

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	714	2/11/2020	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001906201	65	1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	2	11	11	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
147,560		147,560		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	21.160	28,885						
1A				1G	0.320	435						
2A1				2G1	1.560	2,130						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1	1.980	2,705						
4A				4G	4.050	5,530						
DRYLAND 1D1				Shelterbelt/Timber								
1D	33.410	78,010		Accretion								
2D1				Waste	1.890	340						
2D				Other								
3D1				AG LAND TOTAL	79.990	147,560						
3D				Roads								
4D1				Farm Sites								
4D	15.620	29,525		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL								

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 item.

65

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. 02 Day 11 Yr. 2020		4 Date of Deed Mo. 03 Day 30 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John J. & Janice S. Nikodym Street or Other Mailing Address 1111 Hwy 281 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) Richard L. Armstrong Street or Other Mailing Address 609 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3749 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"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt

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? _____

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 & Co** No

18 Address of Property
**1111 Hwy 281
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
The West Half of the Southeast Quarter (W1/2SE1/4) of Section Eleven (11), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County Nebraska.

21 If agricultural, list total number of acres ~~10.5~~ _____

22 Total purchase price, including any liabilities assumed	\$ 172,000.00
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.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 172,000.00

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
Signature of Grantee or Authorized Representative Title

3-30-20 Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 3 Day 30 Yr. 2020	27 Value of Stamp or Exempt Number \$ 387.00	28 Recording Data BL 2020, Pg 714	For Dept. Use Only
---------------------------------------------------------------------	--------------------------------------------------------	---------------------------------------------	--------------------

State of Nebraska } ss.
County of Webster }

BK 2020, Pg 714

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of MARCH A.D., 2020, at 2:02 o'clock 0 M. Recorded in Book 2020 on Page 714
Louise Peterson County Clerk
10:00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-30-2020
\$ 357.00 By LD

WARRANTY DEED

John J. Nikodym & Janice S. Nikodym, husband and wife, GRANTOR, in consideration of ONE HUNDRED SEVENTY-TWO THOUSAND AND NO/100 DOLLARS (\$172,000.00) receipt of which is hereby acknowledged, convey to Richard Armstrong, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Eleven (11), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

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, reservations 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 March 30, 2020.

Janice S. Nikodym

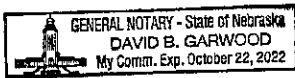
[Signature]
John J. Nikodym

By [Signature]
John J. Nikodym, her Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 30, 2020, by John J. Nikodym on his own behalf and as attorney in fact for Janice S. Nikodym, husband and wife.

Comm. expires 10-22-2022 [Signature]
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	757	4/1/2020	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002410600	66	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	27	3	00000	1	000	2960
Land	Improvements	Total		Date of Sale Property Classification Code								
282,180		282,180		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	18.000	24,570						
1A				1G								
2A1				2G1	3.000	4,095						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	2.000	4,670		Shelterbelt/Timber								
1D	15.000	35,025		Accretion								
2D1				Waste	1.000	180						
2D	23.000	45,080		Other								
3D1	5.000	9,800		AG LAND TOTAL	151.000	282,180						
3D				Roads	4.000							
4D1	19.000	35,910		Farm Sites								
4D	65.000	122,850		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
NOTICE OF SALE OF REAL ESTATE	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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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		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>1</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>4</u> Day <u>1</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bruce O Wilcoxson and Dovie Wilcoxson Street or Other Mailing Address 941 N Ceder St City Red Cloud State NE Zip Code 68970 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Scott John Dinkler, Tr and Laci Lynn Dinkler, Tr Street or Other Mailing Address 539 Road P City Bladen State NE Zip Code 68928 Phone Number (402) 746-4078			
Email Address na/				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/				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 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 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) Land Contract

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

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?
\$387,500

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
The Southeast Quarter of Section Twenty-seven (27), Tosnwhip Three (3) 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	22	\$ 287,500.00
23 Was non-real property included in the purchase? <input checked="" 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	\$ 287,500.00

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.

Teresa Theobald (402) 746-2246
 Print or Type Name of Grantee or Authorized Representative Phone Number

Teresa Theobald Closing Agent
 Signature of Grantee or Authorized Representative Title Date
 4/1/2020

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>04</u> Day <u>01</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #13</u>	28 Recording Data <u>2020, Ag 757</u>	

State of Nebraska } ss.
County of Webster }

Book 2020, Pg 757

Entered on the numerical index and filed for record in the Clerk's office of said county this 1st day of April A.D., 2020, at 3:50 o'clock P.M. Recorded in Book 2020 on Page 757
Louise Petsch County Clerk
Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-1-20
\$ Exempt *13By K12

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

NOTICE OF SALE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that Bruce O. Wilcoxson and Dovie Wilcoxson, husband and wife, as the Seller, and Scott John Dinkler, Trustee of the Scott John Dinkler Revocable Trust and Laci Lynn Dinkler, Trustee of the Laci Lynn Dinkler Revocable Trust, as the Buyer, have entered into an Agreement for Sale of Real Estate:

1. The written Agreement between the parties is dated April 1, 2020.
2. The real property which is the subject of this sale, and against which this Notice should be indexed and recorded, is the following (as defined in Neb. Rev. Stat. 76-201):
The Southeast quarter (SE¼) of Section Twenty-seven (27), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.
3. The purpose of the Notice is to record evidence of the sale and the Buyer's equitable ownership of the property, even while the Seller retains the legal title in trust for the Buyer.
4. Particulars: The Buyer is responsible to pay real property tax for 2020 and all subsequent years. The deed of conveyance, to be given to the Buyer when the carried debt is paid, is held "in escrow" by South Central State Bank, Blue Hill, Nebraska. The Seller and Buyer represent that when the deed of conveyance is recorded, all consideration to be paid by the Buyer to the Seller will have been paid, at that time, and third parties may then rely upon the completion of the Written Agreement.

Bruce O. Wilcoxson
Bruce O. Wilcoxson, Seller

Dovie Wilcoxson
Dovie Wilcoxson, Seller

Scott John Dinkler
Scott John Dinkler, Trustee, Buyer

Laci Lynn Dinkler
Laci Lynn Dinkler, Trustee, Buyer

STATE OF NEBRASKA)) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged by Scott John Dinkler, Trustee of the Scott John Dinkler Revocable Trust and Laci Lynn Dinkler, Trustee of the Laci Lynn Dinkler Revocable Trust, before me, the undersigned, a Notary Public in and for said State and County, on the 1st day of April, 2020, as a free and voluntary act and deed.

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

Teresa L. Theobald
Notary Public

STATE OF NEBRASKA)) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged by Bruce O. Wilcoxson and Dovie Wilcoxson, husband and wife, before me, the undersigned, a Notary Public in and for said State and County, on the 1st day of April, 2020, as a free and voluntary act and deed.

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	758	4/1/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000113600		67		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10005		023	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,020		21,405		22,425		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) 2			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1899	Construction Date :
Floor:		Floor Sq. Ft. : 1,008	Floor Sq. Ft. :
Building Cost New:		Cost : 101,155	Cost :
Single Family Style: 104		Residential Condition: 30	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 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 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:	
WD	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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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		3 Date of Sale/Transfer Mo. 04 Day 01 Yr. 2020		4 Date of Deed Mo. 03 Day 19 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John E Whitmer + Lisa M Martinez-Whitmer Street or Other Mailing Address 242 W. 3rd AVENUE City RED CLOUD State NE Zip Code 68970 Phone Number 402 746 0328 Email Address Whitmersintucson@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) GLEN ELDON BRUMBAUGH + AVERY COLLEEN BRUMBAUGH Street or Other Mailing Address 105 N. CEDAR City RED CLOUD State NE Zip Code 68970 Phone Number 308-238-8068 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

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
		<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
**105 N. CEDAR
 RED CLOUD, NEB 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**GLEN BRUMBAUGH
 105 N. CEDAR
 RED CLOUD NE 68970**

18a No address assigned 18b Vacant land

20 Legal Description
**LOTS 10-12 BLOCK 23
 ORIGINAL TOWN RED CLOUD
 105 N CEDAR ST.**

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 14500	00
23 Was non-real property included in the purchase? <input checked="" 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	\$ 14500	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.

Glen Brumbaugh
 Print or Type Name of Grantee or Authorized Representative

Glen Brumbaugh
 Signature of Grantee or Authorized Representative

Phone Number **3-21-2020**
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 04 Day 01 Yr. 20	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data 2020, Pg 758-759	

Book 2020, Pg 758

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 1st day
of April A.D., 2020 at 3:55
o'clock P. M. Recorded in Book 2020
on Page 758-759
Louise Petsch County Clerk
Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-1-20
\$ 33.75 By Liz

WARRANTY DEED

THE GRANTOR(S),

- John E Whitmer and Lisa M Martinez Whitmer, a married couple

for and in consideration of: \$14,500.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Glen Eldon Brumbaugh and Avery Colleen Brumbaugh, 105 N Cedar St, Red Cloud, webster County, Nevada, 68970,

the following described real estate, situated in Red Cloud, in the County of Nebraska, State of Nebraska:

Legal Description:

Lots 10-12 Block 23 Original Town Red Cloud 105 N Cedar St

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

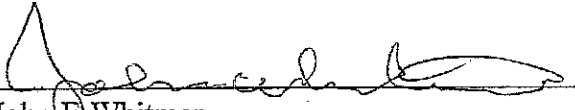
Tax Parcel Number: 000113600

Deed Drafted By: Lisa M Martinez Whitmer
242 3rd Avenue
Red Cloud, Nebraska, 68970

Grantor Signatures:

DATED: 3-19-2020

DATED: 3-19-2020



John E Whitmer

242 3rd Avenue
Red Cloud, Nebraska
68970

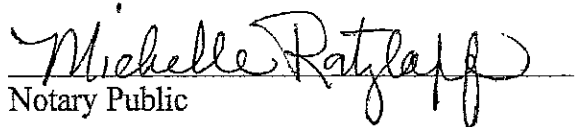


Lisa M Martinez Whitmer

242 3rd Avenue
Red Cloud, Nebraska
68970

STATE OF NEBRASKA, COUNTY OF WEBSTER, ss:

This instrument was acknowledged before me on this 19 day of MARCH,
2020 by John E Whitmer and Lisa M Martinez Whitmer.



Michelle Ratzlaff

Notary Public
Signature of person taking acknowledgment

Service & Support Staff

Title (and Rank)

My commission expires 5-9-2023



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	760	4/1/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001905702		68		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	10	1	00000	1	000	8377		
Land		Improvements		Total		Date of Sale Property Classification Code								
539,890				539,890		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	19.170	72,465	GRASSLAND	1G1	3.060	4,175							
	1A	38.160	144,245		1G	13.100	17,880							
	2A1				2G1	0.450	615							
	2A	28.580	104,890		2G									
	3A1				3G1									
	3A				3G									
	4A1	5.960	21,635		4G1									
	4A	44.890	162,950		4G									
DRYLAND	1D1				Shelterbelt/Timber									
	1D	0.550	1,285		Accretion									
	2D1				Waste									
	2D				Other									
	3D1				AG LAND TOTAL	159.080	539,890							
	3D				Roads	2.010								
	4D1	5.160	9,750		Farm Sites									
	4D				Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings				Non-AG TOTAL	2.010								

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

68

• 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. 4 Day 1 Yr. 2020		4 Date of Deed Mo. 4 Day 1 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas L. Mohlman Street or Other Mailing Address 1235 Road 1000 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-6634 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew C. Mohlman and Marla S. Mohlman Street or Other Mailing Address 1158 Road 1000 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-3278 Email Address n/a			
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 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		<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 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 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?
\$825,000

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
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

See Attached

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

22 Total purchase price, including any liabilities assumed	\$ 825,000.00
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)	\$ 825,000.00

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.

Andrew C. Mohlman

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Grantee

Phone Number 4/1/2020

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 2 Yr. 2020	27 Value of Stamp or Exempt Number \$ 1856.25	28 Recording Data BK2020, Pg 760	

The Southwest Quarter (SW¼) of Section Ten (10) Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence S89°19'33"E (assumed bearing) on the South line of the Southwest Quarter, a distance of 2567.83 feet to the Southeast corner of said Southwest Quarter; thence N00°29'21"W on the East line of said Southwest Quarter, a distance of 2645.02 feet to the Northeast corner of said Southwest Quarter; thence N89°04'07"W on the North line of said Southwest Quarter, a distance of 2647.59 feet to the Northwest corner of said Southwest Quarter; thence S00°15'45"E on the West line of said Southwest Quarter, a distance of 2656.72 feet to the POINT OF BEGINNING, subject to county road right-of-way.

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 2 day of Apr A.D., 2020, at 9:28 o'clock AM. Recorded in Book 2020 on Page 760
Rose Peterson County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-2-2020
\$ 1856.25 By AS

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

JOINT TENANCY WARRANTY DEED

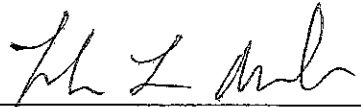
Thomas L. Mohlman, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Andrew C. Mohlman and Marla S. Mohlman, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¼) of Section Ten (10) Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence S89°19'33"E (assumed bearing) on the South line of the Southwest Quarter, a distance of 2567.83 feet to the Southeast corner of said Southwest Quarter; thence N00°29'21"W on the East line of said Southwest Quarter, a distance of 2645.02 feet to the Northeast corner of said Southwest Quarter; thence N89°04'07"W on the North line of said Southwest Quarter, a distance of 2647.59 feet to the Northwest corner of said Southwest Quarter; thence S00°15'45"E on the West line of said Southwest Quarter, a distance of 2656.72 feet to the POINT OF BEGINNING, subject to county road right-of-way.

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

- (1) is lawfully 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.

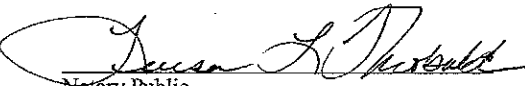
Executed April 1, 2020.


Thomas L. Mohlman

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on April 1, 2020 by Thomas L. Mohlman, a single person.

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


Notary Public

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. 04 Day 02 Yr. 2020		4 Date of Deed Mo. 03 Day 03 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Amy C. Koehn, FKA Amy Christine Brown & Bradley R. Street or Other Mailing Address 803 W. Division St. City Grand Island State NE Zip Code 68801 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joshua K. Brown Street or Other Mailing Address 5318 NW 6th St. City Lincoln State NE Zip Code 68521 Phone Number (308) 641-8009			
Email Address N.A.				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"/>	

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"/> 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 checked="" 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 type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input checked="" 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 type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse		
	<input checked="" 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?
\$122,070

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 Adams Land Title Co No

18 Address of Property
106 W. Nemaha
Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description
See Exhibit "A"

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 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 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 Danielle L. Kelley
Print or Type Name of Grantee or Authorized Representative
Escrow Closing Agent
Signature of Grantee or Authorized Representative
Title
(402) 463-4198
Phone Number
04-02-2020
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 3 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2020, Pg 783	

Exhibit "A"

The West 30 feet of Lot Two (2); all of Lot Three (3) and the East 39 feet of Lot Four (4), Block One (1), Grussel's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof;

AND

A parcel of land situated in Hawley's Subdivision of Blue Hill, Webster County, Nebraska, described as follows: Beginning at a point 60 feet West of the Southeast corner of Lot Six (6), Hawley's Subdivision, thence West 114 feet; thence North 87 feet; thence East 114 feet; thence South 87 feet to the Place of Beginning, all In Lots One (1) and Six (6), Hawley's Subdivision, Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/03/20
\$ Ex05a By AS

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 03 day
of April A.D., 2020, at 02:09
o'clock PM. Recorded in Book 2020
on Pages 783-784
Louise Petsch County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

Quitclaim Deed

The Grantors, **AMY C. KOEHN, FORMERLY KNOWN AS AMY CHRISTINE BROWN, AND BRADLEY R. KOEHN, WIFE AND HUSBAND**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, quitclaim and convey to **JOSHUA K. BROWN**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The West 30 feet of Lot Two (2); all of Lot Three (3) and the East 39 feet of Lot Four (4), Block One (1), Grussel's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof;

AND

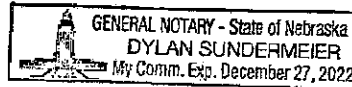
A parcel of land situated in Hawley's Subdivision of Blue Hill, Webster County, Nebraska, described as follows: Beginning at a point 60 feet West of the Southeast corner of Lot Six (6), Hawley's Subdivision, thence West 114 feet; thence North 87 feet; thence East 114 feet; thence South 87 feet to the Place of Beginning, all In Lots One (1) and Six (6), Hawley's Subdivision, Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

Executed: March 03, 2020

Amy C Koehn
Amy C. Koehn, formerly know as Amy
Christine Brown

Bradley R. Koehn
Bradley R. Koehn

STATE OF NEBRASKA }
COUNTY OF Hall } ss



On this 3rd day of March, 2020, before me personally appeared Amy C. Koehn, formerly known as Amy Christine Brown, and Bradley R. Koehn, wife and husband.

Dylan Sundermeier
Notary Public - Dylan Sundermeier
My Commission Expires: Dec. 27, 2022

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	785	4/2/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000326200	70	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		001	8770
Land	Improvements	Total		Date of Sale Property Classification Code								
4,205	131,175	135,380		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) 1			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1920	Construction Date :
Floor:		Floor Sq. Ft. : 1,412	Floor Sq. Ft. :
Building Cost New:		Cost : 232,900	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: 50	(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 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 checked="" 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

70

• 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. 04 Day 02 Yr. 2020		4 Date of Deed Mo. 03 Day 02 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joshua K. Brown and Candice M. Brown Street or Other Mailing Address 5318 NW 6th St. City Lincoln State NE Zip Code 68521				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Marcus Brooks Street or Other Mailing Address 106 W. Nemaha City Blue Hill State NE Zip Code 68930			
Phone Number (308) 641-8009				Phone Number (402) 460-8101		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N.A.				Email Address N.A.		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"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input checked="" 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?
 \$102,000

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 Adams Land Title Co No

18 Address of Property
 106 W. Nemaha
 Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description
 See Exhibit "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	102,000	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	\$	102,000	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.

Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Escrow Closing Agent
 Signature of Grantee or Authorized Representative Title Date
 04-02-2020

sign here

Register of Deed's Use Only		For Dept. Use Only
25 Date Deed Recorded Mo. 4 Day 3 Yr. 2020	27 Value of Stamp or Exempt Number \$ 229.50	28 Recording Data BK2020, Pg 785

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

Exhibit "A"

The West 30 feet of Lot Two (2); all of Lot Three (3) and the East 39 feet of Lot Four (4), Block One (1), Grussel's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof;

AND

A parcel of land situated in Hawley's Subdivision of Blue Hill, Webster County, Nebraska, described as follows: Beginning at a point 60 feet West of the Southeast corner of Lot Six (6), Hawley's Subdivision, thence West 114 feet; thence North 87 feet; thence East 114 feet; thence South 87 feet to the Place of Beginning, all In Lots One (1) and Six (6), Hawley's Subdivision, Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/03/20
\$ 229.50 By AS

Bk 2020, Pg 785

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 03 day of April A.D., 2020, at 02:09 o'clock PM. Recorded in Book 2020 on Pages 785-786

Lorise Petsch County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantors, **JOSHUA K. BROWN AND CANDICE M. BROWN, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **MARCUS BROOKS, A SINGLE PERSON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The West 30 feet of Lot Two (2); all of Lot Three (3) and the East 39 feet of Lot Four (4), Block One (1), Grussel's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof;


AND

A parcel of land situated in Hawley's Subdivision of Blue Hill, Webster County, Nebraska, described as follows: Beginning at a point 60 feet West of the Southeast corner of Lot Six (6), Hawley's Subdivision, thence West 114 feet; thence North 87 feet; thence East 114 feet; thence South 87 feet to the Place of Beginning, all In Lots One (1) and Six (6), Hawley's Subdivision, Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

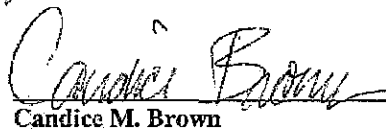
GRANTORS covenant with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) 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 March 2, 2020.




Joshua K. Brown



Candice M. Brown

STATE OF NEBRASKA
COUNTY OF Lancaster }^{ss}

On this 2 day of March, 2020, before me personally appeared Joshua K. Brown and Candice M. Brown, Husband and Wife.



Notary Public - Tyler Swartz
My Commission Expires:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	835	4/8/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001314000	75	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	29	1	00000	1	000	3410
Land	Improvements	Total		Date of Sale Property Classification Code								
134,425		134,425		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	13.960	19,055						
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1	3.630	7,640		Waste								
2D	40.180	78,755		Other								
3D1				AG LAND TOTAL	73.100	134,425						
3D				Roads	9.820							
4D1				Farm Sites								
4D	15.330	28,975		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	9.820							

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

75

• 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 ¹ Mo. <u>4</u> Day <u>8</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>4</u> Day <u>8</u> Yr. <u>2020</u>
--------------------------------------	-----------------	-----------------------------------------------------------------------------------	-------------------------------------------------------------

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary Wilhelms Street or Other Mailing Address 2164 Road 2100 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-1114 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PG Kohmetscher Farm, L.L.C. Street or Other Mailing Address 2040 Hwy 4 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-5917 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"/> 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"/> 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"/> 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"/> 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?
\$243,845

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
See Attached

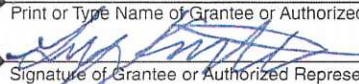
21 If agricultural, list total number of acres 73.27+-

22 Total purchase price, including any liabilities assumed	22	\$	243,845.00
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	\$	243,845.00

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.

Gary Kohmetscher, Member, PG Kohmetscher Farm, L.L.C. (402) 984-5917
Phone Number

sign here  **Grantee**
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative Title Date
4/8/2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>8</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>549.00</u>	28 Recording Data BK 2020, Pg 835

Lot One (1) of the Northeast Quarter (NE¼) of Section 29, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska EXCEPT a tract being described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 29; thence S00°06'16"E, on the West line of said Northeast Quarter, a distance of 68.90 feet to the South right-of-way line of Nebraska State Highway No. 4 as recorded in Deed Book 29, Page 503, and also being the Point of Beginning; thence N89°53'50"E, on said South right-of-way line, a distance of 909.26 feet; thence S00°19'51"E, a distance of 1954.34 feet to the North right-of-way line, of the BNSF Railroad and also the beginning of a curve concave to the south with a radius of 5779.58 feet; thence on said curve, the chord of which bears S83°12'51"W and 559.92 feet, an arc distance of 560.14 feet; thence S80°26'16"W, on said North right-of-way line, a distance of 365.84 feet to the West line of the Northeast Quarter of said Section 29; thence N00°06'16"W, on said West line, a distance of 2079.62 feet to the Point of Beginning.

BK 2020, pg 835

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 8 day of April A.D., 2020, at 3:20 o'clock P.M. Recorded in Book 2020 on Page 835-836
Louise Petach County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-8-2020
\$ 549.00 By ad

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

WARRANTY DEED

Gary Wilhelms, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, PG Kohmetscher Farm, L.L.C., a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) of the Northeast Quarter (NE¼) of Section 29, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract being described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 29; thence S00°06'16"E, on the West line of said Northeast Quarter, a distance of 68.90 feet to the South right-of-way line of Nebraska State Highway No. 4 as recorded in Deed Book 29, Page 503, and also being the Point of Beginning; thence N89°53'50"E, on said South right-of-way line, a distance of 909.26 feet; thence S00°19'51"E, a distance of 1954.34 feet to the North right-of-way line, of the BNSF Railroad and also the beginning of a curve concave to the south with a radius of 5779.58 feet; thence on said curve, the chord of which bears S83°12'51"W and 559.92 feet, an arc distance of 560.14 feet; thence S80°26'16"W, on said North right-of-way line, a distance of 365.84 feet to the West line of the Northeast Quarter of said Section 29; thence N00°06'16"W, on said West line, a distance of 2079.62 feet to the Point of Beginning.

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;
- (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 8, 2020.

Gary Wilhelms
Gary Wilhelms

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on April 8, 2020 by Gary Wilhelms, a single person.

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	813	10/5/2019	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001215400		72		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	34	1	00000	1	000	2595		
Land		Improvements		Total		Date of Sale Property Classification Code								
212,940				212,940		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	22.000					30,030	
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G	74.000					101,010	
	4A1						4G1							
	4A						4G	60.000					81,900	
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		156.000					212,940	
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; BETWEEN PARENT & CHILD; SATISFACTION OF CONTRACT	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement 12

• 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. 10 Day 05 Yr. 2019		4 Date of Deed Mo. 08 Day 30 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Harold Dean Schriener and Gail Schriener Street or Other Mailing Address 2264 Road Q City Guide Rock State NE Zip Code 68942 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shane and Alison Meyer Street or Other Mailing Address 1554 Road X City Blue Hill State NE Zip Code 68930 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 type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<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-Nonproducing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Producing
			<input type="checkbox"/> State Assessed
			<input type="checkbox"/> Exempt

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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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 checked="" type="checkbox"/> Satisfaction of Contract	<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"/> 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 checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$212,940

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 Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Shane & Alison Meyer
1554 Road X
Blue Hill, Nebraska 68930

18a No address assigned 18b Vacant land

20 Legal Description
NE 1/4 34-3-9, Webster County, Nebraska

21 If agricultural, list total number of acres 160.00

22 Total purchase price, including any liabilities assumed	\$	135,000.00
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.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	135,000.00

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.

Adam D. Pavelka (402) 462-0300
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney for Grantee 4/3/2020
Title Date

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 04 Day 06 Yr. 20	27 Value of Stamp or Exempt Number \$ 303.75	28 Recording Data BK 2020, Pgs 813-814	

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 6th day of April A.D., 2020, at 6:15 o'clock P. M. Recorded in Book 2020 on Page 813-814
Loise Fetsch County Clerk
16,00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-6-20
\$ 303.75 By Liz

Return Address: Sullivan Shoemaker P.C., L.L.O.; attn: Adam D. Pavelka; PO Box 309, Hastings, NE 68902-0309

WARRANTY DEED

HAROLD DEAN SCHRINER AND GAIL SCHRINER, HUSBAND AND WIFE, Grantor (whether one or more), in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee (whether one or more), conveys to Grantee, SHANE AND ALISON MEYER, HUSBAND AND WIFE, as joint tenants with right of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The Northeast Quarter (NE ¼) of Section Thirty-Four (34), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

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

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

EXECUTED: Aug. 30, 2017.

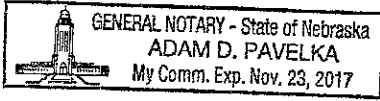
Harold D. Schriener
HAROLD DEAN SCHRINER

Gail M. Schriener
GAIL SCHRINER

STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 30 day of Aug, 2017, by HAROLD DEAN SCHRINER, as Seller.

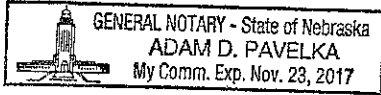
[Signature]
Notary Public



STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 30 day of Aug, 2017, by GAIL SCHRINER, as Seller.

[Signature]
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	815	2/19/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002211900		73		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	32	3	00000	1	000	1520		
Land		Improvements		Total		Date of Sale Property Classification Code								
210,930				210,930		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	53.000		72,345				
	1A						1G							
	2A1						2G1	68.000		92,820				
	2A						2G							
	3A1						3G1	33.000		45,045				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		4.000		720				
	2D					Other								
	3D1					AG LAND TOTAL		158.000		210,930				
	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:	
WD; TRANSFER PROPERTY INTO A REVOCABLE LIVING TRUST	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement 13

• 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. 2 Day 19 Yr. 2020	4 Date of Deed Mo. 2 Day 19 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger C. Overmiller and Norma Overmiller Street or Other Mailing Address 4062 O Road City Smith Center State KS Zip Code 66967 Phone Number 785-389-6281		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Roger C. Overmiller & Norma S. Overmiller Revocable Living Street or Other Mailing Address 4062 O Road City Smith Center State KS Zip Code 66967 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 roger_norma_o@hotmail.com		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 type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<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		<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?
210,900.00

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 No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Roger C. and Norma S. Overmiller, Trustees
4062 O Road
Smith Center KS 66967

18a No address assigned 18b Vacant land

20 Legal Description
The Southwest Quarter (SW1/4) of Section 32, Township 1 North, Range 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	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	\$	
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 _____

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.
Roger C. Overmiller, Trustee of the Roger C. Overmiller and Norma S. Overmiller Rev. Living Trust

Print or Type Name of Grantee or Authorized Representative **Roger C. Overmiller** Title **Trustee** Phone Number **785-389-6281**
 Signature of Grantee or Authorized Representative _____ Date **2/19/20**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 04 Day 06 Yr. 20	27 Value of Stamp or Exempt Number \$ exempt #5b	28 Recording Data Book 2020, Pg 815	

State of Nebraska } ss.
County of Webster }

Book 2020, Pg 815

Entered on the numerical index and filed for record in the Clerk's office of said county this 6th day of April A.D., 2020, at 6:25 o'clock P. M. Recorded in Book 2020 on Page 815
Lorace Petch County Clerk
10:00 Deputy
Ind Comp Assessor Carred

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>4-6-20</u>
\$ Exempt	<u>15</u> By <u>L12</u>

Please return document to: Darrell E. Miller, PO Box 344, Mankato, KS 66956 (785) 378-3128

WARRANTY DEED

Roger C. Overmiller and Norma Overmiller, husband and wife, GRANTORS, whether one or more,
FOR NO CONSIDERATION RECEIVED FROM

Roger C. Overmiller and Norma S. Overmiller, Trustees of the Roger C. Overmiller and Norma S. Overmiller Revocable Living Trust, dated February 19, 2020, GRANTEEES,

Convey to GRANTEEES the following described real estate (as defined in Neb. Rev. Stat. 76 201) In Nuckolls County, Nebraska:

The Southwest Quarter (SW1/4) of Section 32, Township 1 North,
Range 12 West of the 6th P.M., Webster County, Nebraska

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

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

Executed on: February 19, 2020.

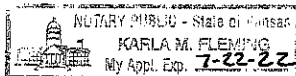
Roger C. Overmiller
Roger C. Overmiller

Norma S. Overmiller
Norma Overmiller

STATE OF KANSAS, COUNTY OF JEWELL, ss:

The foregoing instrument was acknowledged before me on February 19, 2020, by Roger C. Overmiller and Norma Overmiller, husband and wife.

Witness my hand and seal the day and year first above written.



Karla M. Fleming
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	818	4/6/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000139200		74		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10025		005	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
680		28,345		29,025		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 : 1956	Construction Date :
Floor:	Floor Sq. Ft. : 980	Floor Sq. Ft. :
Building Cost New:	Cost : 102,940	Cost :
Single Family Style: 101	Residential Condition: 30	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 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:	
WD	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement 74

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		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 4 Day 6 Yr. 2020		Mo. 4 Day 6 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Mark W. Bostock and Ashley N. Bostock				Grantee's Name (Buyer) Riverside Housing, LLC			
Street or Other Mailing Address 13301 NW 84th				Street or Other Mailing Address 31771 Road Z			
City Malcolm		State NE		City Sutton		State NE	
Zip Code 68402				Zip Code 68979			
Phone Number (303) 591-5795		Phone Number 402-746-3926		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"/>	
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 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"/> 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 checked="" type="checkbox"/>	<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?

\$41,500

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

425 W 6th Avenue
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

Grantee

20 Legal Description

The East Half (E1/2) of Lots Eleven (11) and Twelve (12), Block Five (5), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 41,500.00
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)	\$ 41,500.00

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.

Clint R. Shipman, Member, Riverside Housing, LLC 402-746-3926

Print or Type Name of Grantee or Authorized Representative Grantee

Clint R. Shipman 4/6/2020

Signature of Grantee or Authorized Representative Date

sign
here

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. 04 Day 06 Yr. 20	\$ 94.50	Book 2020, Pg 818	

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

Book 2020, Pg 818

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 6th day of April A.D., 2020, at 6:36 o'clock P. M. Recorded in Book 2020 on Page 818
Louise Patsch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-6-20
\$ 94.50 By KIZ

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

WARRANTY DEED

Mark W. Bostock and Ashley N. Bostock, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Riverside Housing, LLC, a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half (E½) of Lots Eleven (11) and Twelve (12), Block Five (5), LeDuc's Addition to the City of Red Cloud, 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 April 6, 2020.

Mark W. Bostock
Mark W. Bostock

Ashley N. Bostock
Ashley N. Bostock

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on April 6, 2020 by Mark W. Bostock and Ashley N. Bostock, 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	836	3/26/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002209500		76		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	21	3	00000	1	000	1330		
Land		Improvements		Total		Date of Sale Property Classification Code								
260,075				260,075		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	11.000				15,015		
	2A1						2G1	19.000				25,935		
	2A						2G	41.000				55,965		
	3A1						3G1							
	3A						3G	6.000				8,190		
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D	20.000		46,700			Accretion							
	2D1						Waste	3.000				540		
	2D						Other							
	3D1					AG LAND TOTAL		157.000				260,075		
	3D						Roads	3.000						
	4D1	46.000		86,940			Farm Sites							
	4D	11.000		20,790			Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings					Non-AG TOTAL		3.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; BETWEEN PARENT & CHILD; SATISFACTION OF CONTRACT; ALSO INCLUDES PARCEL 2211	
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. 3 Day 26 Yr. 2020	4 Date of Deed Mo. 2 Day 13 Yr. 2006
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gerald Garvin and Sharon R. Garvin, Trustees Street or Other Mailing Address 305 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry L. Meyer and Becky S. Meyer Street or Other Mailing Address 1127 Hwy 136 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 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"/> 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 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"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<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 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 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 type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$260,000

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 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
See Attached

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

22 Total purchase price, including any liabilities assumed	22	\$ 95,000.00
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	\$ 95,000.00

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

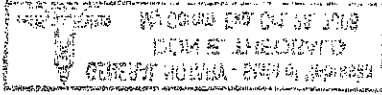
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Terry L. Meyer**
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title Grantee
Date
Phone Number

Register of Deed's Use Only

26 Date Deed Recorded Mo. 4 Day 8 Yr. 2020	27 Value of Stamp or Exempt Number \$ 213.75	28 Recording Data BK 2020, Pg 836	For Dept. Use Only
-----------------------------------------------	-------------------------------------------------	--------------------------------------	--------------------

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



The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4)
of Section Twenty-eight (28), Township One (1) North, Range
Twelve (12) West of the 6th P.M., Webster County, Nebraska, and;

The North Half of the Southwest Quarter (N1/2 SW1/4) and the
Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of
Section Twenty-one (21), Township One (1) North, Range Twelve
(12) West of the 6th P.M., Webster County, Nebraska,

BK 2020, Pg 836

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 8 day of Apr A.D., 2020 at 3:35 o'clock PM. Recorded in Book 2020 on Page 836
Donna Peterson County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-8-2020
\$ 213.75 By DB

TRUSTEE'S DEED

Gerald Garvin and Sharon R. Garvin, Trustees of the Garvin Family Trust, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Terry L. Meyer and Becky S. Meyer, 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) in Webster County, Nebraska:

The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-eight (28), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, and;

The North Half of the Southwest Quarter (N1/2 SW1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Twenty-one (21), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska,

Subject to easements and restrictions of record.

GRANTORS covenant with GRANTEES that GRANTORS:

- (1) are lawfully siesed 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 any acts of the GRANTORS.

Executed February 13, 2006.

Gerald Garvin, Trustee Sharon R. Garvin Trustee
Gerald Garvin, Trustee Sharon R. Garvin, Trustee

STATE OF NEBRASKA)
)ss.
County of Webster)

The foregoing instrument was acknowledged before me on February 13, 2006 by Gerald Garvin and Sharon R. Garvin, Trustees of the Garvin Family Trust.

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD
My Comm. Exp. Oct. 28, 2008

Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	837	3/26/2020	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
002209500	77	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	21	3	00000	1	000	1330
Land	Improvements	Total		Date of Sale Property Classification Code								
260,075		260,075		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	11.000				15,015	
	2A1					2G1	19.000				25,935	
	2A					2G	41.000				55,965	
	3A1					3G1						
	3A					3G	6.000				8,190	
	4A1					4G1						
	4A					4G						
DRYLAND	1D1				Shelterbelt/Timber							
	1D	20.000		46,700	Accretion							
	2D1				Waste		3.000				540	
	2D				Other							
	3D1				AG LAND TOTAL		157.000				260,075	
	3D				Roads		3.000					
	4D1	46.000		86,940	Farm Sites							
	4D	11.000		20,790	Home Sites							
					Recreation							
	Dwellings				Other							
	Outbuildings				Non-AG TOTAL		3.000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; BETWEEN PARENT & CHILD	
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.

77

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 3 Day 26 Yr. 2020		4 Date of Deed Mo. 3 Day 26 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sharon R. Garvin Street or Other Mailing Address 305 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry L. Meyer and Becky S. Meyer Street or Other Mailing Address 1127 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number			
Email Address n/a				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 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 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 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 checked="" type="checkbox"/> Other (Explain) clear title

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 type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$260,000

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 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
See Attached

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

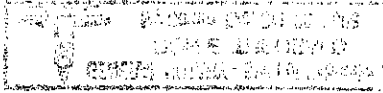
22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22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

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

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 **Terry L. Meyer**
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title Grantee
 Phone Number _____
 Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 8 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2020, Pg 837



The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-eight (28), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, and;

The North Half of the Southwest Quarter (N1/2 SW1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Twenty-one (21), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska,

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	848	4/6/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001906500	78	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	12	0	00000	1	000	8435
Land	Improvements	Total		Date of Sale Property Classification Code								
528,705		528,705		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	31.000	117,180		1G								
2A1				2G1								
2A	18.000	66,060		2G								
3A1				3G1								
3A				3G								
4A1	26.000	94,380		4G1								
4A	54.000	196,020		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	13.000	30,355		Accretion								
2D1				Waste								
2D	2.000	3,920		Other								
3D1				AG LAND TOTAL	155.000	528,705						
3D				Roads	5.000							
4D1	3.000	5,670		Farm Sites								
4D	8.000	15,120		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	5.000							

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

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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. 4 Day 6 Yr. 2020		4 Date of Deed Mo. 4 Day 4 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jnik, LLC & Jim Nikodym, Tte Jim Nikodym Rev Trust Street or Other Mailing Address 1111 Hwy 281 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) TC Accommodator 202, LLC Street or Other Mailing Address 20507 Nicholas Circle, Suite 107 City Elkhorn State NE Zip Code 68022 Phone Number (402) 289-4421 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address brettg@gottschnet			

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"/> 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?
\$912,000

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 TitleCore Exchange No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee - see item 6

18a No address assigned 18b Vacant land

20 Legal Description
The Northwest Quarter (NW1/4) of Section Twelve (12), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for Highway purposes.

21 If agricultural, list total number of acres approx. 160 .

22 Total purchase price, including any liabilities assumed	22	\$	912,000	00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	25,000	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	887,000	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 Anna L Stehlik Print or Type Name of Grantee or Authorized Representative
Anna L Stehlik Signature of Grantee or Authorized Representative
Attorney For Grantor Title
402.460.3303 Phone Number
4/6/2020 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 8 Yr. 2020	27 Value of Stamp or Exempt Number \$ 1995.75	28 Recording Data BK 2020, pg 848

Attachment to Form 521
23. non-real property

One (1) 2002 Reinke 8-Tower Pivot Irrigation Systems

One (1) Irrigation wells with pumps and right-angle gearheads

BK 2020, Pg 848

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 8 day of Apr A.D., 20 20, at 4:09 o'clock P.M. Recorded in Book 2020 on Page 848
Dorise Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-8-2020
\$ 1995.75 By DJ

Return to: Anna L. Stehlik, P.O. Box 609, Hastings, NE 68902-0609, Warranty Deed

WARRANTY DEED

Jnik, LLC, a Nebraska limited liability company, and Miriam I. Nikodym, Trustee of the Jim F. Nikodym Revocable Trust, collectively as Grantors, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt and sufficiency of which is acknowledged, each convey their undivided one-half interest to TC Accommodator 202, LLC, a Nebraska limited liability company, as Grantee, in and to the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

The Northwest Quarter (NW1/4) of Section Twelve (12), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for Highway purposes by Deeds recorded in Book 25, Page 3; Book 71, Page 658; and Corrective Deed recorded in Book 77, Page 1303.

Grantors covenant with Grantee that Grantors:

- 1. are lawfully seized of such real estate and that it is free from encumbrances, but subject to 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 April 6, 2020.

Jnik, LLC

Miriam I. Nikodym, Trustee of the Jim F. Nikodym Revocable Trust

By: [Signature]
Printed name: John Nikodym
Its: Member

By: [Signature]
Miriam I. Nikodym, Trustee

STATE OF NEBRASKA)
)ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 6th day of April, 2020 by John Nikodym, Member of Jnik, LLC, a Nebraska limited liability company.

[Signature]
Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF Adams)

State of Nebraska - General Notary
DANIEL J WIEBE
My Commission Expires
May 23, 2022

The foregoing instrument was acknowledged before me this 6th day of April, 2020 by Miriam I. Nikodym, Trustee of the Jim F. Nikodym Revocable Trust.

[Signature]
Notary Public

State of Nebraska - General Notary
DANIEL J WIEBE
My Commission Expires
May 23, 2022

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	849	4/6/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001906501	79	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	12	0	00000	1	000	8440
Land	Improvements	Total		Date of Sale Property Classification Code								
521,605		521,605		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	1.000	3,780		GRASSLAND 1G1								
1A	18.500	69,930		1G								
2A1				2G1	2.000	2,730						
2A	27.000	99,090		2G								
3A1				3G1								
3A				3G								
4A1	5.000	18,150		4G1								
4A	77.500	281,325		4G	4.000	5,460						
DRYLAND 1D1				Shelterbelt/Timber								
1D	7.500	17,515		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL		155.000	521,605					
3D				Roads		5.000						
4D1	4.000	7,560		Farm Sites								
4D	8.500	16,065		Home Sites								
				Recreation								
				Other								
Dwellings				Non-AG TOTAL		5.000						
Outbuildings												

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>4</u> Day <u>6</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>4</u> Day <u>6</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jnik, LLC Street or Other Mailing Address 1111 Hwy 281 City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) TC Accommodator 202, LLC Street or Other Mailing Address 20507 Nicholas Circle, Suite 107 City Elkhorn State NE Zip Code 68022			
Phone Number (402) 289-4421				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				Email Address brettg@gottschnet			

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"/> 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 checked="" 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?
\$912,000

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 **TitleCore Exchange** No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee - see item 6

18a No address assigned 18b Vacant land

20 Legal Description
 The Southwest Quarter (SW1/4) of Section Twelve (12), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for Highway purposes.

21 If agricultural, list total number of acres approx. 160.

22 Total purchase price, including any liabilities assumed	22	\$ 912,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 25,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 887,000.00

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 Anna L Stehlik Print of Type Name of Grantee or Authorized Representative
Anna L Stehlik Signature of Grantee or Authorized Representative
Attorney for Grantee Title
402.460.3303 Phone Number
4/6/2020 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>8</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>1995.75</u>	28 Recording Data <u>BK2020, Pg 849</u>

Attachment to Form 521
23. non-real property

One (1) 2002 Reinke 8-Tower Pivot Irrigation Systems

One (1) Irrigation wells with pumps and right-angle gearheads

BK2020, Pg 849

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 8 day
of Apr A.D., 2020, at 4:11
o'clock P.M., Recorded in Book 2020
on Page 849
Diane Petrich County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-8-2020
\$ 1995.75 By DJ

Return to: Anna L. Stehlik, P.O. Box 609, Hastings, NE 68902-0609, Warranty Deed

WARRANTY DEED

Jnik, LLC, a Nebraska limited liability company, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt and sufficiency of which is acknowledged, convey to TC Accommodator 202, LLC, a Nebraska limited liability company, as Grantee, all of Grantor's interest in and to the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

The Southwest Quarter (SW1/4) of Section Twelve (12), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for Highway purposes by Deeds recorded in Book 25, Page 3; Book 71, Page 658; and Corrective Deed recorded in Book 77, Page 1303.

Grantor covenants with Grantee that Grantor:

1. is lawfully seised of such real estate and that it is free from encumbrances, but subject to 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 6, 2020.

Jnik, LLC

By: x [Signature]
Printed name: John N. Kodym
Its: Member

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 6th day of April, 2020 by John N. Kodym, Member of Jnik, LLC, a Nebraska limited liability company.

State of Nebraska - General Notary
DANIEL J WIEBE
My Commission Expires
May 23, 2022

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	877	4/9/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000148400		80		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,240		3,395		4,635		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) 3					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1900	Construction Date :
Floor:		Floor Sq. Ft. : 1,439	Floor Sq. Ft. :
Building Cost New:		Cost : 170,410	Cost :
Single Family Style: 104		Residential Condition: 15	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" 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: 40	(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 type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" 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

80

FORM
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the 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. 04 Day 09 Yr. 2020		4 Date of Deed Mo. 04 Day 09 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James D. Zimmerman and Marlene K. Zimmerman Street or Other Mailing Address 630 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The Willa Cather Foundation Street or Other Mailing Address 413 N Webster City Red Cloud State NE Zip Code 68970 Phone Number			
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 type="checkbox"/> Unimproved <input type="checkbox"/> IOL	<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)	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"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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		

11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No historical preservation

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? \$12,500	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?	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 <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes GTA <input type="checkbox"/> No

18 Address of Property 641 N Cherry St Red Cloud, NE 68970	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
Lots One (1), Two (2), Three (3), and the North 16 feet of Lot Four (4), Block Two (2), Radcliff ' 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	\$	12,500.00
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	\$	12,500.00

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.
The Willa Cather Foundation by
Printer Type Name of Grantee or Authorized Representative
Willy Olson
Signature of Grantee or Authorized Representative
Title Grantee
Date 04/06/2020
Phone Number 402-746-2653

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 9 Yr. 2020	27 Value of Stamp or Exempt Number \$ 29.25	28 Recording Data BL 2020, Pg 877

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	905	8/8/2019	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001905100	81	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	5	4	00000	1	000	8305
Land	Improvements	Total		Date of Sale Property Classification Code								
785,110		785,110		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date :	Construction Date :
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. :
Building Cost New:	Cost :	Cost :
Single Family Style:	Residential Condition:	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 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:	(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 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:	
DEED OF DISTRIBUTION BY PERS. REP; BETWEEN PARENT & CHILD; ALSO INCLUDES PARCEL 1905	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

81

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 8 Day 8 Yr. 2019		Mo. 03 Day 30 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) See Attached				Grantee's Name (Buyer) See Attached			
Street or Other Mailing Address 431 VZ Cir. 2518				Street or Other Mailing Address 1320 Red Maple Drive			
City Canton		State TX		City Carrollton		State TX	
Zip Code 75103		Zip Code 75007		Phone Number (214) 701-8430		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number (972) 839-1239						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 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 checked="" 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 checked="" 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 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 type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$368,333

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
 Maryetta E. & Nelson F. Trambly, Co-Trustees
 P. O. Box 141
 Campbell, NE 68932

18a No address assigned 18b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres _____ 480 _____.

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 15

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.

Henry C. Schenker (308) 425-6273
 Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Title Attorney Date
Henry C. Schenker Attorney 4/2/2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 10 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK2020, Pg 905

5. JENINE ESHLEMAN, Personal Representative of the Estate of TERRY G. VAZIRI, also known as TERRY VAZIRI, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, GRANTOR
6. CAMERON ANDREW VAZIRI and MARYAM BOUQUET VAZIRI, each an undivided one-half ($\frac{1}{2}$) interest as tenants in common, GRANTEES
20. An undivided one-third ($\frac{1}{3}$ rd) interest in and to the Southeast Quarter ($SE\frac{1}{4}$) of Section Five (5), Township Two (2), North, Range Eleven (11), West of the 6th P.M. in Webster County, Nebraska; and

An undivided one-third ($\frac{1}{3}$ rd) interest in and to the East Half ($E\frac{1}{2}$) of Section Eight (8), Township Two (2), North, Range Eleven (11), West of the 6th P.M. in Webster County, Nebraska,

BK 2020, Pg 905

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 Apr A.D., 2020, at 8:05 o'clock AM. Recorded in Book 2020 on Page 905
Jenine Petch County Clerk
10.20 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-10-2020
\$ Exempt # 15 By AD

When recording is completed,
please return to:

DUNCAN, WALKER, SCHENKER &
DAAKE, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE**

JENINE ESHLEMAN, Personal Representative of the Estate of TERRY G. VAZIRI, also known as TERRY VAZIRI, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, GRANTOR, conveys and releases to CAMERON ANDREW VAZIRI and MARYAM BOUQUET VAZIRI, each an undivided one-half (1/2) interest as tenants in common, GRANTEES, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201) in Webster County, Nebraska:

An undivided one-third (1/3rd) interest in and to the Southeast Quarter (SE 1/4) of Section Five (5), Township Two (2), North, Range Eleven (11), West of the 6th P.M. in Webster County, Nebraska; and

An undivided one-third (1/3rd) interest in and to the East Half (E 1/2) of Section Eight (8), Township Two (2), North, Range Eleven (11), West of the 6th P.M. in Webster County, Nebraska,

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEES are the persons entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey and release the same.

Executed: March 30th, 2020.

Jenine Eshleman
Jenine Eshleman, Personal Representative of the Estate of Terry G. Vaziri, also known as Terry Vaziri, Deceased.

STATE OF TEXAS)
) ss.
Van Zandt COUNTY)

The foregoing instrument was acknowledged before me on March 30th, 2020, by Jenine Eshleman, Personal Representative of the Estate of Terry G. Vaziri, also known as Terry Vaziri, Deceased.

LAUREN STANLEY.
Notary Public, State of Texas
Comm. Expires 03-29-2021
Notary ID 13106542-5

Lauren Stanley
Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	909	3/27/2020	Base: 01-0123			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
002008500	82	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	9	0	00000	1	000	9410
Land	Improvements	Total		Date of Sale Property Classification Code								
967,830	196,075	1,163,905		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	52.610	71,815						
1A				1G	46.990	64,145						
2A1				2G1	28.050	38,290						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	244.760	571,515		Shelterbelt/Timber								
1D	52.630	122,890		Accretion								
2D1				Waste	4.340	780						
2D	11.000	21,560		Other								
3D1	15.790	30,950		AG LAND TOTAL	456.440	922,455						
3D				Roads	11.870							
4D1				Farm Sites	4.000	30,375						
4D	0.270	510		Home Sites	1.000	15,000						
				Recreation								
Dwellings		110,000		Other								
Outbuildings		86,075		Non-AG TOTAL	16.870	45,375						

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

Assessor Comments and Reason for Adjustment:
 WD; TRANSFER FROM PARENT TRUST TO FAMILY TRUST; ALSO INCLUDES PARCELS 20074 & 2007

Comments from	Comments:

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. 3 Day 27 Yr. 20 4 Date of Deed Mo. 3 Day 27 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) DAREN O. NIEMEYER SUCC. TRUSTEE (SEE ATTACHED) DAREN O NIEMEYER TRSTEE OF NIEMEYER FAMILY TR

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 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

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

22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 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. Signatures and titles of grantee and attorney.

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

GRANTOR: DAREN O. NIEMEYER, SUCCESSOR TRUSTEE OF THE LYLE DEAN NIEMEYER REVOCABLE TRUST

GRANTEE: DAREN O. NIEMEYER, TRUSTEE OF THE NIEMEYER FAMILY TRUST

THE EAST HALF OF THE NORTHWEST QUARTER (E ½ NW ¼) OF SECTION NINE (9), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

AND THE SOUTH HALF OF THE NORTHEAST QUARTER (S ½ NE ¼) OF SECTION FIVE (5) TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

THE SOUTHEAST QUARTER (SE ¼) OF SECTION FIVE (5), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

THE SOUTH HALF OF THE SOUTH HALF (S ½ S ½) OF SECTION FOUR (4), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

Book 2020, Pg 909

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 11th day of April A.D., 2020, at 2:25 o'clock P. M. Recorded in Book 2020 on Page 909-910
Louise Fetsch County Clerk
\$16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-11-20
\$ Exempt # 5B By Liz

WARRANTY DEED

DAREN O. NIEMEYER, SUCCESSOR TRUSTEE OF THE LYLE DEAN NIEMEYER REVOCABLE TRUST, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto **DAREN O. NIEMEYER, TRUSTEE OF THE NIEMEYER FAMILY TRUST**, the following described real estate in Webster County, Nebraska:

THE EAST HALF OF THE NORTHWEST QUARTER (E 1/2 NW 1/4) OF SECTION NINE (9), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

AND THE SOUTH HALF OF THE NORTHEAST QUARTER (S 1/2 NE 1/4) OF SECTION FIVE (5) TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIVE (5), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

THE SOUTH HALF OF THE SOUTH HALF (S 1/2 S 1/2) OF SECTION FOUR (4), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

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

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

Executed: March 27, 2020

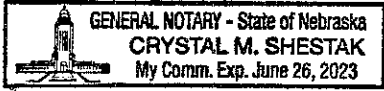
Daren O. Niemeyer
DAREN O. NIEMEYER, Grantor

STATE OF NEBRASKA)
)SS.
COUNTY OF Clay)

Before me, a notary public qualified for said county, personally came DAREN O. NIEMEYER, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on March 27, 2020

Crystal M. Shestak
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	914	4/8/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002504600		83		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	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	2.540	3,465					
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	175.410		409,580		Shelterbelt/Timber								
	1D	62.870		146,800		Accretion								
	2D1	6.450		13,575		Waste								
	2D	19.050		37,340		Other								
	3D1	0.450		880		AG LAND TOTAL		313.800	700,525					
	3D					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:	
WD	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

83

- 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>4</u> Day <u>8</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>4</u> Day <u>8</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James R. Karr and Janet M. Karr Street or Other Mailing Address 777 Hwy 4 City Bladen State NE Zip Code 68928				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Plainview Farms, LLC Street or Other Mailing Address PO Box 184 City Bladen State NE Zip Code 68928			
Phone Number n/a				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				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"/> 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? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<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"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
						<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 **Charter Title** No

18 Address of Property
Webster Co.

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Plainview Farms, LLC
See #6

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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____	22	\$	1,168,000	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	\$	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

Plainview Farms, LLC Print or Type Name of Grantee or Authorized Representative	308-991-5082 Phone Number
 Signature of Grantee or Authorized Representative	Grantee or Authorized Representative Title
	April 8, 2020 Date

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>04</u> Day <u>13</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <u>2628.00</u>	28 Recording Data <u>BK 2020, Pg 914</u>	
--------------------------------------------------------------------	---------------------------------------------------------	---------------------------------------------	--

Book 2020, Pg 914

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 13th day of April A.D., 2020, at 2:18 o'clock P. M. Recorded in Book 2020 on Page 914
Louise Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

AFTER RECORDING RETURN TO:

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-13-20
\$ 3638.00 By Liz

WARRANTY DEED

James R. Karr and Janet M. Karr, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Plainview Farms, LLC, a Nebraska limited liability company,

the following described real estate (as defined in Neb. Stat. 76-201) in ~~Adams~~ ^{Webster (L)} 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.

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed this 8th day of April, 2020.

James R. Karr
James R. Karr

Janet M. Karr
Janet M. Karr

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 8th day of April, 2020 by James R. Karr and Janet M. Karr, husband and wife.

Daniel J. Wiebe
Notary Public

State of Nebraska - General Notary
DANIEL J. WIEBE
My Commission Expires
May 23, 2022

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	947	4/10/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000331300	84	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20045		000	9250
Land	Improvements	Total		Date of Sale Property Classification Code								
2,095	27,320	29,415		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) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1920				Construction Date :				
Floor:				Floor Sq. Ft. : 1,040				Floor Sq. Ft. :				
Building Cost New:				Cost : 121,740				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: 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 84

• 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. 04 Day 10 Yr. 2020		4 Date of Deed Mo. 03 Day 30 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ruth L. Nicolaus Street or Other Mailing Address P.O. Box 125 City Goehner State NE Zip Code 68364				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenworks Properties, LLC Street or Other Mailing Address 7140 W. Monument Rd City Ayr State NE Zip Code 68925			
Phone Number 319-321-2152		Phone Number 402-984-9154		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 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 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?
\$48,000

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 **Adams Land Title Co** No

18 Address of Property
**205 Gage St.
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

20 Legal Description
See Exhibit "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	48,000.00
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	\$	48,000.00

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.

Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number
Danielle L. Kelley Escrow Closing Agent
 Signature of Grantee or Authorized Representative Title Date
04-10-2020

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 13 Yr. 2020	27 Value of Stamp or Exempt Number \$ 108.00	28 Recording Data BK 2020, pg 947	

Exhibit "A"

West 65.0 feet of the East Half of Lots A and B, in Block A, C.B. Nelson's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, EXCEPT a tract more particularly described as follows: beginning at the Northeast corner of said West 65.0 feet; thence Southerly on the East line of said West 65.0 feet to the Southeast corner of said West 65.0 feet; thence Westerly on the South line of said West 65.0 feet for 10.5 feet; thence Northerly to a point on the North line of said West 65.0 feet, said point being 8.0 feet Westerly from the Northeast corner of said West 65.0 feet; thence Easterly on said North line to the Point of beginning.

Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/13/20
\$ 108.00 By AS

DR 2020, PG 947

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 April A.D., 2020, at 03:48 o'clock PM. Recorded in Book 2020 on Page 947

Louise Petsch County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantor, **RUTH L. NICOLAUS, A SINGLE PETRSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **KENWORKS PROPERTIES, LLC**, a Nebraska limited liability company, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

West 65.0 feet of the East Half of Lots A and B, in Block A, C.B. Nelson's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, EXCEPT a tract more particularly described as follows: beginning at the Northeast corner of said West 65.0 feet; thence Southerly on the East line of said West 65.0 feet to the Southeast corner of said West 65.0 feet; thence Westerly on the South line of said West 65.0 feet for 10.5 feet; thence Northerly to a point on the North line of said West 65.0 feet, said point being 8.0 feet Westerly from the Northeast corner of said West 65.0 feet; thence Easterly on said North line to the Point of beginning.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed 3-30, 2020.

Ruth L. Nicolaus

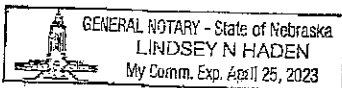
Ruth L. Nicolaus

STATE OF NEBRASKA }
COUNTY OF Webster } ss

On this 30th day of March, 2020, before me personally appeared **Ruth L. Nicolaus**, a single person.

Lindsey N. Haden

Notary Public, Lindsey N. Haden
My Commission Expires: April 25, 2023



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	956	4/10/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000337500		85		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055			013	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
3,085		145,290		148,375		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 : 1982	Construction Date :
Floor:		Floor Sq. Ft. : 1,280	Floor Sq. Ft. :
Building Cost New:		Cost : 208,960	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:	
PERS. REP. 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. 04 Day 10 Yr. 2020		4 Date of Deed Mo. 03 Day 28 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cammie Poppe, PR of the Estate of Colleen E. Utecht, Dec'd Street or Other Mailing Address 836 N. Burlington Ave City Hastings State NE Zip Code 68901 Phone Number (402) 461-8578 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jaydn T. Grabill and Cailyn C. Grabill Street or Other Mailing Address 405 S. Elm St. City Blue Hill State NE Zip Code 68930 Phone Number 402-469-2295 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)

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?
\$155,000

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, Adams Land Title Co No

18 Address of Property
405 S. Elm St.
Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description
See Exhibit "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	155,000.00
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	\$	155,000.00

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 Danielle L. Kelley
Print or Type Name of Grantee or Authorized Representative
Escrow Closing Agent
Signature of Grantee or Authorized Representative
Title
(402) 463-4198
Phone Number
04-10-2020
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 4 Day 13 Yr. 2020	27 Value of Stamp or Exempt Number \$ 348.75	28 Recording Data BK2020 Pg 956	For Dept. Use Only
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Nebraska Department of Revenue
Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Exhibit "A"

Two tracts of land located in Lots One (1) and Two (2), Block Thirteen (13), Hoover's Addition, and in Lot Two (2), Block Twenty-six (26), Original Town of Blue Hill, Webster County, Nebraska, described as follows:

Tract 1: Beginning at a point 5.2 feet East of the West line of Lot 1, Block 13, Hoover's Addition, and 65 feet South of the North line of said Lot; thence East a distance of 100.0 feet to a point of 35.2 feet East of the West line of Lot 2, Block 26, Original Town, and 65.0 feet South of the North line of said Lot 2; thence Southwesterly a distance of 71.7 feet to a point 10.0 feet North of the South line and 18.95 feet East of the West line of Lot 2, Block 26, Original Town; thence West parallel to the South line of Lots 1 and 2, Block 13, Hoover's Addition, a distance of 100.0 feet to a point 11.05 feet West of the Southeast corner of Lot 2, Block 13, Hoover's Addition, thence northeasterly a distance of 71.7 feet to the point of beginning, comprising part of Lots 1 and 2, Block 13, Hoover's Addition, Lot 2, Block 26, Original Town and the vacated 20.0 foot alley between them, all in Blue Hill, Webster County, Nebraska.

Tract 2: Beginning at a point 18.95 feet East of the West Lot line and 10 feet North of the South Lot line of Lot 2, Block 26, Original Town; thence 80 feet East along the South line of said Lot; thence 71.7 feet in a Northeasterly direction making an interior angle of $103^{\circ}09'$; thence West 80 feet making an interior angle of $77^{\circ}15'$; thence South 71.7 feet to the point of beginning, comprising a part of Lot 2, Block 26, Original Town of Blue Hill, Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/13/20
\$ 348.75 By AS

Bk 2020, Pg 956

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 13 day
of April A.D., 2020, at 03:51
o'clock PM. Recorded in Book 2020
on Pages 956-957

Louise Petsch County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

Personal Representative's Warranty Deed

The Grantor, **CAMMIE POPPE, PERSONAL REPRESENTATIVE OF THE ESTATE OF COLLEEN E. UTECHT, DECEASED**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **JAYDN T. GRABILL AND CAILYN C. GRABILL, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Two tracts of land located in Lots One (1) and Two (2), Block Thirteen (13), Hoover's Addition, and in Lot Two (2), Block Twenty-six (26), Original Town of Blue Hill, Webster County, Nebraska, described as follows:

Tract 1: Beginning at a point 5.2 feet East of the West line of Lot 1, Block 13, Hoover's Addition, and 65 feet South of the North line of said Lot; thence East a distance of 100.0 feet to a point of 35.2 feet East of the West line of Lot 2, Block 26, Original Town, and 65.0 feet South of the North line of said Lot 2; thence Southwesterly a distance of 71.7 feet to a point 10.0 feet North of the South line and 18.95 feet East of the West line of Lot 2, Block 26, Original Town; thence West parallel to the South line of Lots 1 and 2, Block 13, Hoover's Addition, a distance of 100.0 feet to a point 11.05 feet West of the Southeast corner of Lot 2, Block 13, Hoover's Addition, thence northeasterly a distance of 71.7 feet to the point of beginning, comprising part of Lots 1 and 2, Block 13, Hoover's Addition, Lot 2, Block 26, Original Town and the vacated 20.0 foot alley between them, all in Blue Hill, Webster County, Nebraska.

Tract 2: Beginning at a point 18.95 feet East of the West Lot line and 10 feet North of the South Lot line of Lot 2, Block 26, Original Town; thence 80 feet East along the South line of said Lot; thence 71.7 feet in a Northeasterly direction making an interior angle of 103°09'; thence West 80 feet making an interior angle of 77°15'; thence South 71.7 feet to the point of beginning, comprising a part of Lot 2, Block 26, Original Town of Blue Hill, Webster County, Nebraska.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed March 28, 2020.

ESTATE OF COLLEEN E. UTECH, DECEASED

By: Cammie Poppe
 Cammie Poppe, Personal Representative of the estate
 of Colleen E. Utech, Deceased

STATE OF NEBRASKA }
 COUNTY OF BOYD } ss

On this 28th day of MARCH, 2020, before me personally appeared Cammie Poppe,
 Personal Representative of the Estate of Colleen E. Utech, Deceased.

Ted L. Schroeder
 Notary Public Ted L. Schroeder
 My Commission Expires:



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>02</u> Day <u>06</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>04</u> Day <u>04</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brinda Simons, PR - Estate of Bradley J. Weston Street or Other Mailing Address 27729 310th Ave City Winner State SD Zip Code 57580 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Roger L. & Paula M. Kinkade Street or Other Mailing Address 1045 N Webster St 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 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"/> 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 checked="" 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 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

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 & Co** No

18 Address of Property
**1045 N Webster St
 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 One (1), Two (2), Three (3), Four (4) and Five (5), Block Twenty (20), Smith and Moore'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	\$ 31,000.00
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	\$ 31,000.00

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
 Signature of Grantee or Authorized Representative Title Date **4-10-20**

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>4</u> Day <u>13</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>69.75</u>	28 Recording Data BK2020, 9 976	For Dept. Use Only
---------------------------------------------------------------------	-------------------------------------------------------	-------------------------------------------	--------------------

BK 2020, Pg 976

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 Apr A.D., 2020, at 4:02
o'clock P.M. Recorded in Book 2020
on Page 976
Lauree P. Tsch County Clerk
DS Deputy
Ind 10.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-13-2020
\$ 69.75 By AD

**PERSONAL REPRESENTATIVE'S
JOINT TENANCY WARRANTY DEED**

Brinda Simons, Personal Representative of the Estate of Bradley J. Weston, Deceased, in consideration of THIRTY-ONE THOUSAND AND NO/100 DOLLARS (\$31,000.00) received from GRANTEES, Roger L. Kinkade and Paula M. Kinkade, husband and wife as joint tenants, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Twenty (20), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

subject to easements and restrictions of record.

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

Executed April 4, 2020.

ESTATE OF BRADLEY J. WESTON, DEC'D

By: Brinda Simons P.R.
Brinda Simons, Personal Representative



STATE OF SOUTH DAKOTA, COUNTY OF TRIPP) ss.

The foregoing instrument was acknowledged before me on April 4, 2020, by Brinda Simons, Personal Representative of the Estate of Bradley J. Weston, Deceased.

Comm. expires 11/19/25

Don M. Buttle
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	988	3/31/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000307000	87	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		015	6620
Land	Improvements	Total		Date of Sale Property Classification Code								
4,130	46,930	51,060		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 : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,231	Floor Sq. Ft. :
Building Cost New:	Cost : 133,190	Cost :
Single Family Style: 101	Residential Condition: 25	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 checked="" 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

87

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	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>31</u> Yr. <u>20</u>	4 Date of Deed Mo. <u>3</u> Day <u>31</u> Yr. <u>20</u>
---------------	----------------------------------------	---------------------------------------------------------------------	------------------------------------------------------------

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Benjamin L. Kort Street or Other Mailing Address 210 S. Liberty St. Box 214 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) Clint A. James Street or Other Mailing Address 210 S. Liberty St. City Blue Hill State NE Zip Code 68930 Phone Number 402-768-8412 Email Address n/a	
		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	

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"/> 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

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?
\$64,000

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 **Anne Halbert** No

18 Address of Property
210 S. Liberty 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 13, 14 and 15, Original Town 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	\$ 64,000.00
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)	\$ 64,000.00

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.

Clint A. James

Print or Type Name of Grantee or Authorized Representative

sign here

Clint A. James
Signature of Grantee or Authorized Representative

Grantee

402-768-8412
Phone Number

3-31-2020
Date

Register of Deed's Use Only

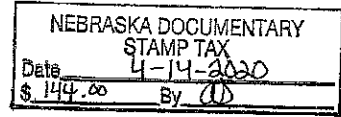
For Dept. Use Only

26 Date Deed Recorded Mo. <u>4</u> Day <u>14</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ 144.00	28 Recording Data BK 2020, Pg 988
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BK 2020, Pg 988

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 14 day of April A.D., 2020, at 12:11 o'clock AM. Recorded in Book 2020 on Page 988
Louise Petrich County Clerk
LD Deputy
Ind Comp Assessor Carded



Return to: Clint A. James, 210 S. Liberty, Blue Hill, NE 68901

WARRANTY DEED

BENJAMIN L. KORT, 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 **CLINT A. JAMES**, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Thirteen (13), Fourteen (14) and Fifteen (15), Original Town 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 seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: March 31st, 2020.

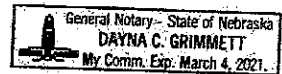
[Signature]
BENJAMIN L. KORT

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on 3/31/2020, 2020, by Benjamin L. Kort.

[Signature]
Notary Public

My commission expires: 3/4/2021



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1019	3/25/2020	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001905701		88		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	10	1	00000	1	000	8376
Land		Improvements		Total		Date of Sale Property Classification Code								
65,300				65,300		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	32.020		43,710				
	1A						1G	8.700		11,875				
	2A1						2G1	7.090		9,680				
	2A	0.010		35			2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1					AG LAND TOTAL		47.820		65,300				
	3D						Roads	2.600						
	4D1						Farm Sites							
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings					Non-AG TOTAL		2.600						

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

(Continue on back)



Real Estate Transfer Statement

FORM 521

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

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

1 County Name WEBSTER - 91		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>25</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>04</u> Day <u>01</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sean Mohlman, Ttee - David D. Mohlman Trust Street or Other Mailing Address 201 Hanover Place, Apt 6 City Lawrence State KS Zip Code 66044				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew C. & Marla Mohlman Street or Other Mailing Address 1158 Rd 1000 City Red Cloud State NE Zip Code 68970			
Phone Number (785) 545-5149		Email Address		Phone Number		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		<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 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"/> 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 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"/> 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 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 _____

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"/> 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? _____

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
Webster County, NE**

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
Parcel 1C in the Northeast Quarter of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, as surveyed and platted by Thomas L. Krueger, Registered Land Surveyor, and recorded February 7, 2017, in Book 2017, pages 207-210.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	79,500.00
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	\$	79,500.00

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
Signature of Grantee or Authorized Representative Title

4-14-2020
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>04</u> Day <u>15</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <u>180.00</u>	28 Recording Data Book 2020, Pg 1019

BOOK 2020, Pg 1019

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 15th day of April A.D., 2020, at 3:45 o'clock P. M. Recorded in Book 2020 on Page 1019
Louise Petsch County Clerk
\$10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-15-20
\$ 180.00 By Liz

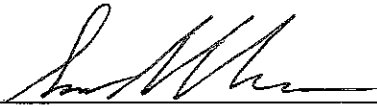
TRUSTEE'S WARRANTY DEED

Sean Mohlman, Trustee of the David D. Mohlman Trust, under agreement dated January 1, 2016, GRANTOR, whether one or more, in consideration of SEVENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$79,500.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Andrew C. Mohlman and Marla Mohlman, husband and wife, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Parcel 1C in the Northeast Quarter of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th p.m., Webster County, Nebraska, as surveyed and platted by Thomas L. Krueger, Registered Land Surveyor, and recorded February 7, 2017, in Book 2017, pages 207-210.

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 easements, reservations 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.

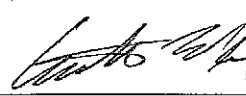

Executed April 1, 2020.


Sean Mohlman
Trustee of the David D. Mohlman Trust

STATE OF KANSAS, COUNTY OF Dogbe) ss.

The foregoing instrument was acknowledged before me on April 1, 2020, by Sean Mohlman, Trustee of the David D. Mohlman Trust, under agreement dated January 1, 2016.

Comm. expires 02/06/2022



Emmett Wick
Notary Public
State of Kansas
My Appt. Exp. 02/06/2022

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1020	4/2/2020	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001101800	89	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	4	3	00000	1	000	0970
Land	Improvements	Total		Date of Sale Property Classification Code								
133,185		133,185		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	20.670	28,215						
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	10.000	23,350		Accretion								
2D1				Waste								
2D	18.000	35,280		Other								
3D1	14.000	27,440		AG LAND TOTAL	72.670	133,185						
3D				Roads	3.000							
4D1				Farm Sites								
4D	10.000	18,900		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	3.000							

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

89

FORM
521

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

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

1 County Name Webster		2 County Number 1394		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>02</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>4</u> Day <u>7</u> Yr. <u>20</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kevin Herrick and Kandice Herrick Street or Other Mailing Address 1249 Road 2100 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7101 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gregory L. Mitchell and Joyce M. Mitchell Street or Other Mailing Address 715 E 4th Street City Hastings State NE Zip Code 68901 Phone Number (402) 463-4985 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 Wizofoz56@hotmail.com			

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		10 Type of Transfer		12 Was real estate purchased for same use? (If No, state the intended use.)	
<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"/> 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"/> 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? (IRC § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Auction	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
		<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		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"/> 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? \$158,170.00		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 <input type="checkbox"/> No	
18 Address of Property , NE		19 Name and Address of Person to Whom Tax Statement Should be Sent Gregory L. Mitchell 715 E 4th Street Hastings, NE 68901	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant Land	

20 Legal Description SEE ATTACHED EXHIBIT "A"		
21 If agricultural, list total number of acres _____		
22 Total purchase price, including any liabilities assumed	22	\$ 158,170 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	\$ 158,170 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

▶ Title Services of the Plains Print or Type Name of Grantee or Authorized Representative	308-532-8535 Phone Number
▶  Signature of Grantee or Authorized Representative	<u>4-7-20</u> Date
_____	_____
_____	_____

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>04</u> Day <u>15</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <u>357.75</u>	28 Recording Data <u>Book 2020, Pg 1020-1022</u>

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

EXHIBIT "A"

Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska:

Section 4: S1/2SW1/4, EXCEPT a tract of land in the E1/2SW1/4 of Section Four (4), described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW1/4); thence due West 429 feet; thence due North 237 feet; thence due East 429 feet to the East line of said Southwest Quarter (SW1/4); thence due South 237 feet to the point of beginning.

State of Nebraska }
County of Webster } ss.

Book 2020, Pg 1020

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15th day
of April A.D., 2020, at 4:00
o'clock P. M. Recorded in Book 2020
on Page 1020-1022
Louise Katsch County Clerk
#22.00 Deputy
Ind Comp Assessor Carded

AFTER RECORDING RETURN TO:

Scott Abstract Company
220 North Dewey
North Platte NE 69101
61580-

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>4-15-20</u>
\$	<u>357.75</u> By <u>Liz</u>

WARRANTY DEED

Kevin Herrick and Kandice Herrick, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Gregory L. Mitchell and Joyce M. Mitchell, husband and wife, as joint tenants with right of survivorship, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See Exhibit "A"

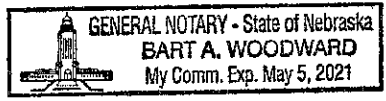
GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, 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 7th, 2020.

Kevin Herrick
Kevin Herrick
Kandice R. Herrick
Kandice Herrick

STATE OF Nebraska)
COUNTY OF Webster)



The foregoing instrument was acknowledged before me this 7th day of April, 2020 by Kevin Herrick and Kandice Herrick, husband and wife.

Bart Woodward
Notary Public

My Commission Expires: 5-5-21

File No. 61580-

EXHIBIT "A"

Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska:

Section 4: S1/2SW1/4, EXCEPT a tract of land in the E1/2SW1/4 of Section Four (4), described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW1/4); thence due West 429 feet; thence due North 237 feet; thence due East 429 feet to the East line of said Southwest Quarter (SW1/4); thence due South 237 feet to the point of beginning.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1028	4/13/2020	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002005600		90		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	33	3	00000	1	000	9890
Land		Improvements		Total		Date of Sale Property Classification Code								
1,580,280				1,580,280		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	IA1	2.910		11,000		GRASSLAND	1GI	8.250		11,265				
	1A	46.960		177,510			1G	8.630		11,780				
	2A1						2GI	5.910		8,065				
	2A	89.360		327,955			2G							
	3A1	27.450		100,465			3GI	1.520		2,075				
	3A						3G							
	4A1	70.790		256,965			4GI							
	4A	156.430		567,835			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	11.520		26,900		Accretion								
	2D1	1.680		3,535		Waste								
	2D	11.580		22,695		Other								
	3D1	2.710		5,310		AG LAND TOTAL		470.530		1,580,280				
	3D					Roads		9.960						
	4D1	8.930		16,880		Farm Sites								
	4D	15.900		30,045		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		9.960						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A FAMILY LLC; ALSO INCLUDES PARCEL'S 20143 & 23022	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

90

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	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>04</u> Day <u>13</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>04</u> Day <u>13</u> Yr. <u>2020</u>
---------------	----------------------------------------	------------------------------------------------------------------------	---------------------------------------------------------------

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tomahawk Holdings, LLC	
Street or Other Mailing Address		Street or Other Mailing Address PO Box 18	
City	State	City	State
		Holstein	NE
Zip Code		Zip Code	
		68950	
Phone Number	Phone Number	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 type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<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		<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 checked="" type="checkbox"/> Other (Explain): Fund LLC

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 checked="" 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?
\$1,833,350

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
n/a

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 **480.49**

22 Total purchase price, including any liabilities assumed	22	\$	1.00
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	\$	1.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **76-902 5(b)**

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 D. Baack
Print or Type Name of Grantee or Authorized Representative

M Baack
Signature of Grantee or Authorized Representative

Attorney
Title

(402) 834-3300
Phone Number

04/14/2020
Date

sign here

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>4</u> Day <u>16</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK 2020, Pg 1028	For Dept. Use Only
---------------------------------------------------------------------	-------------------------------------------------------------	----------------------------------------------	--------------------

5. Grantor's Name, Address, and Telephone Number

Grantor's Names: John D. Granstrom, Trustee, John D. and Beverly A.
Granstrom Revocable Trust dated March 11, 2014
Address: 17535 W Pony Express Road
City, State, Zip: Holstein, NE 68950

20. Legal Description

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

The West Half (W $\frac{1}{2}$) of Section Thirty-three (33), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

EXHIBIT A

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

The West Half (W $\frac{1}{2}$) of Section Thirty-three (33), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1030	4/13/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001900900	91	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	9	0	00000	1	000	8360
Land	Improvements	Total		Date of Sale Property Classification Code								
2,144,265		2,144,265		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	25.370	95,900		GRASSLAND 1G1								
1A	67.810	256,320		1G								
2A1	73.860	279,190		2G1								
2A	118.490	434,860		2G								
3A1	17.740	64,925		3G1								
3A				3G								
4A1	39.470	143,280		4G1								
4A	176.400	640,340		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	39.630	92,540		Accretion								
2D1	2.620	5,515		Waste								
2D	34.720	68,055		Other								
3D1	8.670	16,995		AG LAND TOTAL	629.300	2,144,265						
3D				Roads	9.990							
4D1	3.570	6,750		Farm Sites								
4D	20.950	39,595		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	9.990							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A FAMILY LLC; ALSO INCLUDES PARCEL'S 20055 & 2005501	
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. 04 Day 13 Yr. 2020 4 Date of Deed Mo. 04 Day 13 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller) James J. Granstrom and Jody L. Granstrom Grantee's Name (Buyer) Tomahawk Holdings, LLC

Street or Other Mailing Address PO Box 18 PO Box 18

City Holstein State NE Zip Code 68950 City Holstein State NE Zip Code 68950

Phone Number N/A N/A Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No

Email Address N/A N/A

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

(A) Status: Improved, Unimproved, IOLL (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests (C) Mobile Home

8 Type of Deed: Conservator, Bill of Sale, Cemetery, Distribution, Easement, Death Certificate, 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: Distribution, Auction, Court Decree, Foreclosure, Easement, Exchange, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain) Fund LLC

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 Brothers and Sisters Ex-spouse Family Corp., Partnership, or LLC Grandparents and Grandchild Parents and Child Self Spouse Step-parent and Step-child Other

14 What is the current market value of the real property? \$2,468,575 15 Was the mortgage assumed? 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? Yes No

18 Address of Property n/a 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 633.04

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 1.00. Row 23: Was non-real property included in the purchase? No (if Yes, enter dollar amount and attach itemized list.) \$ 0. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 1.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902 5(b)

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.

Signature: Matthew D. Baack Title: Attorney Phone Number: (402) 834-3300 Date: 04/14/2020

sign here

Register of Deed's Use Only

26 Date Deed Recorded Mo. 4 Day 16 Yr. 2020 27 Value of Stamp or Exempt Number \$ Exempt # 5b 28 Recording Data BK 2020, Pg 1030

20. Legal Description

The Northwest Quarter of (NW $\frac{1}{4}$) of Section Nine (9), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Southwest Quarter of (SW $\frac{1}{4}$) of Section Nine (9), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-three (33), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-three (33), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/16/20
\$ Ex05b By AS

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 16 day of April A.D., 2020, at 11:47 o'clock AM. Recorded in Book 2020 on Pages 1030-1031

Lorise Petsch County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, NE 68902-0907


WARRANTY DEED

James J. Granstrom and Jody L. Granstrom, husband and wife, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Tomahawk Holdings, LLC, a Nebraska Limited Liability Company, Grantee, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

SEE EXHIBIT A

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

EXECUTED: April 13, 2020.


James J. Granstrom, Grantor


Jody L. Granstrom, Grantor

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on this 13th day of April, 2020, by James J. Granstrom and Jody L. Granstrom, husband and wife, Grantor.



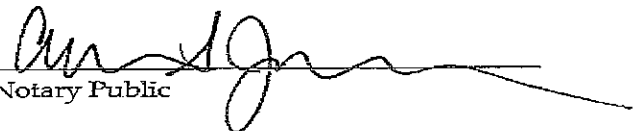

Notary Public

EXHIBIT A

The Northwest Quarter of (NW ¼) of Section Nine (9), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Southwest Quarter of (SW ¼) of Section Nine (9), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE ¼) of Section Thirty-three (33), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1032	4/16/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002209100	92	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	19	0	00000	1	000	1295
Land	Improvements	Total		Date of Sale Property Classification Code								
458,495		458,495		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	150.000	204,750				
	1A					1G						
	2A1					2G1	57.000	77,805				
	2A					2G	49.000	66,885				
	3A1					3G1	3.000	4,095				
	3A					3G						
	4A1					4G1						
	4A					4G						
DRYLAND	1D1					Shelterbelt/Timber						
	1D					Accretion						
	2D1					Waste	6.000	1,080				
	2D	45.000	88,200			Other						
	3D1	8.000	15,680		AG LAND TOTAL		318.000	458,495				
	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:	
WD; TRANSFER TO A FAMILY LLC	
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	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 4 Day 16 Yr. 2020	4 Date of Deed Mo. 4 Day 16 Yr. 2020
---------------	---------------------------------	--------------------------------------------------	-----------------------------------------

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Keith L. Waterbury and Susan D. Waterbury Street or Other Mailing Address	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CTL Farms, L.L.C. Street or Other Mailing Address
--------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------

City Blue Hill	State NE	Zip Code 68970	City	State	Zip Code
Phone Number (402) 461-0773	Phone Number	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	<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 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"/> 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"/> 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 type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) family LLC
---------------------------------------------------------------------------	------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------

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?
\$898,000

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
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 West Half of Section Nineteen (19), Township One(1) North, Range Twelve (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	\$	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	\$	
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 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.

sign here

Keith Waterbury, Member, CTL Farms, L.L.C

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 04 Day 16 Yr. 20	27 Value of Stamp or Exempt Number \$ exempt # 5b	28 Recording Data Book 2020, Pg 1032	

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

BOOK 2020, Pg 1032

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 April A.D., 2020, at 2:45 o'clock P. M. Recorded in Book 2020 on Page 1032
house 1222 County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-16-20
\$ Exempt * 5b By L12

WARRANTY DEED

Keith L. Waterbury and Susan D. Waterbury, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, CTL Farms, L.L.C., a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of Section Nineteen (19), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

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

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

Executed April 16, 2020.

Keith L. Waterbury
Keith L. Waterbury

Susan D. Waterbury
Susan D. Waterbury

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on April 16, 2020 by Keith L. Waterbury and Susan D. Waterbury, husband and wife.

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1060	4/16/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000104000		93		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
645		39,775		40,420		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date : 1876						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 9,060						
Building Cost New:				Cost :				Cost : 294,630						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 391 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: 10				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" 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 type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
TRUSTEE'S DEED														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

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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 91		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>16</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>4</u> Day <u>16</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Don E. Theobald, Trustee Street or Other Mailing Address P O Box 423 City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Webster County Natural Resources Conservation Foundation Street or Other Mailing Address 26 N. Webster St Ste 115 City Red Cloud State NE Zip Code 68970			
Phone Number (402) 746-2774				Phone Number 402-746-3790		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
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 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 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"/> 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?
\$10,000

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 **GTA, Inc.** No

18 Address of Property
**137 W 4th Ave
 Red Cloud, NE 68970**

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 West Sixty-seven (67) feet of Lots Thirteen (13), Fourteen (14) and Fifteen (15), and the West Seventy-six (76) feet of Lot Sixteen (16), EXCEPT the East Nine (9) feet of the West Seventy-six (76) feet of said Lot Sixteen (16), all in Block Five (5), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	10,000.00
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	\$	10,000.00

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

Bridget Daehling
 Print or Type Name of Grantee or Authorized Representative

Bridget Daehling
 Signature of Grantee or Authorized Representative

Real Estate Broker
 Title

402-746-2242
 Phone Number

4-16-2020
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>17</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data BK2020 Pg 1060	

BK 2020, Pg 1060

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 17 day of April A.D., 2020, at 11:48 o'clock A. M. Recorded in Book 2020 on Page 1060
Louise Retsch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-17-2020
\$ 22.50 By AS

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

TRUSTEE'S DEED

Don E. Theobald, Trustee, Michael Sprague Revocable Living Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Webster County Natural Resources Conservation Foundation, a Nebraska non-profit Corporation, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The West Sixty-seven (67) feet of Lots Thirteen (13), Fourteen (14) and Fifteen (15), and the West Seventy-six (76) feet of Lot Sixteen (16), EXCEPT the East Nine (9) feet of the West Seventy-six (76) feet of said Lot Sixteen (16), all in Block Five (5), Original Town of Red Cloud, 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 April 16, 2020.

Don E. Theobald, Trustee
Don E. Theobald, Trustee

STATE OF NEBRASKA)
)ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on April 16, 2020, by Done E. Theobald, Trustee, Michael Sprague Revocable Living Trust.

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

Bridget Daehling
Notary Public

My Commission Expires: May 19, 2020

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2020	1062	4/8/2020	Base: 91-0002	Affiliated:	Unified:							
Location ID		Sale Number	Useability & Code #		Parcel Number								
001411700		94	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	28	4	00000	1	000	4245	
Land	Improvements		Total		Date of Sale Property Classification Code								
251,205			251,205		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	9.490	12,955						
1A					1G	0.020	25						
2A1					2G1	5.130	7,005						
2A					2G	69.440	94,785						
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1					Shelterbelt/Timber								
1D	1.830		4,275		Accretion								
2D1					Waste								
2D	51.110		100,175		Other								
3D1					AG LAND TOTAL	153.940	251,205						
3D					Roads	4.950							
4D1	7.610		14,385		Farm Sites								
4D	9.310		17,600		Home Sites								
					Recreation								
Dwellings					Other								
Outbuildings					Non-AG TOTAL	4.950							

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER BETWEEN PARENT & CHILD; ALSO INCLUDES PACEL 14118

Comments from: _____ Comments: _____

(Continue on back)

Real Estate Transfer Statement

94

• 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>4</u> Day <u>8</u> Yr. <u>20</u>		4 Date of Deed Mo. <u>4</u> Day <u>8</u> Yr. <u>20</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) RODNEY W. TIMM Street or Other Mailing Address 200 WEST J STREET City HASTINGS State NE Zip Code 68901 Phone Number (402) 461-8869 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chad R. Timm & Traci L. Olson, Co-Pr's Est of Holly L. Timm Street or Other Mailing Address SEE ATTACHED City State Zip Code 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 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 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 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) SET. AG.

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 type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$138,793

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
SEE NAMES AND ADDRESS AS ATTACHED

18a No address assigned 18b Vacant land

20 Legal Description
E1/2E1/2 of Section 28, T1N, R10W 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	\$	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 5(a)

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.

Bradley D. Holbrook (308) 234-5579
 Print or Type Name of Grantee or Authorized Representative Phone Number
Attorney for the Grantees
 Signature of Grantee or Authorized Representative Title Date

sign here

26 Date Deed Recorded Mo. <u>4</u> Day <u>21</u> Yr. <u>2020</u>		27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>		28 Recording Data <u>BK2020 pg 1062</u>		For Dept. Use Only	
---------------------------------------------------------------------	--	-------------------------------------------------------------	--	--------------------------------------------	--	--------------------	--

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

SECTION #6

GRANTEES:

CHAD TIMM
1104 SOUTH ELM STREET
HASTINGS, NE 68901
(402) 984-6698

TRACI OLSON
612 NORTH 4TH AVENUE
KENESAW, NE 68956
(402) 469-6945

BK2020, Pg 1062

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 21 day of Apr A.D., 20 20, at 10:24 o'clock A.M. Recorded in Book 2020 on Page 1062-1063
Louise Petch County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-21-2020
\$ Exempt By AS

Jacobsen Orr Law Firm
P.O. Box 1060
Kearney, NE 68848-1060

WARRANTY DEED

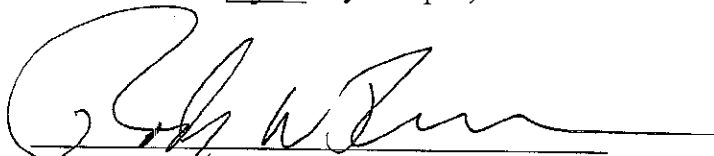
RODNEY W. TIMM, a widowed person, hereinafter called "Grantor," for valuable consideration received from CHAD R. TIMM and TRACI L. OLSON, as Co-Personal Representatives of the ESTATE OF HOLLY L. TIMM, deceased, hereinafter "Grantees," conveys to Grantees, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The East Half of the East Half (E1/2E1/2) of Section Twenty-eight (28), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Grantor covenants with Grantees that Grantor:

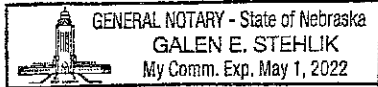
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this the 8 day of April, 2020.


Rodney W. Timm, Grantor

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing Warranty Deed was acknowledged before me this 8 day of April, 2020 by Rodney W. Timm, a widowed person, Grantor.





Notary Public

Real Estate Transfer Statement

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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. 04 Day 16 Yr. 2020		4 Date of Deed Mo. 4 Day 14 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Justin Curtis and Stephanie R. Curtis Street or Other Mailing Address 2716 W. 5th St. City Hastings, Ne. State 68901 Zip Code Phone Number n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Allison E. Wilms Street or Other Mailing Address 827 North Minnesota Ave. City Hastings State NE Zip Code 68901 Phone Number 308-258-1835 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				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 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"/> 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 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? (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?
\$93,000.00

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 Town & Country Realty No

18 Address of Property
**401 S. Sycamore
 Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Allison E. Wilms
 401 S. Sycamore
 Blue Hill, NE 68930**

18a No address assigned 18b Vacant Land

20 Legal Description
The North Half (N1/2) of Lots 1 and 2, and the North 75 feet of Lots 3, 4 and 5, Block 23, Original Town of Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____	22	\$ 93,000.00
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	\$ 93,000.00
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.

Allison E. Wilms
 Print or Type Name of Grantee or Authorized Representative

Allison E. Wilms
 Signature of Grantee or Authorized Representative

 Title

 Phone Number

 Date

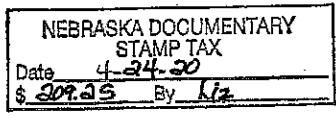
sign
here

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 04 Day 24 Yr. 20	27 Value of Stamp or Exempt Number \$ 209.25	28 Recording Data BK 2020, Pg 1076

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 24th day of April A.D., 2020, at 11:15 o'clock A. M. Recorded in Book 2020 on Page 1076
Louise Fetach County Clerk
10.00 Liz Deputy
Ind. Comp. Assessor Carded

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



WARRANTY DEED

Justin Curtis and Stephanie R. Curtis, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Allison E. Wilms, a single person,

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

The North Half (N1/2) of Lots 1 and 2, and the North 75 feet of Lots 3, 4 and 5, Block 23, Original Town of Blue Hill, Webster County, Nebraska.

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed this 14th day of April, 2020.

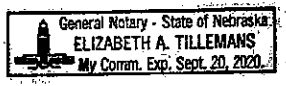
Justin Curtis
Justin Curtis

Stephanie R. Curtis
Stephanie R. Curtis

STATE OF NEBRASKA
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 24th day of April, 2020 by Justin Curtis and Stephanie R. Curtis, husband and wife.

Elizabeth A. Tillemans
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1090	4/21/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000308300	96	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		018	6750
Land	Improvements	Total		Date of Sale Property Classification Code								
3,820	72,150	75,970		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 : 1898	Construction Date :
Floor:	Floor Sq. Ft. : 1,844	Floor Sq. Ft. :
Building Cost New:	Cost : 235,310	Cost :
Single Family Style: 102	Residential Condition: 25	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 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 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: 40	(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 type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" 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:	
PERS. REP. DEED	
Comments from	Comments:
(Continue on back)	

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. 4 Day 21 Yr. 20, 4 Date of Deed Mo. 4 Day 21 Yr. 20, 5 Grantor's Name, Address, and Telephone (Please Print) Marilyn Gerloff, P.R. of the Ruby R. Stevens Estate, 6 Grantee's Name, Address, and Telephone (Please Print) Kenneth G. Collins and Diane L. Collins, 7 Property Classification Number, 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...

(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, 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, Brothers and Sisters, Grandparents and Grandchild, Spouse, Ex-spouse, Parents and Child, Step-parent and Step-child, Other.

14 What is the current market value of the real property? \$52,000. 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 Connie Hansen No.

18 Address of Property: 805 W. Saline Street, 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: Lot 2, Block 18, Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

21 If agricultural, list total number of acres.

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed: \$52,000.00. 23 Was non-real property included in the purchase? No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$52,000.00.

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.

Diane L. Collins

Print or Type Name of Grantee or Authorized Representative

sign here

Signature of Grantee or Authorized Representative

Grantee

Title

970-685-2247

Phone Number

4-21-2020

Date

Register of Deed's Use Only

26 Date Deed Recorded: Mo. 04 Day 24 Yr. 20. 27 Value of Stamp or Exempt Number: \$ 117.00. 28 Recording Data: Book 2020, Pg 1090. For Dept. Use Only.

