

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2019	3104	12/31/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001802201		279		4	03	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491	1	11	3	1	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
90,560		205,380		295,940		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)						A) 1	B) 11	C) 7	D) 3	E) 0	F) 9			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. : 5
Construction Date:	Construction Date :	Construction Date : 1950
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 2,132
Building Cost New:	Cost :	Cost : 44,985
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 470 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 3
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 40
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input checked="" type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Real Estate Transfer Statement 219

• 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.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 12 Day 31 Yr. 2019		Mo. 12 Day 27 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Simpson, Gregory L.				Grantee's Name (Buyer) City of Red Cloud Airport Authority			
Street or Other Mailing Address 1062 Road F				Street or Other Mailing Address PO Box 469			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number (402) 746-4107		Phone Number (402) 746-4189		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address NA		Email Address NA		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)

Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

\$3,520

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent

Tax Exempt

18a No address assigned 18b Vacant land

20 Legal Description

See attached

21 If agricultural, list total number of acres .412

22 Total purchase price, including any liabilities assumed	22	\$	3,520	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	3,520	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2

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.

Don E. Theobald (402) 746-2774

Print or Type Name of Grantee or Authorized Representative Phone Number

Don E. Theobald 12-27-19

Signature of Grantee or Authorized Representative Date

Attorney

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 12 Day 31 Yr. 19	\$ Exempt # 2	BK2019, Pg 3104	

A tract of land located in part of the East Half of the Southeast Quarter ($E\frac{1}{2}SE\frac{1}{4}$) 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 $\frac{1}{4}$ corner of Section 3, Township 1 North, Range 11 West; thence on an assumed bearing of $S03^{\circ}27'55''E$, along the east line of the $SE\frac{1}{4}$, a distance of 1839.01 feet to the Point of Beginning; thence $S03^{\circ}27'55''E$ a distance of 31.55 feet; thence $S89^{\circ}37'32''W$ a distance of 35.29 feet; thence $S86^{\circ}45'47''W$ a distance of 30.04 feet; thence $S89^{\circ}37'32''W$ a distance of 424.02 feet to a point of curvature; thence around a curve in a clockwise direction, having a delta angle of $31^{\circ}56'53''$, having a radius of 93.00 feet, and chord bearing $N74^{\circ}24'02''W$ a chord distance of 51.19 feet; thence around a curve in a counter-clockwise direction, having a delta angle of $31^{\circ}56'53''$, having a radius of 107.00 feet, and chord bearing $N74^{\circ}24'02''W$ a chord distance of 58.89 feet; thence $N86^{\circ}52'25''W$ a distance of 44.31 feet; thence $N89^{\circ}37'32''E$ 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.

BK 2019, Pg 3104

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of Dec, A.D., 2019, at 10:56 o'clock a.m. Recorded in Book 2019 on Page 3104
Denise Petesch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

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

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 (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.

Grantor covenants, jointly and severally, 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 the lawful claims of all persons.

Executed: December 27, 2019.

Gregory L. Simpson
Gregory L. Simpson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 27, 2019 by Gregory L. Simpson, a single person.

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

Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2019	3105	12/31/2019	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001802201	280	4	03	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	3	1	00000	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code								
90,560	205,380	295,940		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 1	B) 11	C) 7	D) 3	E) 0	F) 9			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. : 5
Construction Date:	Construction Date :	Construction Date : 1950
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 2,132
Building Cost New:	Cost :	Cost : 44,985
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 470 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 3
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 40
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input checked="" type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

EASEMENT

Comments from _____ **Comments:** _____

(Continue on back)

Real Estate Transfer Statement

280

• 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.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>31</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>12</u> Day <u>31</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Simpson, Gregory L. Street or Other Mailing Address 1062 Road F City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4107 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) City of Red Cloud Airport Authority Street or Other Mailing Address PO Box 469 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4189 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA			

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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input checked="" type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input checked="" type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **Easement**

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No **Easement**

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$0

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Tax Exempt

18a No address assigned 18b Vacant land

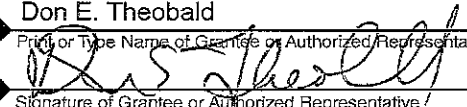
20 Legal Description
See attached

21 If agricultural, list total number of acres .654

22 Total purchase price, including any liabilities assumed	22	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 23

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.

sign here **Don E. Theobald** (402) 746-2774
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney 12/31/19
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>31</u> Yr. <u>19</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 23</u>	28 Recording Data <u>BK 2019, Pg 3105</u>	

An easement located in part of the East Half of the Southeast Quarter ($E\frac{1}{2}SE\frac{1}{4}$) 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 $\frac{1}{4}$ corner of Section 3, Township 1 North, Range 11 West; thence on an assumed bearing of $S03^{\circ}27'55''E$, along the East line of the $SE\frac{1}{4}$, a distance of 1839.01 feet; thence continuing $S03^{\circ}27'55''E$, along said East line, a distance 31.55 feet to the Point of Beginning; thence continuing $S03^{\circ}27'55''E$, along said East line, a distance of 40.08 feet; thence $S86^{\circ}55'59''W$ a distance of 16.91 feet; thence $N68^{\circ}00'06''W$ a distance of 20.19 feet; thence $S84^{\circ}39'03''W$ a distance of 336.04 feet; thence $N88^{\circ}42'32''W$ a distance of 102.96 feet; thence $N65^{\circ}48'15''W$ a distance of 147.40 feet; thence $N00^{\circ}22'28''W$ a distance of 27.39 feet; thence $S86^{\circ}52'25''E$ a distance of 10.02 feet to a point of curvature; thence around a curve in a clockwise direction, having a delta angle $31^{\circ}56'53''$, having a radius of 107.00 feet, and chord bearing $S74^{\circ}24'02''E$ a chord distance of 58.89 feet; thence around a curve in a counter clockwise direction, having a delta angle $31^{\circ}56'53''$, having a radius of 93.00 feet, and chord bearing $S74^{\circ}24'02''E$ a chord distance of 51.1875 feet; thence $N89^{\circ}37'32''E$ a distance of 424.02 feet; thence $N86^{\circ}45'47''E$ a distance of 30.04 feet; thence $N89^{\circ}37'32''E$ 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.

BK 2019, Pg 3105

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of Dec A.D., 2019, at 10:59 o'clock AM. Recorded in Book 2019 on Page 3105-3107
Loisne Patch County Clerk
22.00 AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

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

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

EASEMENT

This easement entered into this 31st 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 (E½SE¼) 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 (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 AND EXCEPT Lot One (1) in 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 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 (E½SE¼) 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 (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


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 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; 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.

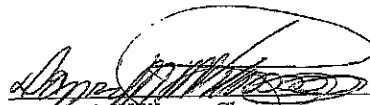
NOW, THEREFORE, the parties agree as follows:

- a. 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.
- c. 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, 2021 or 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.

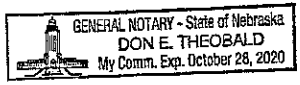

 Gregory L. Simpson

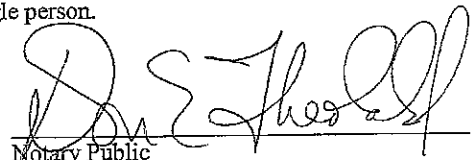
For the City of Red Cloud Airport Authority


Dayre M. Williams, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

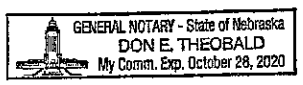
The foregoing instrument was acknowledged before me on December 27, 2019 by Gregory L. Simpson, a single person.

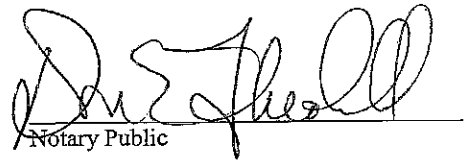



Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on December 31, 2019 by Dayre M. Williams, Chairman, City of Red Cloud Airport Authority.




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2020	1	11/1/2019		Base: 91-0074		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
001707001		1	4	05	GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4133	4	10	11	3	00000	1	000	6595
Land	Improvements		Total		Date of Sale Property Classification Code								
640,635			640,635		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1	9.250	41,115			GRASSLAND 1G1	0.920	1,255						
1A	70.010	311,195			1G	16.010	21,855						
2A1					2G1								
2A					2G	3.000	4,095						
3A1					3G1	3.000	4,095						
3A					3G								
4A1	0.100	425			4G1								
4A	26.630	113,710			4G	26.000	35,490						
DRYLAND 1D1	9.220	21,530			Shelterbelt/Timber								
1D	29.750	69,470			Accretion								
2D1					Waste								
2D					Other								
3D1	4.000	7,840			AG LAND TOTAL	202.420	640,635						
3D					Roads	3.740							
4D1	3.000	5,670			Farm Sites								
4D	1.530	2,890			Home Sites								
					Recreation								
Dwellings					Other	2.000							
Outbuildings					Non-AG TOTAL	5.740							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTQCD; CREATED JOINT TENANCY BETWEEN SELF & SPOUSE; ALSO INCLUDES PARCEL 1709	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 11 Day 01 Yr. 2019 4 Date of Deed Mo. 11 Day 01 Yr. 2019

5 Grantor's Name, Address, and Telephone (Please Print) Rick & Barbara Kort 6 Grantee's Name, Address, and Telephone (Please Print) Rick & Barbara Kort

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)

8 Type of Deed Bill of Sale, Corrective, Cemetery, Conservator, Death Certificate - Transfer on Death, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Sheriff, Trust/Trustee, Warranty, Other

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Auction, Easement, Gift, Grantor Trust, Partition, Irrevocable Trust, Life Estate, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain) Created JT

11 Was ownership transferred in full? 12 Was real estate purchased for same use?

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Yes, No, Aunt or Uncle to Niece or Nephew, Family Corp., 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? \$7200,000 15 Was the mortgage assumed? No

16 Does this conveyance divide a current parcel of land? No 17 Was transfer through a real estate agent or a title company? No

18 Address of Property Rural Property Webster County, NE 19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee

20 Legal Description see attached

21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$0.00. Row 23: Was non-real property included in the purchase? No \$0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$0.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a

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.

sign here David B. Garwood (402) 746-3613 Attorney Phone Number 1-2-20 Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 1 Day 2 Yr. 2020 27 Value of Stamp or Exempt Number \$ Exempt # 5a 28 Recording Data BK 2020, Pg 1 For Dept. Use Only

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

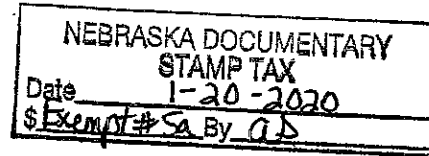
An undivided one-third (1/3) interest in the Southwest Quarter (SW¼) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW¼) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW¼) a distance of 988.00 feet; thence S88°02'55"W a distance of 324.00 feet; thence S15°33'52"E a distance of 132.00 feet; thence S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said Southwest Quarter (SW¼); thence N90°00'00"E along said south line a distance of 1466.51 feet to the Place of Beginning containing 27.77 acres of which 1.11 acres contained in the south 33.00 feet thereof is presently being used as a public road; and FURTHER EXCEPTING a permanent access easement across property legally described as a Twenty-five foot (25') access easement located in the Southwest Quarter (SW¼) 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 2 day of Jan A.D., 2020, at 11:53 o'clock aM. Recorded in Book 2020 on Page 1-2
Louise Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded



**JOINT TENANCY
QUITCLAIM 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 (S $\frac{1}{2}$ NW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$); 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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) thence N90°00'00"E along the south line of said Southwest Quarter (SW $\frac{1}{4}$) a distance of 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51"E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a distance of 45.97 feet to the south line of said Southwest Quarter (SW $\frac{1}{4}$); thence S90°00'00"W along said south line a distance of 44.33 feet to the Place of Beginning containing 1840 square feet of which 1439 square feet contained in the south 33.00 feet thereof is presently being used as a public road.

Executed November 1, 2019.

Rick Kort
Rick Kort

Barbara Kort
Barbara Kort

STATE OF NEBRASKA, COUNTY OF Lancaster) ss.

The foregoing instrument was acknowledged before me on October ^{by} November 1, 2019, by Rick Kort and Barbara Kort, husband and wife.

Comm. expires 7-19-2022

Candace A. Schweiger
Notary Public

State of Nebraska - General Notary
CANDACE A. SCHWEIGER
My Commission Expires
July 19, 2022

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	3	1/2/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002005500		2		1		4245	3	11	33	0	00000	1	000	9885
Date of Sale Assessed Value				GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel		
Land		Improvements		Total		Date of Sale Property Classification Code								
626,690				626,690		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A		30.020		133,440		1G								
2A1						2G1								
2A						2G								
3A1		14.670		63,155		3G1								
3A		16.270		70,040		3G								
4A1		19.640		83,865		4G1								
4A		51.870		221,485		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		13.620		31,805		Accretion								
2D1						Waste								
2D						Other								
3D1		8.550		16,760		AG LAND TOTAL		157.890		626,690				
3D						Roads		2.000						
4D1		1.890		3,570		Farm Sites								
4D		1.360		2,570		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.000						

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

(Continue on back)

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>2</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>1</u> Day <u>2</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard Kudrna Street or Other Mailing Address 1105 Road GH City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3274 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James J. Granstrom Street or Other Mailing Address 17535 W Pony Express Road City Holstein State NE Zip Code 68950 Phone Number (402) 469-7400 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
			<input type="checkbox"/> Sale	<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$1,014,250

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Southern Title, LLC** No

18 Address of Property
Ag Land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

18a No address assigned 18b Vacant land

20 Legal Description
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

21 If agricultural, list total number of acres 160+-

22 Total purchase price, including any liabilities assumed	22	\$ 1,014,250.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 1,014,250.00

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.

James J. Granstrom (402) 469-7400
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Title Grantee Date 1/2/2020

sign here

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>1</u> Day <u>2</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>2283.75</u>	28 Recording Data BK 2020 Pg 3
--	---	--

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

BK 2020, Pg 3

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Jan A.D., 2020, at 3:13 o'clock P.M. Recorded in Book 2020 on Page 3
Louise Petach County Clerk
ID. 60 Deputy
Ind Comp Assessor Carded

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

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 (SE¹/₄) 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.

Richard Kudrna
Richard Kudrna

Barbara Kudrna
Barbara Kudrna

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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

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

Teresa L. Theobald

Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	49	12/31/2019	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000340700		3		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20065		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
5,960		119,745		125,705		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
						Residential			Commercial					
Multiple Improvements:		Multiple Improvements :						Multiple Improvements :						
Construction Date:		Construction Date : 1977						Construction Date :						
Floor:		Floor Sq. Ft. : 2,128						Floor Sq. Ft. :						
Building Cost New:		Cost : 216,300						Cost :						
Single Family Style: 102		Residential Condition: 35						Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out						Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn						Commercial Construction Class:						
(102) <input checked="" type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average						(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level		(40) <input checked="" type="checkbox"/> Good						(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good						(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent						(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:		Residential Quality: 30						(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low						Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair						(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average						(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good						(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good						(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent									(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

3

• 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.

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 12 Day 31 Yr. 2019	4 Date of Deed Mo. 12 Day 31 Yr. 2019
--------------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James V. Meyer and Danece J. Meyer Street or Other Mailing Address 17040 Ss Showboat Blvd City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-0143 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jacob L. Tenhoff Street or Other Mailing Address 518 N Willson Street City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-1508 is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
--	---	---	---	---	--	--------------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input checked="" type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	--	--	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
---	--	--	---	--------------------------------------

14 What is the current market value of the real property?
\$ 150,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Southern Title, LLC** No

18 Address of Property
**518 N Willson St
Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

18a No address assigned 18b Vacant land

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 Total purchase price, including any liabilities assumed	22	\$ 150,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 150,000.00

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.

Jacob L. Tenhoff (402) 984-1508
Print or Type Name of Grantee or Authorized Representative Phone Number

Jacob L. Tenhoff Grantee
Signature of Grantee or Authorized Representative Title Date
12/31/2019

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 7 Yr. 2020	27 Value of Stamp or Exempt Number \$ 337.50	28 Recording Data BK 2020, Pg 49	

Grantee—Retain a copy of this document for your records.

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 7 day of Jan A.D., 2020, at 8:49 o'clock a.M. Recorded in Book 2020 on Page 49
Louise Petesch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-7-2020
\$ 337.50 By ds

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:

- (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 December 31, 2019.

James V. Meyer
James V. Meyer

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

Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	50	1/6/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000340700	4	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20065		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
5,960	119,745	125,705		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
				Residential				Commercial				
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :				
Construction Date:				Construction Date : 1977				Construction Date :				
Floor:				Floor Sq. Ft. : 2,128				Floor Sq. Ft. :				
Building Cost New:				Cost : 216,300				Cost :				
Single Family Style: 102				Residential Condition: 35				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input checked="" type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from						Comments:						
(Continue on back)												

Real Estate Transfer Statement

4

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.

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 1 Day 6 Yr. 2020 4 Date of Deed Mo. 1 Day 2 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print) Jacob L. Tenhoff and Heather R. Tenhoff 6 Grantee's Name, Address, and Telephone (Please Print) Lonnie R. Korf and Carrie J. Korf

Street or Other Mailing Address 715 W Blue Hill Rd 518 N Willson St City Blue Hill NE 68930

Phone Number (402) 984-1508 402-984-1740 Is the grantee a 501(c)(3) organization? No

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status: Improved [checked] (B) Property Type: Single Family [checked] (C) Mobile Home []

8 Type of Deed: Bill of Sale [] Warranty [checked]

9 Was the property purchased as part of an IRS like-kind exchange? No 10 Type of Transfer: Sale [checked]

11 Was ownership transferred in full? Yes 12 Was real estate purchased for same use? Yes

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? No

14 What is the current market value of the real property? 165,000 15 Was the mortgage assumed? No

16 Does this conveyance divide a current parcel of land? No 17 Was transfer through a real estate agent or a title company? Yes Southern Title, LLC

18 Address of Property 518 N Willson St Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

18a No address assigned 18b Vacant land

20 Legal Description Lot Eight (8), Donn's Addition to the City of Blue Hill, Webster County, Nebraska, thereof, 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, Page 1658-1659, for use as a public street or alley

21 If agricultural, list total number of acres

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed \$ 165,000.00 23 Was non-real property included in the purchase? No 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 165,000.00

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.

sign here Carrie J. Korf Print or Type Name of Grantee or Authorized Representative Grantee 402-984-1740 Phone Number Carrie J. Korf Signature of Grantee or Authorized Representative Title 1/6/2020 Date

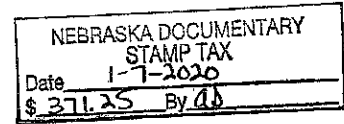
Register of Deed's Use Only 26 Date Deed Recorded Mo. 1 Day 7 Yr. 2020 27 Value of Stamp or Exempt Number \$ 371.25 28 Recording Data BK 2020, Pg 50

Grantee—Retain a copy of this document for your records.

BK 2020, Pg 50

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 7 day
of Jan A.D., 2020, at 8:53
o'clock AM, Recorded in Book 2020
on Page 50
Devinne Petroch County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

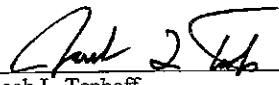
Jacob L. Tenhoff and Heather R. Tenhoff, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Lonnie R. Kort and Carrie J. Kort, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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.

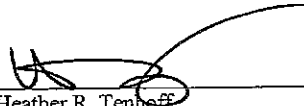
Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

- (1) are lawfully seized 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.



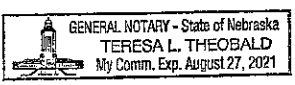
Jacob L. Tenhoff

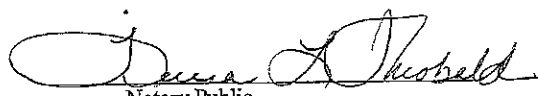


Heather R. Tenhoff

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on January 2, 2020 by Jacob L. Tenhoff and Heather R. Tenhoff, husband and wife.





Notary Public

My commission expires: 8/27/2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	69	1/6/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002501600		5		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4129	4	12	18	2	00000	1	000	3525
Land		Improvements		Total		Date of Sale Property Classification Code								
559,560				559,560		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A	16.400		72,900			1G	3.100		5,595				
	2A1	5.900		26,225			2G1	6.100		11,010				
	2A	7.900		34,130			2G	3.700		6,680				
	3A1						3G1							
	3A						3G							
	4A1	52.000		222,040			4G1	9.700		17,510				
	4A	36.000		153,720			4G	5.400		9,750				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		146.200		559,560				
	3D					Roads		2.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.000						

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)	

Real Estate Transfer Statement

5

• 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.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>6</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>1</u> Day <u>6</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard D. Heinrich, Trustee Street or Other Mailing Address 402 South Shore Dr City Hastings State NE Zip Code 68901 Phone Number 402-984-9984 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney W. Timm Street or Other Mailing Address 300 W J City Hastings State NE Zip Code 68901 Phone Number 402-462-2966 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$608,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Southrn Title, LLC** No

18 Address of Property
Ag Land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

18a No address assigned 18b Vacant land

20 Legal Description
The Northwst Quarter (NW¼) of Section Eighteen (18), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 160+-

22 Total purchase price, including any liabilities assumed	\$ 608,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 608,000.00

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.

sign here

Rodney W. Timm
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

Grantee
 Title

402-462-2966
 Phone Number

1/6/2020
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>7</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>1368.00</u>	28 Recording Data BK 2020, Pg 69

BK2020, Pg 69

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 7 day
of Jan A.D., 2020, at 9:01
o'clock A.M. Recorded in Book 2020
on Page 69
Arune Petrich County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-7-2020
\$ 1368.00 By AD

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 6th 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 January 6, 2020.

RICHARD D. HEINRICH
REVOCABLE TRUST

BY: Richard D. Heinrich Trustee
Richard D. Heinrich, Trustee;
Richard D. Heinrich Revocable Trust

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this 6th day of
January, 2020, by Richard D. Heinrich, Trustee; Richard D. Heinrich
Revocable Trust.

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

Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	78	1/6/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000314500	6	4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		006	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
3,260	262,550	265,810		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. : 2
Construction Date:	Construction Date :	Construction Date : 1994
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 4,818
Building Cost New:	Cost :	Cost : 472,210
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 424 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 4
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 60
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input checked="" type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; CREATING A FAMILY LLC	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 6 Yr. 2020		4 Date of Deed Mo. 01 Day 30 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew J. Lukasiewicz & Ken T. Lukasiewicz Street or Other Mailing Address 7140 W Monument Rd City Ayr State NE Zip Code 68925 Phone Number (402) 984-9654 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Threefold Cord Holdings, LLC Street or Other Mailing Address PO Box 203 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-9654 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other
--	---	---	---	--	---	--------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
--	--	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other
--	--	---	---	--------------------------------

14 What is the current market value of the real property?
\$ 215,010

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
401 W Gage St

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

18a No address assigned 18b Vacant land

20 Legal Description
Lots 1-4 and the East 18' Lot 5 Block 6 Rohrs Addition Blue Hill

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b

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.

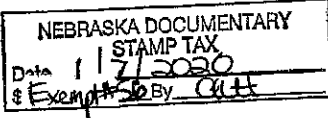
Matthew J. Lukasiewicz (402) 984-4020
Print or Type Name of Grantee or Authorized Representative Phone Number

Matthew J. Lukasiewicz Grantee/Managing Member 1-6-20
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 7 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt \$5b	28 Recording Data BK 2020 Pg 78	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of January A.D., 2020, at 12:10 o'clock P. M. Recorded in Book 2030 on Page 78
Louise Petsch County Clerk
SS/D CO ALT Deputy
Ind Comp Assessor Carded



QUIT CLAIM DEED

MATTHEW J. LUKASIEWICZ and KEN T. LUKASIEWICZ, tenants in common and Grantors, in consideration of love and affection, quitclaim to THREEFOLD 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

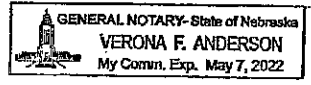
Matthew J. Lukasiewicz
Matthew J. Lukasiewicz

Ken T. 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.

Verona F. Anderson
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	79	1/6/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000339500		7		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20060		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
12,080		113,915		125,995		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,135				Floor Sq. Ft. :						
Building Cost New:				Cost : 131,035				Cost :						
Single Family Style: 104				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; CREATING A FAMILY LLC; ALSO INCLUDES PARCEL 3287, 3264 & 3108														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

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

7

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 10 Yr. 2020		4 Date of Deed Mo. 01 Day 10 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew J. & Summer A. Lukasiewicz Street or Other Mailing Address PO Box 193 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-4020 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mustard Seed Stewardship, LLC Street or Other Mailing Address PO Box 193 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-4020 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.) Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.) Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$ 125,540

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property
106 W Saline, 202 W Lancaster, 202 W Nemaha, & 605 W Seward

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

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	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b

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
 Signature of Grantee or Authorized Representative Grantee/Managing Member
 Title Date 1-8-2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 7 Yr. 2020	27 Value of Stamp or Exempt Number Exempt #5b	28 Recording Data BK2020 Pg 79

Grantee—Retain a copy of this document for your records.

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

Lots 1-5 Block 6 Grussels Addition

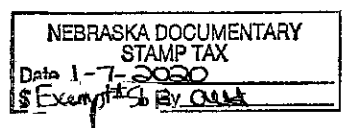
Lots 1 & 2 Block 2 Grussels Addition and the East 90' of Lot 5 Hawleys Subdivision

Lot 4 Block 24 Original Town

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7th day of January, A.D., 2020, at 12:14 o'clock P. M. Recorded in Book 2020 on Page 79
Lawise Betsch County Clerk
410.00 Deputy
Ind Comp Assessor Carded



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

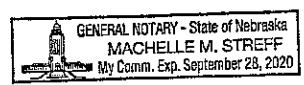
ALL IN THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

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.

Executed: January 6, 2020

Matthew J. Lukasiewicz
Matthew J. Lukasiewicz
Summer A. Lukasiewicz
Summer A. 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 Summer A. Lukasiewicz.

Machelle M. Streff
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	96	4/11/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001800200		8		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	1	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
260,390				260,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 1					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	40.520	110,415	GRASSLAND	1G1									
	1A				1G									
	2A1	3.990	10,875		2G1	0.610	835							
	2A	7.810	20,265		2G	3.770	5,145							
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A				4G									
DRYLAND	1D1	48.330	112,855	Shelterbelt/Timber										
	1D			Accretion										
	2D1			Waste										
	2D			Other										
	3D1			AG LAND TOTAL		105.030	260,390							
	3D			Roads		1.560								
	4D1			Farm Sites										
	4D			Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		1.560								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN BROTHER & SISTER; INCLUDES PARCEL 18003	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>11</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>04</u> Day <u>11</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Julie & Douglas Stitt Street or Other Mailing Address 1282 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4713 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry W. & Fawn L. Hoit and Patrick Hoit Street or Other Mailing Address 1815 Rd L City Red Cloud State NE Zip Code 68970 Phone Number (402) 469-0264 Email Address			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp, Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input checked="" type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> 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 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 No

18 Address of Property
**Rural Property
Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 220,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 220,000.00

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.

sign here

David B. Garwood Print or Type Name of Grantee or Authorized Representative	Attorney	(402) 746-3613 Phone Number
	Title	1-9-2020 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>10</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>495.00</u>	28 Recording Data <u>BK2020, Pg 96</u>

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 (SW¼) 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 }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 10 day
of Jan A.D., 2020, at 11:22
o'clock AM. Recorded in Book 2020
on Page 96-97
Maune Petrich County Clerk
AD Deputy
Ind 16.00 Comp AD Assessor AD Carded AD

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-10-2020
\$ 495.00 By AD

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 (SW¼) 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

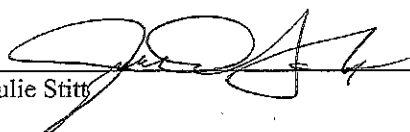
Annex Lot Sixteen (16) by Ordinance to the City of Red Cloud, Webster County, Nebraska, EXCEPT 0.5 acres on West side conveyed to the State of Nebraska by deed recorded in Book 29, page 234; EXCEPT tract conveyed to the State of Nebraska by deeds recorded in Book 67, page 843, correction deed recorded 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

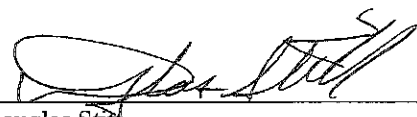
County Surveyor's Lot Three (3), EXCEPT tract conveyed to Gary L. and Judyth E. McCartney by warranty deed recorded in book 91, page 1680;

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 11, 2019.

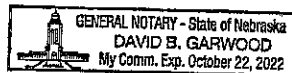

Julie Stitt


Douglas Stitt

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 11, 2019, by Julie Stitt and Douglas Stitt, wife and husband.

Comm. expires 10-22-2022 
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	98	1/2/2020	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001203900		9		1		GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	10	2	00000	000	6196	
Land		Improvements		Total		Date of Sale Property Classification Code								
17,880		147,780		165,660		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 01		C) 5	D) 3	E) 0	F) 5		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL								
3D						Roads								
4D1						Farm Sites		1.000		5,765				
4D						Home Sites		2.150		12,115				
						Recreation								
Dwellings				146,170		Other								
Outbuildings				1,610		Non-AG TOTAL		3.150		17,880				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S JTWD; SALE IS BETWEEN AUNT AND NEPHEW	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

9

• 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.

1 County Name Webster	2 County Number Select County & County Number 91	3 Date of Sale/Transfer Mo. 1 Day 2 Yr. 20	4 Date of Deed Mo. 1 Day 2 Yr. 20
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deann Kohmetscher, Trustee of the Robert Faimon Family Trust Street or Other Mailing Address 1762 Highway 78 City Blue Hill State NE Zip Code 68930 Phone Number n/a Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nathan Faimon and Kathryn Faimon Street or Other Mailing Address 1762 Highway 78 City Blue Hill State NE Zip Code 68930 Phone Number 402-460-7665 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$70,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Prairie Title** No

18 Address of Property
1762 Highway 78, Blue Hill NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$	70,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	70,000.00

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.

Nathan Faimon 402-460-7665
Print or Type Name of Grantee or Authorized Representative Phone Number

sign here **Grantee** 1-2-2020
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 13 Yr. 2020	27 Value of Stamp or Exempt Number \$ 157.50	28 Recording Data BK2020, Pg 98

Grantee—Retain a copy of this document for your records.

Exhibit A

A tract of land in the Northwest Quarter (NW¼) 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 NW¼ 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 NW¼ a distance of 830 feet; thence West parallel with the South line of said NW¼ 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 } ss.
 County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of Jan A.D., 2020, at 11:18 o'clock A.M. Recorded in Book 2020 on Page 98
Deann Kohmetscher County Clerk
10.16 Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 1-13-2020
 \$ 157.50 By AS

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 (NW¼) 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 NW¼ 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 NW¼ a distance of 830 feet; thence West parallel with the South line of said NW¼ 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:

- (1) is lawfully seized 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 7, ²⁰²⁰~~2019~~

Deann Kohmetscher
 DEANN KOHMETSCHER, TRUSTEE

STATE OF NEBRASKA)
) SS:
 COUNTY OF ADAMS)

²⁰²⁰ The foregoing trustee's deed was acknowledged before me on January 7, ~~2019~~, by Deann Kohmetscher, Trustee of the Robert A. Faimon Family Trust.

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

Laurie L. Hawes
 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	99	1/2/2020	Base: 65-0005		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001203900	10	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	10	2	00000		000	6196
Land	Improvements	Total		Date of Sale Property Classification Code								
17,880	147,780	165,660		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 5			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads								
4D1				Farm Sites			1.000				5,765	
4D				Home Sites			2.150				12,115	
				Recreation								
Dwellings			146,170	Other								
Outbuildings			1,610	Non-AG TOTAL			3.150				17,880	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CONSERVATOR'S DEED; SALE WAS BETWEEN GRANDPARENT AND GRANDCHILD	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

10

FORM 521

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Webster 2 County Number Select County & County Number 91 3 Date of Sale/Transfer Mo. 1 Day 2 Yr. 20 4 Date of Deed Mo. 1 Day 2 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Maureen Faimon by Roy Faimon, Conservator Nathan Faimon and Kathryn Faimon 1762 Highway 78 Blue Hill NE 68930

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) Mobile Home

8 Type of Deed 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer

11 Was ownership transferred in full? 12 Was real estate purchased for same use? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property? 15 Was the mortgage assumed? 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company?

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

20 Legal Description 21 If agricultural, list total number of acres See attachment

22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate

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.

sign here Print or Type Name of Grantee or Authorized Representative Nathan Faimon Signature of Grantee or Authorized Representative Title Grantee Date 402-460-7665 1-2-2020

Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

Exhibit A

A tract of land in the Northwest Quarter (NW¼) 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 NW¼ 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 NW¼ a distance of 830 feet; thence West parallel with the South line of said NW¼ 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 } ss.
County of Webster }

BK 2020, Pg 99

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of Jan A.D., 2020, at 11:20 o'clock A.M. Recorded in Book 2020 on Page 99
Louise Petroch County Clerk
10.20 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>1-13-2020</u>
\$ <u>157.50</u>	By <u>AS</u>

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 (NW¼) 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 NW¼ 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 NW¼ a distance of 830 feet; thence West parallel with the South line of said NW¼ to the East right-of-way line of Highway No. 78; thence Southerly on said right-of-way line to the point of beginning.

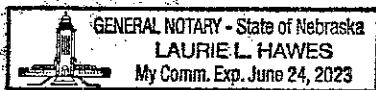
GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey the same.

Executed January 7, 2020.

Roy Faimon
ROY FAIMON, Conservator

STATE OF NEBRASKA)
)SS:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on January 7, 2020, by Roy Faimon, Conservator for Maureen Faimon, a Protected Person.



Laurie L. Hawes
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2020	133	1/15/2020		Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
000142700		11	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10030			002	0000
Land	Improvements		Total		Date of Sale Property Classification Code								
600	1,820		2,420		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)					A) 1	B) 01		C) 1	D) 1	E) 6	F) 1		
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date : 1900				Construction Date :					
Floor:				Floor Sq. Ft. : 960				Floor Sq. Ft. :					
Building Cost New:				Cost : 110,500				Cost :					
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
(Continue on back)													

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 12 Day 15 Yr. 2020 2019	4 Date of Deed Mo. 12 Day 18 Yr. 2019
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joseph J McDole and Amy R. McDole Street or Other Mailing Address 841 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4834 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Housing Authority of the City of Red Cloud Street or Other Mailing Address PO Box 247 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-2262 Email Address n/a	
Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution	<input type="checkbox"/> Easement	<input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Lease	<input type="checkbox"/> Mineral	<input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Trust/Trustee	<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
---------------------------------------	-------------------------------------	-----------------------------------	--------------------------------------	--	---------------------------------------	-----------------------------------	-----------------------------------	---	--------------------------------	----------------------------------	------------------------------------	--	-------------------------------------	----------------------------------	--	--	--------------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Gift	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain) _____
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11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self	<input type="checkbox"/> Spouse	<input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
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14 What is the current market value of the real property?
\$2,500

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes **Southern Title, LLC** No

18 Address of Property
**59 N Webster St
 Red Cloud, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

18a No address assigned 18b Vacant land

20 Legal Description
 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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	250000
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	250000

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.

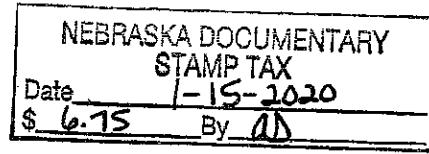
sign here

Rowland Benedict - Chairman of the Board
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title **Grantee**
 Date _____
 Phone Number **(402) 746-2254**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 15 Yr. 2020	27 Value of Stamp or Exempt Number \$ 6.75	28 Recording Data BK 2020, Pg 133

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 15 day
of Jan A.D., 2020, at 8:30
o'clock AM. Recorded in Book 2020
on Page 133
Louise Patsch County Clerk
AD Deputy
Ind Comp Assessor Carded



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

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:

- (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.

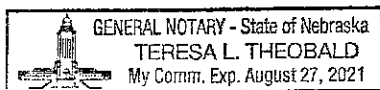
Executed December 18, 2019.

Joseph J. McDole
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 18, 2019 by Joseph J. McDole and Amy R. McDole, husband and wife.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	139	1/9/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000340200	12	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20065		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
8,760	206,985	215,745		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1965	Construction Date :
Floor:	Floor Sq. Ft. : 2,423	Floor Sq. Ft. :
Building Cost New:	Cost : 355,780	Cost :
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; ALSO INCLUDES PARCEL 3414	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

12

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>9</u> Yr. <u>20</u>		4 Date of Deed Mo. <u>1</u> Day <u>9</u> Yr. <u>20</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Linda R. Wengler Street or Other Mailing Address 510 N. Wilson St. City Blue Hill State NE Zip Code 68930 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy W. Alber Street or Other Mailing Address 510 N. Wilson St., PO Box 275 City Blue Hill State NE Zip Code 68930 Phone Number 402-984-0129 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)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
10 Type of Transfer							
<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____							
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? \$200,000				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input checked="" type="checkbox"/> Yes Prairie Title <input type="checkbox"/> No			
18 Address of Property 510 N. Wilson St., Blue Hill NE 68930				19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description Lot 6 except the W 20 feet thereof and that part of Lot 7 lying West of the vacated street, except the W 20 feet thereof, Donn's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof							
21 If agricultural, list total number of acres _____							

22 Total purchase price, including any liabilities assumed	22	\$	200,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	200,000	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.

Print or Type Name of Grantee or Authorized Representative: **Timothy W. Alber**
 Signature of Grantee or Authorized Representative: *Timothy W. Alber*
 Title: _____
 Phone Number: **1-402-984-0129**
 Date: **1-9-20**

26 Date Deed Recorded Mo. <u>1</u> Day <u>15</u> Yr. <u>2020</u>		27 Value of Stamp or Exempt Number \$ <u>450.00</u>		28 Recording Data BK 2020, Pg 139	
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Grantee—Retain a copy of this document for your records.

BK2020, Pg 139

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 15 day of Jan A.D., 2020, at 10:43 o'clock A.M. Recorded in Book 2026 on Page 139
Laurie P. Hawes County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-15-2020
\$ 450.00 By AS

Return to: Timothy W. Alber, 510 Wilton 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:

- (1) is lawfully seized 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
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. Exp. June 24, 2023

Laurie L. Hawes
Notary Public

My commission expires: 6-24-23

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	145	1/15/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001403000	13	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	6	4	00000	1	000	3745
Land	Improvements	Total		Date of Sale Property Classification Code								
95,540		95,540		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1	5.230			5,435				
2A				2G	16.560			6,325				
3A1				3G1								
3A				3G								
4A1				4G1	0.020			5				
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion	5.090							
2D1	18.040	37,975		Waste								
2D	20.290	39,770		Other								
3D1				AG LAND TOTAL	65.900			90,775				
3D				Roads	0.270							
4D1				Farm Sites	1.000			4,765				
4D	0.670	1,265		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	1.270			4,765				

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

(Continue on back)

Real Estate Transfer Statement

B

• 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.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 1 Day 15 Yr. 2020	4 Date of Deed Mo. 1 Day 15 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Janice L. Black and Robert D. Black Street or Other Mailing Address 5731 Shadow Lane City Lincoln State NE Zip Code 68210		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chad Timm Street or Other Mailing Address 1194 Elm Ave City Hastings State NE Zip Code 68901	
Phone Number (402) 560-3345		Phone Number (402) 460-8218	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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)
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> TOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
	<input type="checkbox"/> Death Certificate -- Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No 1/2 interest

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$68,500

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No

18 Address of Property
Ag Land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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 67.17 +/-

22 Total purchase price, including any liabilities assumed	22	\$	68,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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.

Chad Timm (402) 460-8218
Print or Type Name of Grantee or Authorized Representative Phone Number

Chad Timm Grantee
Signature of Grantee or Authorized Representative Title Date 1/ /2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 16 Yr. 2020	27 Value of Stamp or Exempt Number \$ 153.00	28 Recording Data BL 2020, Pg 145

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Jan A.D., 2020, at 9:00 o'clock A. M. Recorded in Book 2020 on Page 145
Louise Petch County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-16-2020
\$ 153.00 By 10

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.

Robert D. Black
Robert D. Black

Janice L. Black
Janice L. Black

STATE OF NEBRASKA)
) ss.
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

Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	146	1/15/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001403000	14	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	6	4	00000	1	000	3745
Land	Improvements	Total		Date of Sale Property Classification Code								
95,540		95,540		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1	5.230		5,435					
2A				2G	16.560		6,325					
3A1				3G1								
3A				3G								
4A1				4G1	0.020		5					
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion	5.090							
2D1	18.040		37,975	Waste								
2D	20.290		39,770	Other								
3D1				AG LAND TOTAL	65.900		90,775					
3D				Roads	0.270							
4D1				Farm Sites	1.000		4,765					
4D	0.670		1,265	Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	1.270		4,765					

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)

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.

14

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 1 Day 15 Yr. 2020	4 Date of Deed Mo. 1 Day 15 Yr. 2020
---------------	---------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Janice L. Black, Trustee Street or Other Mailing Address 3731 Shadow Lane City Lincoln NE State Zip Code 68516 Phone Number (402) 560-3345 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chad Timm Street or Other Mailing Address 1104 5 Elm Ave City Hastings NE State Zip Code 68701 Phone Number (402) 460-8218 Email Address n/a	
		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes No Yes No	

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)
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home
	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other
--	---	---	---	---	--	--------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
---	--	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No 1/2 interest

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other
---	--	--	---	--------------------------------

14 What is the current market value of the real property?
\$68,500

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes Southern Title, LLC No

18 Address of Property
Ag Land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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 _____

22 Total purchase price, including any liabilities assumed	22	\$	69,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	69,000.00

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.

Chad Timm
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Grantee
Date 1/ /2020
Phone Number (402) 460-8218

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 10 Yr. 2020	27 Value of Stamp or Exempt Number \$ 155.25	28 Recording Data BK 2020, Pg 146

Bk 2020, Pg 146

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Jan A.D., 2020, at 9:05 o'clock A.M. Recorded in Book 2020 on Page 146
Louise Petsch County Clerk
10.00 VD Deputy
Ind X Comp Assessor Carded X

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-16-2020
\$ 65.25 By VD

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 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 January 15, 2020.

Janice L. Black, Trustee
Janice L. Black, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on January 15, 2020, by Janice L. Black, Trustee.

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

Teresa L. Theobald
Notary Public

My Commission Expires: 8/27/2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	174	1/16/2020	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002504600	15	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	36	0	00000	1	000	3975
Land	Improvements	Total		Date of Sale Property Classification Code								
700,525		700,525		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG			ACRES:	VALUE:		LCG			ACRES:	VALUE:		
IRRIGATED	1A1			GRASSLAND	1G1							
	1A				1G							
	2A1				2G1							
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1	2.540				3,465		
	4A				4G							
DRYLAND	1D1	175.410	409,580	Shelterbelt/Timber								
	1D	62.870	146,800	Accretion								
	2D1	6.450	13,575	Waste								
	2D			Other								
	3D1	0.450	880	AG LAND TOTAL			313.800			700,525		
	3D	19.050	37,340	Roads			7.970					
	4D1	46.640	88,150	Farm Sites								
	4D	0.390	735	Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL			7.970					

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)	

Real Estate Transfer Statement

15

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>16</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>1</u> Day <u>14</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wells Fargo Bank, N.A. Trustee30 Street or Other Mailing Address 101 N. Phillips Ave. City Sioux Falls, SD. 57104 State _____ Zip Code _____ Phone Number n/a Email Address dwiebe@charter-title.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James R. Karr and Janet M. Karr, husband and wife Street or Other Mailing Address PO Box 184 City Bladen, NE. 68928 State _____ Zip Code _____ Phone Number 308-991-5082 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sherriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" type="checkbox"/> Trust/Trustee	
	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$1,168,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Farmers National** No

18 Address of Property
Webster County, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent
James R. Karr and Janet M. Karr, husband and wife
 same as #6

18a No address assigned 18b 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 320

22 Total purchase price, including any liabilities assumed _____	22	\$	1,168,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24	\$	1,168,000	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.

sign here

James R. Karr and Janet M. Karr, husband and wife
 Print or Type Name of Grantee or Authorized Representative

James R. Karr
 Signature of Grantee or Authorized Representative

308-991-5082
 Phone Number

Grantee or Authorized Representative
 Title

January 16, 2020
 Date

Register of Deeds' Use Only

26 Date Deed Recorded Mo. <u>1</u> Day <u>17</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>2,628.00</u>	28 Recording Data <u>BL 2020, Pg 174</u>	For Dept. Use Only
---	--	---	--------------------

BK 2020, Pg 174

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 17 day of Jan A.D., 2020, at 11:32 o'clock A. M. Recorded in Book 2020 on Page 174
Louise Petsch County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-17-2020
\$ 2628.00 By LO

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:
- (1) 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 14th day of January, 2020.

Wells Fargo Bank, N.A., Trustee

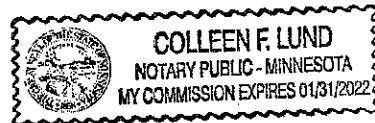

By: David R. Camrud
It's: Vice President

STATE OF Minnesota
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 14th 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

My Commission expires 1-31-2022



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	208	1/3/2020	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000614300	16	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	9	0	40015		001	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
230	3,975	4,205		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 4			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1875	Construction Date :
Floor:	Floor Sq. Ft. : 1,160	Floor Sq. Ft. :
Building Cost New:	Cost : 103,110	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
CORRECTIVE QCD; PREVIOUS DEED FILED IN BOOK 2019, PG 2768 STATED A QUICK CLAIM DEE	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

16

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		Mo. 01 Day 03 Yr. 2020		Mo. 01 Day 03 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Leland Lighthill				Grantee's Name (Buyer) Connie Cornett & Alex Moser			
Street or Other Mailing Address 225 Center St				Street or Other Mailing Address 145 S Nebraska St			
City Guide Rock		State NE	Zip Code 68942	City Guide Rock		State NE	Zip Code 68942
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 <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input checked="" type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) Corrective

11 Was ownership transferred in full? (If No, explain the division.)

Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> 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 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 No

18 Address of Property

145 S Nebraska St
Guide Rock, NE 68942

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent

same as Grantee

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
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

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.

sign here **David B. Garwood** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
David B. Garwood Attorney 1-27-2020
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 1 Day 27 Yr. 2020	\$ Exempt #4	Bk 2020, Pg 208

BK 2020, Pg 208

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Jan A.D., 2020, at 2:38 o'clock P. M. Recorded in Book 2020 on Page 208
Louise Patsch County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-27-2020
\$ Exempt #4 By 10

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.

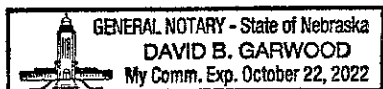
This deed is filed to correct a "Quick Claim Deed" filed November 13, 2019, in Book 2019, page 2768.

Executed January 3, 2020

Leland Lighthill
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.



Comm. expires 10-22-2022

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	209	1/23/2020	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000614300		17		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	9	0	40015		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
230		3,975		4,205		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 4					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1875	Construction Date :
Floor:	Floor Sq. Ft. : 1,160	Floor Sq. Ft. :
Building Cost New:	Cost : 103,110	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(106) <input type="checkbox"/> Other	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
Townhouse or Duplex Style:	Residential Quality: 20	(5) <input type="checkbox"/> Metal Frame and Walls
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	(6) <input type="checkbox"/> Pole Frame
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	Cost Rank: Condition:
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good
		(60) <input type="checkbox"/> Excellent

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

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>23</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>01</u> Day <u>23</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Connie Cornett & Alex Moser Street or Other Mailing Address 145 S Nebraska St City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2348 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ohmstede Cattle Company, LLC Street or Other Mailing Address 2037 Rd C City Guide Rock State NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> JOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> 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 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 _____ No

18 Address of Property
 145 S Nebraska St
 Guide Rock, NE 68942

18a No address assigned **18b** Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

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 _____

22 Total purchase price, including any liabilities assumed	22	\$	1,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,000.00

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.

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney 1-27-2020
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>27</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <u>BL 2020, Pg 209</u>	

BYL 2020, Pg 209

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 27 day
of Jan A.D., 2020, at 2:45
o'clock P. M. Recorded in Book 2020
on Page 209
Louise Petsch County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-27-2020
\$ 2.25 By LO

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 Ohmstede 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 23 2020.

Connie Cornett
Connie Cornett

Alex Moser
Alex Moser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 23rd, 2020, by Connie Cornett and Alex Moser, single persons.

Comm. expires 11-7-2020

[Signature]
Notary Public

GENERAL NOTARY - State of Nebraska
LANCE WILLIAMS
My Comm. Exp. November 7, 2020

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	210	1/2/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000145600	18	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10030		006	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
935	84,305	85,240		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 2	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date :	Construction Date : 1992
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 3,136
Building Cost New:	Cost :	Cost : 318,240
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 352 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 4
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 25 Condition: 30
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input checked="" type="checkbox"/> Above Average (30) <input checked="" type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JOINT TENANCY QCD	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

18

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>02</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>01</u> Day <u>02</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Virgil Goos, Becky & Leon Lyon and Randy & Lisa Goos Street or Other Mailing Address 118 S Webster St City Red Cloud State NE Zip Code 68970 Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Randy & Lisa Goos Street or Other Mailing Address 787 Rd 800 City Red Cloud State NE Zip Code 68970 Phone Number _____ Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

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

9 Was the property purchased as part of an IFS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$85000-

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property
**240 West A Avenue
Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

18a No address assigned 18b Vacant land

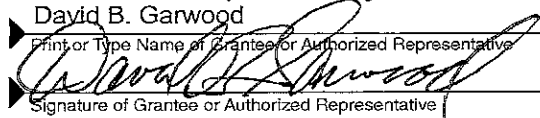
20 Legal Description
Lots Twenty-two (22), Twenty-three (23), and Twenty-four (24), Block Six (6), Garber's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5a**

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.

sign here David B. Garwood
 Print or Type Name of Grantee or Authorized Representative

 Signature of Grantee or Authorized Representative
 Title **Attorney**
 Phone Number **(402) 746-3613**
 Date **1-27-2020**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>27</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BL 2020, Pg 210

State of Nebraska } ss.
County of Webster }

BK 2020, Pg 210

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Jan A.D., 2020, at 2:45 o'clock P.M. Recorded in Book 2020 on Page 210
Louis Peters County Clerk
VD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-27-2020
\$ Exempt 5a By VA

JOINT TENANCY QUITCLAIM DEED

Virgil Goos, a single person; Becky A. Lyon and Leon Lyon, wife and husband; and Randy Goos and Lisa Goos, husband and wife,, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) love and affection, quitclaim and convey to Randy Goos and Lisa Goos, husband and wife as joint tenats, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

Lots Twenty-two (22), Twenty-three (23), and Twenty-four (24), Block Six (6), Garber's Addition to Red Cloud, Webster County, Nebraska.

Executed January 2nd, 2020.

Virgil Goos
Virgil Goos

Lisa Goos
Lisa Goos

Randy Goos
Randy Goos

Becky A. Lyon
Becky A. Lyon

Leon Lyon
Leon Lyon

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS

The foregoing instrument was acknowledged before me on January 2nd, 2020, by Virgil Goos, a single person.

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

Comm. expires 10-22-2022

David B. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster) SS

The foregoing instrument was acknowledged before me on January 15, 2020, by Becky A. Lyon and Leon Lyon.

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

Comm. expires 10-22-2022

David B. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS

The foregoing instrument was acknowledged before me on January 27, 2020, by Lisa Goos and Randy Goos.

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

Comm. expires 10-22-2022

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	213	1/28/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001718802	19	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	36	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
146,345		146,345		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	40.920	95,550		Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1	9.620	18,855		AG LAND TOTAL	67.340	146,345						
3D	2.680	5,255		Roads	2.430							
4D1				Farm Sites								
4D	14.120	26,685		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	2.430							

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

(Continue on back)

Real Estate Transfer Statement

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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.

1 County Name WEBSTER - 91, 2 County Number, 3 Date of Sale/Transfer Mo. 1 Day 28 Yr. 2020, 4 Date of Deed Mo. 1 Day 25 Yr. 2020, 5 Grantor's Name, Address, and Telephone (Please Print) KWTm Enterprises, LLC c/o Kayla Priest, 6 Grantee's Name, Address, and Telephone (Please Print) Trent J. Kohmetscher and Trevor J. Kohmetscher, 7073 Macatin St, Blue Hill NE 68730, Phone Number (402) 984-3388, 402-984-8934, Is the grantee a 501(c)(3) organization? Yes, is the grantee a 509(a) foundation? Yes

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status: Improved, Unimproved, IOLL. (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt. (C) Mobile Home

8 Type of Deed: Conservator, Bill of Sale, Cemetery, Distribution, Easement, Death Certificate - Transfer on Death, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Sheriff, Trust/Trustee, Warranty, Other

9 Was the property purchased as part of an IRS like-kind exchange? No. 10 Type of Transfer: Distribution, Auction, Court Decree, Easement, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain)

11 Was ownership transferred in full? No. 12 Was real estate purchased for same use? No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? No. 14 What is the current market value of the real property? \$251,172. 15 Was the mortgage assumed? No

16 Does this conveyance divide a current parcel of land? No. 17 Was transfer through a real estate agent or a title company? Yes, Aqri Affiliates, Inc. 18 Address of Property: Ag Land. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantees

18a No address assigned, 18b Vacant land. 20 Legal Description: See Attached. 21 If agricultural, list total number of acres: 169.77+-

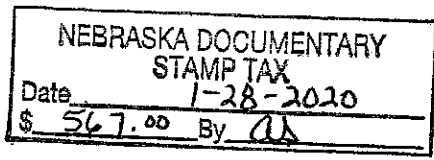
Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed: \$251,172.00. 23 Was non-real property included in the purchase? No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$251,172.00.

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. Trent Joseph Kohmetscher, 402-984-8934, 1/28/2020

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 1 Day 28 Yr. 20, 27 Value of Stamp or Exempt Number: \$567.00, 28 Recording Data: BK2020, Pg 213. For Dept. Use Only

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Jan A.D., 2020, at 1:54 o'clock PM. Recorded in Book 2020 on Page 213
Louise Petch County Clerk
16⁰⁰ Deputy
Ind Comp Assessor Carded



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 (E½NE¼) 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 NE¼ of said Section 36, more particularly described as follows: Commencing at the Northeast Corner of said NE¼; thence S00°00'00"E (assumed bearing) on the East Line of said NE¼, 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 610.00 feet; thence N00°00'00"W, parallel with 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 January 25, 2020.

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

Kayla Priest
BY: Kayla Priest, Member

STATE OF Iowa)
) ss.
COUNTY OF Washington)

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.

Tarah L Bean
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	240	1/30/2020	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001402400		20		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4489	1	10	5	0	00000	1	000	3700
Land		Improvements		Total		Date of Sale Property Classification Code								
12,085		880		12,965		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		2.510		3,425				
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G		2.120		2,895				
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		4.630		6,320				
3D						Roads								
4D1						Farm Sites		1.000		5,765				
4D						Home Sites								
						Recreation								
Dwellings				880		Other								
Outbuildings						Non-AG TOTAL		1.000		5,765				

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

(Continue on back)

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>12</u> Day <u>27</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Terry & Fawn Hoyt, Patrick Hoyt Street or Other Mailing Address 1815 Rd L City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Aaron & Sherika Sheltroun Street or Other Mailing Address 1773 Rd 2000 City Blue Hill State NE Zip Code 68930			
Phone Number (402) 469-0264		Phone Number (402) 519-3723		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)

Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> 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 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 **Montgomery Auction & S** No

18 Address of Property
**1435 Hwy 136
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as Grantee

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	17,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	17,000.00

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.

Print or Type Name of Authorized Representative Rachel Montgomery Phone Number 402-746-2873

Signature of Grantee or Authorized Representative [Signature] Title RE Agent Date 1/30/2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>30</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>38.25</u>	28 Recording Data <u>BK 2020, Pg 240</u>

BK2020, Pg 240

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of Jan A.D., 2020, at 8:55
o'clock A.M. Recorded in Book 2020
on Page 240-241
Louise Petrich County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-30-20
\$ 38.25 By AD

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 Sheltroun and Sherika Sheltroun, 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 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 S00°00'00"W a distance of 9.97 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.

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

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

Executed December 27, 2019.

Terry W. Hoit
Terry W. Hoit

Fawn L. Hoit
Fawn L. Hoit

Patrick Hoit
Patrick Hoit

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires  My Comm. Exp. May 12, 2022

Mary Hunt
Notary Public

A tract of land located in the NW $\frac{1}{4}$ 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 NW $\frac{1}{4}$ bears S90°00'00"W; Beginning at a point on the $\frac{1}{4}$ Section line 57.41 feet South of the N $\frac{1}{4}$ 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 S00°00'00"W a distance of 9.97 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 $\frac{1}{4}$ Section line; thence N01°12'54"E a distance of 178.54 feet to Point of Beginning, containing 5.07 acres more or less.