alber, 510 Wilson St., Blue Hill, NE 68930 WARRANTY DEED
LINDA R. WENGLER, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to TIMOTHY W. ALBER, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):
Lot Six (6) except the West Twenty (W 20) feet thereof and that part of Lot Seven (7) lying West of the vacated street, except the West Twenty (W 20) feet thereof, Donn's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.
GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:
 is lawfully seised of such real estate and that it is free from encumbrances except 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: January 9th, 2020.
LINDA R. WENGLER STATE OF NEBRASKA
) SS: COUNTY OF ADAMS)
The foregoing warranty deed was acknowledged before me on January 9th, 2020, by Linda R. Wengler. GENERAL NOTARY - State of Nebraska LAURIE L. HAWES My Comm. Ep. June 24, 2023

Agricultural Land Sales Worksheet

Cnty No.	В	ook	Page	3 53	Sale Date	School District Code											
91	20	20	145	1	/15/2020	Base:	91-00	02	Affi	liated:		Unified:					
Location	D	Sale	Number	Useal	ility & Code #			On Asil		Parcel I	Number /						
0014030	00		13	1	1		Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel			
	, D	ate of S	ale Assessed	Value		4489	1	10	6	4	00000	1	000	3745			
Land		Imp	rovements		Total	Date of Sale Property Classification Code											
95	,540				95,540	, 540 Status Property Type Zoning Location							n City Size Parcel Size				
		Irrigat	ion Type:	, ,		A) 2	B)	05		C) 5	D) 3	E)	0	F) 9			
LCG ACRES:				· 自然作为	VALUE:		LCG	97. (\$.) 97. (\$.)		ACR	ES:		VAL	UE:			
IRRIGATE	IRRIGATED 1A1						RASSLA	ND 10	G1	· · · · · · · · · · · · · · · · · · ·							
	1A							1	.G								
	2A1							20	3 1		5.230		5,435				
2A		-					2	:G	1	6.560			6,325				
	3A1			,,,,,			30	31									
	3A							3	G								
·	4A1		· · · · · · · · · · · · · · · · · · ·			1		40	31	,	0.020	,.		5			
	4A	<u></u>						4	G								
DRYLAND	ID1						Shelterbe	lt/Timb	er								
	1D			<u></u>				Accretic	n		5.090						
	2D1		18.040		37,975			Was	te								
	2D		20.290		39,770			Oth						ma			
	3D1					AG L	AND T				5.900	1.000 0.00		90,775			
	3D				7.4744			Road			0.270						
· · · · · · · · · · · · · · · · · · ·	4D1 0.670		<u> </u>	1 265			ırm Site	_	-	1.000			4,765				
	4D 0.		0.070		1,265	<u> </u>		me Site									
	Dwellings					Re	ecreatio										
	Outbuildings					Nor	ı-AG T	Othe OTAI		- 1	.270			4,765			
······································		1 60 F 1 1 6 V				1 101		OIM	-1					2,705			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
	Water State Control of the Control o
Comments from	Comments:
1 84	
	(Continue on back)

Real Estate Transfer Statement

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

FORM 521

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 applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name 2020 2020 1 WEBSTER - 91 Day / ٧r 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chad Timm Grantor's Name (Seller Janice L. Black and Robert D. Black Street or Other Mailing Address Street or Other Mailing Address Shader Is the grantee a 501(c)(3) organization? Phone Number (402) 560-3345 Phone Number (402) 460-8218 If Yes, is the grantee a 509(a) foundation? 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. (B) Property Type (C) (A) Status **improved** Industrial Mineral Interests-Nonproducing Mobile Home Single Family State Assessed Unimproved Agricultural Mineral Interests-Producing Exempt Multi-Family TIOLL Recreational Commercial 8 Type of Deed Distribution Sheriff Conservator Land Contract/Memo Partition Other Bill of Sale Corrective Easement Lease Personal Ben. Trust/Trustee Quit Claim Cemetery Death Certificate - Transfer on Death Fxecutor Mineral ✓ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreciosure Trrevocable Trust Revocable Trust Transfer on Death Life Estate Auction Easement Gift ✓ Sale Trustee to Beneficiary Satisfaction of Contract Yes V No Court Decree Exchange Grantor Trust Partition 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 1/2 interest ✓ 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 Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse 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? \$68,500 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 Southern Title,LLC Yes **✓** No ∏ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a 🔽 No address assigned 18b Vacant land 20 Legal Description Government Lot Two (2) and County Surveyor's Lot No. Two (2), all in the Southeast Quarter of Section Six (6), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska 67.17+-21 If agricultural, list total number of acres 68.000^l.00 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 68,000,00 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 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. (402) 460-8218 Chad Timm Print or Type Name of Grantee or Authorized Representative Phone Number sian Grantee 1/ /2020 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 153.00 Day 10 Yr. 2020

BL2020, Pg

State of Nebraska 355. County of Webster. Entered on the numerical index and filed for record in the of Tan A.D., 2020, at 9:00 NEBRASKA DOCUMENTARY o'clock A M. Recorded in Book 2020 STAMP TAX on Page_145 County Clerk Deputy Assessor Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRANTY DEED Robert D. Black and Janice L. Black, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Chad Timm. convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Government Lot Two (2) and County Surveyor's Lot No. Two (2), all in the Southeast Quarter of Section Six (6), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska Grantors covenant, jointly and severally, 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 January 15, 2020. STATE OF NEBRASKA COUNTY OF Adams

The foregoing instrument was acknowledged before me on January 15, 2020 by Robert D. Black and Janice L. Black, husband and wife.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	Book Page Sale Date School District Code										rainin. Yayar						
91	20	20	146		1/	15/2020)	Base:	91-00	02	A	ffiliat	ted:		Uni	fied:		
Location	(ID)	Sale	Number		Useabil	ity & Code	e#		學的意	in in 17. Take 18.		Р	arcel N	lumber	vy is) - Symple			
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	T)	ate of S	ale Assesse	d V	alue 🦈			4489	1	10		6	4	00000	1	000	3	745
Land		Imp	rovements	16 A		Total			# I	ate ol	f Sa	le Pr	operty	Classific	ation	Code		
95	,540					95,5	40	Status	Pro	perty I	уре		Zoning	Location	a	ty Size	Раг	cel Size
	Irrigation Type:							A) 2	B)	05		(C)	5	D) 3	E)	0	F)	9
LCG ACRES:					v	ALUE:		·明德·南巴 司德斯克	LCG	ga wend African) 32 (V	right.	ACR	ES:		VAL	UE:	
IRRIGATI					•			GR	ASSLA	ND :	lG1							
	1.A	1A								1G	L							
_	2A1										2G1			5.230				435
•	2.A										2G		1	6.560		6,		
	3A1								3G1									
	3A										3G							
	4A1									2	! G1			0.020				5
	4A										4G							
DRYLANI	D 1D1							S	helterb	elt/Tim	ber							
	1D									Accret	ion			5.090				
	2D1		18.040			37,97					iste							
	2D		20.290)		39,77	70				her							
	3D1			_			_	AG L	AND '					5.900	Wild on	dies Luci	90,	775
	3D			_						Ro				0.270	<u>(80 % % %)</u>			· ·
	4D1				4 0 0	_			arm Si			•	1.000			4,	765	
	4D		0.670	结果 党科		1,26	O			ome Si								
							F	Lecreat										
Dwellings Out of the latest and the						Mar	A 67 5		her			1.270				765		
Outbuildings								INOT	-AG	ULF	3L			1.4/0			4 ,	/05
	A 1	44	4 C 1 D		(1	\.			-	Cotal	D.		4	(Zoluos				

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

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

14

FORM **521**

· If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE 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 2020 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 (Buver) Janice L. Black, Trustee Chad Timm Street or Other Mailing Address Street or Other Mailing Address Zip Code State Is the grantee a 501(c)(3) organization? Phone Number (402) 560-3345 Yes ✓ No. (402) 460-8218 If Yes, is the grantee a 509(a) foundation? Yes Email Address n/a 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) [mproved Single Family ∃ Industrial Mineral Interests-Nonproducing State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Lease Easement Personal Rep. ✓ Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warrantv 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 ✓ Sale Fasement □Gift ∃Life Estate 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 1/2 interest ✓ 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 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? Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$68,500 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 No No of the agent or title company contact.) Yes Southern Title, LLC 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a 🗸 No address assigned 18b Vacant land 20 Legal Description Government Lot Two (2) and County Surveyor's Lot No. Two (2), all in the Southeast Quarter of Section Six (6), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres 69.000'.00 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 69,000,00 24 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. Chad Timm (402) 460-8218 Print-or-Type Name of Grantee or Authorized Representative Phone Number Grantee 1/ /2020 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 .Yr. <u>202</u>0 Day 110 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK 2020, Pg 146

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this le day
of Jan A.D., 20 20 at 9:05
o'clock A.M. Recorded in Book 2020
on Page 1446

ODIER PORCH County Clerk
10 00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-16-2020

A Jobald

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

TRUSTEE'S DEED

Janice L. Black, Trustee, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Chad Timm, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Government Lot Two (2) and County Surveyor's Lot No. Two (2), all in the Southeast Quarter of Section Six (6), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

Subject to easements and restrictions of record

GRANTOR covenants 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 any acts of the GRANTOR.

Executed Courty 15, 2020.
James L. Black, Trustee
STATE OF NEBRASKA))ss. COUNTY OF Adam 5)
COUNTY OF Adams)
The foregoing instrument was acknowledged before me on <u>lanuary 15</u> , 2020, by Janice L. Black, Trustee.

TERESA L. THEOBALD My Comm. Exp. August 27, 2021

GENERAL NOTARY - State of Nebraska

Notary Public

My Commission Expires: 8/27/2021

Agricultural Land Sales Worksheet

Cnty No. Bo	ok Page	Sale Date	School District Code												
91 20	20 174	1/16/2020	Base:	01-01	23	Affi	liated:		Unif	ied:					
Location ID	Sale Number	Useability & Code#	多棒 (糖) (基)(2000年)	Salaran e Salaran e	derrord obs		Parcel N	umber	Spanier British						
002504600	15	1	GeoCde	Twn	Rng	Sec	t Ort	Subdiv	Area	Blk	Parcel				
D	ate of Sale Assessed	Value	4129	4	12	36	5 0	00000	1	000	3975				
Land	Improvements	Total		D.	ate of S	Sale	Property	Classific	ation (Code	Sales and Sales				
700,525		700,525	Status	Prop	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size				
	Irrigation Type:		A) 2	B)	05		C) 5	D) 3	E)	0	F) 10				
LCG	ACRES:	VALUE:	苏利波	LCG			ACR	ES:	d News	VAL	U E:				
IRRIGATED 1A1			GR	ASSLA	ND 10	31									
1A					1	G									
2A1					20	31									
2A					2	G									
3A1					30	31									
3A					3	G									
4A1					40	31	-	2.540			3,465				
4A						G									
DRYLAND IDI	175.410	409,580	5	Shelterbe	lt/Timb	er									
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2D1	6.450	13,575			Was										
2D					Oth	-			• • • • • • • • • • • • • • • • • • • •		00 505				
3DI	0.450	880	AG L	AND T		-		3.800	a Marinda I.	y en de √o	00,525				
3D	19.050	37,340			Road	-		7.970		arti (di ettik ya 1986 iliyot					
4D1	46.640	88,150			arm Site	+									
4D	0.390	735		_	me Site										
				К	ecreatio	+									
Dwellings Outbuildings			No	1-AG T	Othe			7.970							
Outomonigs			1101		· 1/33	<u> </u>									

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
TRUSTEE'S DEED		
Comments from	Comments:	
	(0.4	
	(Cont	inue on back)

NEBRASKA

Real Estate Transfer Statement

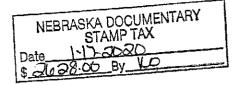
FORM

Good Life. Great Sorvice. 521 If additional space is needed, add an attachment and identify applicable the item number DEPARTHEME OF REVENUE 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 91 1__ Day 16 Yr. 2020 14 Yr. 2020 Mo. 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 (Buyer) Wells Fargo Bank, N.A. Trustee30 James R. Karr and Janet M. Karr, husband and wife Street or Other Mailing Address Street or Other Mailing Address 101 N. Phillips Ave. PO Box 184 City State Zip Code City State Zip Code Sioux Falls, SD. 57104 Bladen, NE. 68928 Phone Number Phone Number Is the grantee a 501(c)(3) organization? ×Νο Yes n/a ₩_o 308-991-5082 If Yes, is the grantee a 509(a) foundation?]Yes Email Address Email Address dwiebe@charter-title.net dwiebe@charter-title.net 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 Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational ☐ Conservator 8 Type of Deed Distribution ☐ Land Contract/Memo Partition Sherriff Other Bill of Sale Corrective Easement Trust/Trustee Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 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 (IRC § 1031 Exchange) X Sale Trustee to Beneficiary 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.) X Yes X 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 ☐ 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.) \$1,168,000.00 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 name of the agent or title company contact.) Yes Farmers National No 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent James R. Karr and Janet M. Karr, husband and wife Webster County, NE same as #6 18a \[\] No address assigned 18b X Vacant Land 20 Legal Description The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); the Southeast Quarter (SE1/4); the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4); and the South Half of the Southwest Quarter (S1/2SW1/4) all in Section 36, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 1.168.000|00 22 23 Was non-real property included in the purchase? \square Yes \square No (If Yes, enter dollar amount and attach itemized list.) \$ 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23). 1.168.000 00 24 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. James R. Karr and Janet M. Karr, husband and wife 368-991-5082 Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee or Authorized Representative Signature of Grantee or Authorized Representative January 16 Date 2020 here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

00.8Cd;C

Day



BK 2000, Pg 174

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 17 day of 30 A.D., 20 at 11:32 o'clock A.M. Recorded in Book 2020 on Page 174 County Clerk 10.00 Peputy Ind Comp. Assessor Carded

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc. 747 North Burlington Avenue Suite G208
Hastings, NE 68901
402-463-6788

TRUSTEE'S DEED

For the consideration of One Dollar and other goods and valuable consideration, Wells Fargo Bank, N.A., Trustee, F/K/A National Bank of Commerce Trust and Savings Association, Trustee, hereby conveys to

James R. Karr and Janet M. Karr, husband and wife, as joint tenants with right of survivorship.

the following described real estate in Webster County, Nebraska:

The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); the Southeast Quarter (SE1/4); the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4); and the South Half of the Southwest Quarter (S1/2SW1/4) all in Section 36, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR: is lawfully seized of such real estate that it is free from encumbrances

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

Executed this 14 day of January, 2020.

Wells Fargo Bank, N.A., Trustee

By: David R. Camrud

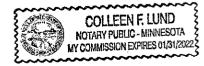
It's; Vice President

STATE OF Minnesota COUNTY OF Clay

The foregoing instrument was acknowledged before me this fifth day of January, 2020 by David R. Camrud, V.P. for Wells Fargo Bank, N.A., Trustee f/k/a National Bank of Commerce Trust and Savings Association, Trustee.

Colleen F. Lund Notary Public

1-31-2022



Residential & Commercial Sales Worksheet

Cnty No.	B	ook	Page			Sal	Date														
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a Department of

Real Estate Transfer Statement

FORM 521

For Dept. Use Only

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

 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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. 01 Day Mo. 01 Day 03 WEBSTER - 91 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 (Buye Connie Comett & Alex Moser Leland Lighthill Street or Other Mailing Address 225 Center St Street or Other Mailing Address 145 S Nebraska St Zip Code Zip Code Guide Rock 68942 Guide Rock NE 68942 V No Phone Number (402) 257-2092 Phone Number (402) 257-2348 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes 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 □ loft Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Partition Sheriff Other_ Bill of Sale Lease ✓ Corrective Fasement Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was the property purchased as 10 Type of Transfer irrevocable Trust Revocable Trust Distribution Foreclosure Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Life Estate Sale Trustee to Beneficiary Texchange Yes ✓ No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) Corrective 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.) **√** 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 **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 145 S Nebraska St same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description Lot Fourteen (14) and the North Ten feet of Lot Fifteen (15), Block One (1), Vance's Second Addition to Guide Rock, Webster County, Nebraska, EXCEPT the West 70 feet thereof. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 0.00 0,00 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{4}{3}$ 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. David B. Garwood (402) 746-3613 Phone Number Attorney Title

Day 27 Yr. 2021

26 Date Deed Recorded

Nebraska Department of Revenue

Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

BK 2020, Pg 208

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 a day of Dan A.D., 20 do, at a day o'clock A.D., 20



CORRECTIVE QUITCLAIM DEED

Leland Lighthill, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, quitclaims and conveys to Connie Cornett and Alex Moser, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Fourteen (14) and the North Ten feet of Lot Fifteen (15), Block One (1), Vance's Second Addition to Guide Rock, Webster County, Nebraska, EXCEPT the West 70 feet thereof.

This deed is filed to correct a "Quick Claim Deed" filed November 13, 2019, in Book 2019, page 2768.

Executed January 3, 2020

Leland Lighthill

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 3, 2020, by Leland Lighthill, a single person.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2022

Comm. expires 10-23-2002

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Alexander	Sale	Date				N/C	Sch	ool Dis	le .						
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Real Estate Transfer Statement

FORM

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

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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. 01 Day 23 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ohmstede Cattle Company, LLC Grantor's Name (Seller) Connie Cornett & Alex Moser Street or Other Mailing Address 2037 Rd C Street or Other Mailing Address 145 S Nebraska St Zip Code 68942 City Guide Rock _{City} Guide Rock Code 68942 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number (402) 257-2348 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) Industriai Mineral Interests-Nonproducing State Assessed √ Improved Single Family Mobile Home Agricultural Mineral Interests-Producing Exempt Unimproved Multi-Family IOLL Commercial Recreational Distribution Land Contract/Memo Sheriff Other 8 Type of Deed Partition Conservator Bill of Sale Trust/Trustee Corrective Fasement Lease Personal Ben. Mineral Quit Claim √ Warranty Cemetery Death Certificate - Transfer on Death Executor Irrevocable Trust Revocable Trust Was the property purchased as 10 Type of Transfer Distribution. Foreclosure Transfer on Death √ Sale Auction Easement ∃Gift Life Estate Trustee to Beneficiary (I.R.C. § 1031 Exchange) Satisfaction of Contract Other (Explain) Yes Court Decree Exchange Grantor Trust Partition 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 ∏ 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 Self Other Grandparents and Grandchild Brothers and Sisters 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.) Yes 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 V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 145 S Nebraska St same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description All that part of the following described real estate LYING and being West of Minnie Creek as now located, to wit: Lot Fourteen (14) and the North Ten feet of Lot Fifteen (15), Block One (1), Vance's Second Addition to Guide Rock, Webster County, Nebraska, EXCEPT the West 70 feet thereof. 21 If agricultural, list total number of acres 1.000!00 22 0,00 23 Was non-real property included in the purchase? 🔲 Yes 💹 No (If Yes, enter dollar amount and attach itemized list.) 23 1,000100 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. (402) 746-3613 David B. Garwood Phone Number Attorney Title Signature of Grantee Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data \$ Day A

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this a day
of A.D., 20 a at 2 22
o'clock D.M. Recorded in Book and
on Page
Debut County Clerk
Deputy

Assessor
Carded

BK 2020, Pg 209



WARRANTY DEED

Connie Cornett and Alex Moser, single persons, GRANTORS, in consideration of ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00) receipt of which is hereby acknowledged, convey to Ohinstede Cattle Company, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that part of the following described real estate LYING and being West of Minnie Creek as now located, to wit: Lot Fourteen (14) and the North Ten feet of Lot Fifteen (15), Block One (1), Vance's Second Addition to Guide Rock, Webster County, Nebraska, EXCEPT the West 70 feet thereof.

GRANTOR covenants (jointly and severally, if more than one) 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 January <u>33</u> 2020.

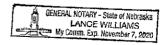
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January <u>33,4</u>, 2020, by Connie Cornett and Alex Moser, single persons.

Comm. expires

11-7-2020

Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page	gas 34 (Gaio, y	Sal	e Date						Sc	hool Di	stric	t Code			
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(103) 🗆 Spl	lit Level			(40)) 🗆	Go	od				(2)		Rei	nforced C	loner	ete Fran	ne		
(104) 🗆 11.	/2 Story			(50)	. 🗆	Ve	ry Good				(3)		Mas	золгу Веа	ning i	Walls			
(111) 🗆 Bi-	Level			(60)		Ex	cellent				(4)	3	Wo	od or Ste	el Fra	amed Ex	ct. Wal	ls	
(106) 🗆 Oth	ner							增加。	ÇĞ.		(5)		Met	al Frame	and '	Walls			
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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.

18

FORM **521**

The deal of the section of the secti	ame-	is signed and items 1.25 are accurately completed	<u> </u>						
Land to the second seco	emeni	t is signed and items 1-25 are accurately completed 3 Date of Sale/Transfer 4 Date of Deed							
1 County Name 2 County Number WEBSTER - 91		Mo. 01 Day 02 Yr. 2020 Mo. 01 Day 02 Yr. 2020							
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)	 						
Virgil Goos, Becky & Leon Lyon and Randy & Lisa Goos Street or Other Mailing Address		Randy & Lisa Goos Street or Other Mailing Address							
118 S Webster St		787 Rd 800							
City State Zip Code Red Cloud NE 689	70	City State NE	Zip Code 68970						
Phone Number	İ	Phone Number Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) fo							
Email Address		Email Address							
7 Property Classification Number, Check one box in categories A and B. Check	ck C if	property is also a mobile home.							
(A) Status	(B)	Property Type	(C)						
✓ Improved Single Family Industrial		Mineral Interests-Nonproducing State Assesse	d Mobile Home						
Unimproved	<u></u>	Mineral Interests-Producing Exempt							
8 Type of Deed Conservator Distribution	Lan		Other						
Bill of Sale Corrective Easement Commentery Death Certificate – Transfer on Death Executor	Lea:								
	Forecto	sure Irrevocable Trust Revocable Trust	ransfer on Death						
part of an IRS like-kind exchange? Auction Easement	Gift	Life Estate Sale	rustee to Beneficiary .						
	Grantor	Trust Partition Satisfaction of Contract C							
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 beneficiar	y relati	ves? (If Yes, check the appropriate box.)							
	•	1 ·	ner						
		nd Grandchild Spouse							
Ex-spouse ✓ Parents at 14 What is the current market value of the real property?		Id Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and	Linterpot mto \						
* X 5 0 0 0 —		Yes No \$	mierest raie.)						
16 Does this conveyance divide a current parcel of land?	-	17 Was transfer through a real estate agent or a title company							
Yes No	.	of the agent or title company contact.)	7 No						
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement	Should be Sent						
240 West A Avenue Red Cloud, NE 68970	:	same as Grantee							
	1								
18a No address assigned 18b Vacant land 20 Legal Description									
	antı	r four (24) Plack Six (6) Carborla A	ddition to Dod						
Lots Twenty-two (22), Twenty-three (23), and Tw	enty	y-lour (24), block Six (0), Garbers Ar	adition to ixed						
Cloud, Webster County, Nebraska.									
21 If agricultural, list total number of acres									
22 Total purphase price including on liabilities accurred		22 \$	0,00						
22 Total purchase price, including any liabilities assumed		\$							
	·	er dollar amount and attach itemized list.) 23	0100						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		50	0 00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this state.		idinbet	omplete and						
correct, and that I am duly authorized to sign this statement. Dayld B. Garwood		and the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of t	(402) 746-3613						
Pfint or Type Name of Branteefor Authorized Representative	_		Phone Number						
sign (wal # X murod)		Attorney	1-27-3020						
here Signature of Grantee or Authorized Representative	Ti	tte	Date						
Register of Deed's Use			For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	2	28 Recording Data							
Mo Day 27_ Yr. 2024 \$ Exempt # 59		be about, 14 all	Bev. Stat. 66 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 day of A.D., 20 0 at 3.45 o'clock D.M. Recorded in Book 0 on Page 1000 County Clerk 1000 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 1-27-2050 SEXONAT 52 By V.D.
JOINT TENANC	Y QUITCLAIM DEED
Randy Goos and Lisa Goos, husband and wife consideration of ONE AND NO/100 DOLLA convey to Randy Goos and Lisa Goos, husban following described real estate (as defined in l Nebraska:	RS (\$1.00) love and affection, quitclaim and id and wife as joint tenats, GRANTEES, the Neb. Rev. Stat. 76-201) in Webster County, -three (23), and Twenty-four (24), Block Six (6),
La a Hors	R. S. Sort
Lisa Goos	Randy Goos
Bucky A Lyon Becky A. Lyon	Leon Lyon
STATE OF NEBRASKA, COUNTY OF WE	BSTER) SS
The foregoing instrument was acknow 2020, by Virgil Goos, a single person. ENEMAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2022 Comm. expires 10-22-2022 STATE OF NEBRASKA, COUNTY OF	Notary Public Notary Public
The foregoing instrument was acknow 2020, by Becky A. Lyon and Leon Lyon.	-
ENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2023 COTTUTE: EX PINES	Notary Public Anwood
STATE OF NEBRASKA, COUNTY OF WE	BSTER) SS
The foregoing instrument was acknown 2020, by Lisa Goos and Randy Goos.	ledged before me on January 37,
Comm. expires 10-22-2022	Notary Public

DAVID B. GARWOOD

My Comm. Sp. Osbor 22 202 Cracken, Lawyers

Prepared by Comm. Sp. Osbor 22 202 Cracken, Lawyers

401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (402) 746-3613 DAVE:F:WP:800/GOOS,QCD 1/2/20 Page 1 of 1 Pages

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date						School District Code											
91	20	20	213	1/2	8/2020	Base:	91-00	74	Affil	iated:			Unified:				
Location	ID	Sale	Number	Useability & Code #					Parcel Number								
0017188	302	<u></u> -	19	1		GeoCde Twn Rng		Rng	Sec	Qrt	7 3 4 3	Subdiv	Area Blk		P	'arcel	
	(D	ate of S	ale Assessed V	/alue		4133	4	10	36	1	C	00000	1	000	0	000	
Land		Imp	rovements	1	otal		· D	ate of	Sale]	Proper	y C	Classifica	tion (ode			
146	,345				146,345	Status	Pro	perty Ty	ре	Zoning		Location	Cit	y Size	Par	cel Size	
		Irrigati	on Type:			A) 2	B)	05		c) 5		D) 3	E)	0	F)	9	
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DRYLANI) 1D1		40.920	•	95,550	5	Shelterbe	elt/Timb	er								
	1D							Accreti	on							_	
	2D1							Was	ste								
	2D							Oth	er								
	3D1		9.620		18,855	AG L	AND T	ГОТА	L	(67	.340	146,345				
	3D		2.680		5,255	Roads					2.	.430		ar Colon			
	4D1					Farm Sites											
	4D		14.120		26,685		H	ome Sit	es								
							R	ecreation	on						<u>.</u>		
	wellings							Oth	\rightarrow								
Outb	uildings					Noi	n-AG	OTA	$\mathbf{L} \Big _{\mathbf{L}}$		2.	.430					
Assessor's	Adjus	stment	to Sale Pric	ce (+ or -):		7	otal :	Reca	ıpture	V	alue:	<u></u>				

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

NEBRASKA

Real Estate Transfer Statement

FORM 521

CODG LITE. CICGE SCI VICE.	• to be lited with the register of be	eus. The	ad matructions on reverse side.	V = 1							
DEPARTMENT OF REVENUE											
	The deed will not be recorded unless this	s statemen	t is signed and items 1-25 are accurately completed.								
1 County Name	2 County Number		3 Date of Sale/Transfer 4 Date of Deed	2020							
	WEBSTER - 91		Mo. 1 Day 28 Yr. 2020 Mo. 1 Day	<u> 35 _{Yr.} 2020</u>							
5 Grantor's Name, Addre	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) KWTm Enterprise	es, LLC_c/o Kayla Priest		Grantee's Name (Buyer) Trent J. Kohmetscher and Trevor J. Kohmetscher								
Street or Other Mailing Ad 750 S 14th Avenu	ıe		Street or Other Mailing Address 31 2073 Machin St								
City Washington	State Z IA	Tip Code 52353	Stue till NE	Zip Code 6730							
Phone Number (402) 984-3388	- NAVE	Phone Number Is the grantee a 501 (c)(3) organize Fraction If Yes, is the grantee a 509(a) four									
Email Address n/a			Email Address n/a								
7 Property Classificatio	n Number. Check one box in categories A and B	3. Check C if	property is also a mobile home.								
(A) Status		(B)	Property Type	(C)							
Improved Unimproved	☐ Single Family ☐ Industrial ☐ Multi-Family ✓ Agricultural ☐ Commercial ☐ Recreational		Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
Bill of Sale	Conservator	nt 🔲 Lea		Other							
9 Was the property purcle part of an IRS like-kind (I.R.C. § 1031 Exchang Yes Von No	d exchange? Auction	Gift		· · · · · · · · · · · · · · · · · · ·							
Yes No	red in full? (If No, explain the division.)		Yes No No	o, state the interided use.							
13 Was the transfer between Yes You	Brothers and Sisters Gr	ımily Corp., Pa	artnership, or LLC Self Othe	· · · · · · · · · · · · · · · · · · ·							
14 What is the current mark	ket value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)							
\$251,172			Yes 🗸 No \$	%							
16 Does this conveyance d ☐ Yes ☑ No	ivide a current parcel of land?		17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes Agri Affilia:	tes, Inc No							
18 Address of Property			19 Name and Address of Person to Whom the Tax Statement St	ould be Sent							
Ag Land			Grantees								

See Attached

26 Date Deed Recorded

18a ✓ No address assigned 20 Legal Description

21 If agricultural, list total number of acres				
22 Total purchase price, including any liabilities assumed		22 \$	251,172 00)
23 Was non-real property included in the purchase? 🔲 Yes 🖳 No (If Ye	23 \$			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	***************************************	24	251,172,00)
25 If this transfer is exempt from the documentary stamp tax, list the exempt Under penalties of law, I declare that I have examined this state		nd haliaf true cor	mnlote and	
correct, and that I am duly authorized to sign this statement.	ement and that it is, to the best of my knowledge an		-984-87	, 3
Print or Type Name of Grantee or Authorized Representative		700	Phone Number	_
sign of 5 Kelled	Grantee		1/28/2020	
here Signature of Grantee or Authorized Representative	Title		Date	
Register of Deed's Use	Only	1	For Dept. Use Onl	ly

Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

18b ✓ Vacant land

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

28 Recording Data

BK2020

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

BK2020, Pg 213

State of Nebraska County of Webster Ss.

County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 38 day of Jan A.D., 20 20, at 1:54 o'clock OM. Recorded in Book 2020 on Page 213

O'clock County Clerk County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-28-2020
\$ 567.00 By 1人

Return to: Southern Title, LLC 2937 W Hwy 6 #205 Hastings, NE 68901

WARRANTY DEED

KWTM Enterprises, L.L.C., a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Trevor J. Kohmetscher and Trent J. Kohmetscher, conveys to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northeast Quarter (E½NE¾) of Section Thirty-six (36), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a parcel of land located in the NE¾ of said Section 36, more particularly described as follows: Commencing at the Northeast Corner of said NE¾; thence S00°00′00″E (assumed bearing) on the East Line of said NE¾, a distance of 1311.00 feet to the Point of Beginning; thence continuing S00°00′00″E, on said East Line, a distance of 715.00 feet; thence N90°00′00″W, perpendicular to said East Line, a distance of 715.00 feet; thence S90°00′00″E, perpendicular to said East Line, a distance of 610.00 feet to the Point of Beginning.

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

lanuary 25,2020.

KWTM Enterprises, L.L.C., a Nebraska limited liability company

BY: Kayla Priest, Member

STATE OF	lowa)
	1) ss.
COUNTY OF	Washungton)

The foregoing instrument was acknowledged before me on January 25, 2020 by Kayla Priest, Member and authorized signatory for KWTM Enterprises, L.L.C., a Nebraska limited liability company.

Motary Public Reah

TARAH L BEAN
Commission Number 812258
My Commission Expires
August 20, 2021

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date						. \$	Schoo	ol Dis	trict C	ode		na Alema Tagan	
91	20	20	240		1/30	/2020	Ba	ıse: S	91-	000	02	Αf	filiate	ed:	_		Unifi	-	
Location	\mathbf{m}	Sale	Number	Use	ability	& Code #		Parcel Number											
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	() D	ate of S	ale Assessed	Value	¥%	Andrew Amerika San Parisans	44	489	1		10		5	0	0000	0	1	000	3700
Land		Imp	provements		Ĺ	otal				Date of Sa		Sal	e Pro	perty	Classi	fica	tion C		
12	,085	880)		12,965		Status		Prop	erty Ty	ре	Z	oning	Loca	ion	City	Size	Parcel Size
		Irrigat	tion Type:		-		A)	1	E	3)	05		C)	5	D)	3	E)	0	F) 6
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			egas negrisa kiril	.1			<u>. </u>						***				··		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
	(Continue on ba
	PAT 98-10

Nebraska Department of REVENUE

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

20

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 3 Date of Sale/Transfer 2 County Number 1 County Name 201 Mo. 12 1 Day 30 2019 12 . Dav _ Mo WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Aaron & Sherika Sheltrown Grantor's Name (Seller) Terry & Fawn Hoit, Patrick Hoit Street or Other Mailing Address 1773 Rd 2000 Street or Other Mailing Address 1815 Rd L Zip Code 68970 City Blue Hill State NE 68930 Red Cloud s the grantee a 501(c)(3) organization? √ No VNo Phone Number (402) 469-0264 Phone Numbe (402) 519-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. (C) (B) Property Type Mobile Home State Assessed √ improved Mineral Interests-Nonproducing ✓ Single Family Industrial Mineral Interests-Producing Exempt Unimproved Multi-Family Agricultural □ IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other_ 8 Type of Deed Conservator Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Quit Claim √ Warranty Death Certificate - Transfer on Death Executor Minera! Cemetery Transfer on Death Was the property purchased as 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Trustee to Beneficiary Giff Life Estate √ Sale Auction Fasement Satisfaction of Contract Other (Explain) Grantor Trust Partition Court Decree Exchange Yes √ No 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.) ✓ Yes ☐ No √ Yes Mo. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters Ex-spouse 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 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? of the agent or title company contact.) Yes Montgomery Auction & No Yes **V** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1435 Hwv 136 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 17,000,00 22 0,00 23 17,000100 24 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 402-746 correct, and that I am duly authorized to sign this statement. 3873 Jan Zowen irantee of Authorized Representative sign epresentative For Dept. Use Only Register of Deed's Use Only 28 Recording Data Value of Stamp or Exempt Number 26 Date Deed Recorded 2020 \$ Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

State of Nebraska
County of Webster

numerical index and filed for record in the
Clerk's office of said county this 30 day
of Jan A.D., 2020, at 8:55
o'clock AM. Recorded in Book 2020
on Page 240-241

Lo. 20 Lounty Clerk
Lo. 20 Lounty Clerk
Lo. 20 Lounty Clerk
Lo. 20 Lounty Clerk
Lo. 20 Lounty Clerk
Lo. 20 Lounty Clerk
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	NEBRASKA DOCUMENTARY
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JOINT TENANCY WARRANTY DEED

Terry W. Hoit and Fawn L. Hoit, husband and wife, and Patrick Hoit, a single person, GRANTORS, in consideration of SEVENTEEN THOUSAND DOLLARS (\$17,000.00) received from GRANTEE, Aaron Sheltrown and Sherika Sheltrown, husband and wife as joint tenants, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land located in the NW¼ of Section Five (5), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the North line of said NW¼ bears \$90°00′00″W; Beginning at a point on the ¼ Section line 57.41 feet South of the N¼ corner of said Section 5, said point being on the Southerly R.O.W. line of U.S. Highway No. 136; thence \$89°59′15″W a distance of 595.93 feet on said R.O.W. line to a point; thence \$89°47′30″W a distance of 15.00 feet on said R.O.W. to a point; thence \$89°47′30″W a distance of 299.94 feet on said R.O.W. to a point; thence \$89°48′18″W a distance of 9.97 feet on said R.O.W. to a point; thence \$89°48′18″W a distance of 149.89 feet on said R.O.W. to a point; thence \$89°35′56″W a distance of 161.06 feet on said R.O.W. to a point; thence \$00°00′00″W a distance of 185.74 feet to a point; thence \$90°00′00″E a distance of 1202.63 feet to a point on the ¼ Section line; thence \$01°12′54″E a distance of 178.54 feet to Point of Beginning, containing 5.07 acres more or less.

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

- are lawfully seized of such real estate and that it is free from encumbrances except roads and highways, easements and restrictions of record;
- (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.

Fawn L. Hoit

Executed December 27, 2019.

Terry W. Hoit

Patrick Hoit

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December <u>27</u>, 2019, by Terry W. Hoit and Fawn L. Hoit, husband and wife, and Ratrick/Hoit, a single person.

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

Notary Public

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A tract of land located in the NW¼ of Section Five (5), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the North line of said NW¼ bears S90°00'00"W; Beginning at a point on the ¼ Section line 57.41 feet South of the N¼ corner of said Section 5, said point being on the Southerly R.O.W. line of U.S. Highway No. 136; thence S89°59'15"W a distance of 595.93 feet on said R.O.W. line to a point; thence N00°59'35"E a distance of 15.00 feet on said R.O.W. to a point; thence S89°47'30"W a distance of 299.94 feet on said R.O.W. to a point; thence S89°48'18"W a distance of 149.89 feet on said R.O.W. to a point; thence N88°35'56"W a distance of 161.06 feet on said R.O.W. to a point; thence S00°00'00"W a distance of 185.74 feet to a point; thence N90°00'00"E a distance of 1202.63 feet to a point on the ¼ Section line; thence N01°12'54"E a distance of 178.54 feet to Point of Beginning, containing 5.07 acres more or less.