Agricultural Land Sales Worksheet

Cnty No. 91	School Distric Base: 91-0002 Affiliated:							77 E 2.	fied:	··					
	2020	714	./2020												
Location II	20 10 10 10 10 10 10 10 10 10 10 10 10 10	Sale Number	Useability	& Code#	Parcel Number										
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	Date	of Sale Assessed	Value		0000	2	11	1	1	0	00000	1	000	00	000
Land		Improvements	T	otal		Ъ	ate of	Sale	Pr	operty	Classific	ation (Code	ya filik k Bara	
147,5	60		:	147,560	Status	Proj	erty Ty	ре	Z	oning	Locatio	ı Cil	y Size	Parc	el Siz
	Irr	rigation Type: NO	IRRIGA:	rion	A) 2	В)	05		C)	5	D) 3	E)	0	F)	9
LCG		ACRES:	VAI	UE:		LCG				ACR	ES:		VAL	UE:	
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	lA							1G			0.320				435
	2A1			-			20	G1			1.560			2,	130
	2A						2	2G							
	3A1						30	G1							
	3A						3	3G							
	4A1						40	3 1			1.980				705
	4A							1G		4	4.050			5,	530
DRYLAND	IDI				S	helterbe	lt/Timb	er							
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<u>.</u>	3D1				AG L	AND T		-		· 7:	9.990			47,	700
	3D 4D1					T7.	Roa arm Sit	-							
	4D1	15.620		29,525			me Sit	\dashv							
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and the section of th	llings	等字以来的15年在20年上,但18年间的全国程序和2至20年	深的智器機型以機能不能設計を見	AND THE PROPERTY OF THE PROPER			Oth	-							
Outbuil					Nor	-AG T									-

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:	2 15 200 200 200 200 200 200 200 200 200 20	
WD		
Comments from	Comments:	
		(Cantinua as healt)
		(Continue on back)

Nebraska Department of REVENUE

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

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FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer Mo. __03 2020 Day 30 Yr. WEBSTER - 91 Mo. 02 Day 11 ٧r 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) John J. & Janice S. Nikodym Richard L. Armstrong Street or Other Mailing Address 1111 Hwy 281 Street or Other Mailing Address 609 N Jefferson St Zip Code 68970 City Zip Code Red Cloud Red Cloud NE 68970 Phone Number No No Phone Number (402) 746-3749 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing TExempt IOLL Recreational Commercial Distribution 8 Type of Deed Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral √ Warranty Executor Quit Claim 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Revocable Trust Irrevocable Trust Transfer on Death Auction Easement ΠGiff Life Estate Sale Trustee to Beneficiary ✓ Yes ☐ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Yes Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Montgomery Auction & 5 No Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1111 Hwy 281 same as Grantee Red Cloud, NE 68970 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 172,000,00 22 0.00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 172,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Print of Type Name of G Phone Number Attorney Title Signature of Grantee of Date here Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Day 30 Yr. 2060 \$ 387.00 *202*0 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 3.ss.
County of Webster 3.ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of MCCh A.D., 20 20. at 2:02 o'clock 0 M. Recorded in Book 2020 on Page 114 County Clerk

Assessor

Carded

BK 2020, Pg 714

	NEBRASKA DO STAM	
Di \$	ate 3-30	0 608 C

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 (W½SE½) 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

John J. Nikodym

John I Nikowm, her Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 3020, by John J. Nikodym on his own behalf and as attorney in fact for Janice S. Nikodym, husband and wife.

Comm. expires 10-02-2-077

Notary Public

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date							School District Code											
91	20	20	757	4/:	1/2020	Base: 01-0123 Affiliated					iated: Unified:							
Location	D	Sale	Number	Useabili	y & Code #					Parcel N	umber							
0024106	00		66	1		GeoCde	GeoCde Twn Rng			ect Ort	Subdiv	Area	Bik	Parcel				
Date of Sale Assessed Value						4247	3	12	2	7 3	00000	1	000	2960				
Land		Imp	provements		Total		D	ate of	Sal	e Property	Classific	ation (Code					
282	,180				282,180	Status	Prop	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size				
		Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9				
LCG	Ŋan.	1	ACRES:	V A	LUE:		LCG			ACR	ES:		VAL	UE:				
IRRIGATE	D 1A1					GR	ASSLA	ND 10	Gi		8.000			24,570				
	1A							1	lG									
	2A1							20	31		3.000			4,095				
	2A	ļ						2	2G									
	3A1						30	31										
	3A			====================================		3G			G					,				
	4A1			! 			4G											
	4A								G									
DRYLAND	1D1		2.000		4,670	S	helterbel	t/Timb	er									
-	1D		15.000		35,025			coretic	n									
	2D1		02.000		45 000			Was			L.000	<u>.</u>		180				
	2D 3D1		23.000		45,080 9,800		A NULL OF	Oth										
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	4D1		19.000		35,910			Road rm Site		4	1.000	1 + 4 +						
	4D1		65.000		122,850		<u> </u>		\dashv	——————————————————————————————————————								
		- Art Market						me Site creatio			<u> </u>							
D.M.	vellings	W. P. W. S.	Total Market Branchics		MATERIAL STATE OF STREET,		100	Othe	1									
	ildings					Non	-AG T			4	.000							
	4 7.				·				,									

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

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

i ne deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed Mo. 4 Day 1 Yr. 2020 Mo. 4 Day 1 Yr. 2020
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	Mo Day Yr Mo Day Yr 6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name, Address, and Telephone (Flease First) Grantor's Name (Seller)	Grantee's Name (Buyer)
Bruce O Wilcoxson and Dovie Wilcoxson Street or Other Mailing Address	Scott John Dińkler, Tr and Laci Lynn Dinkler, Tr
941 N Ceder St	Street or Other Mailing Address 539 Road P
City State Zip Code Red Cloud NE 68970	City State Zip Code Bladen NE 68928
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No
Emqil Address	(402) 746-4078 If Yes, is the grantee a 509(a) foundation? Yes V No Email Address
na/	n/a
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status (B)	
Improved Single Family Industrial	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	,
Understand Cemetery Death Certificate - Transfer on Death Executor Mine 9 Was the property purchased as 10 Type of Transfer Distribution Foreclo	
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Yes V No Court Decree Exchange Granton	
17 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
☐ Yes ☑ No Land contract	Yes No
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes ✓ No ✓ Aunt or Uncle to Niece or Nephew ✓ Family Corp., Pa	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa Brothers and Sisters Grandparents ar	ertnership, or LLC Self Sother Other
Ex-spouse Parents and Chi	
	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$387,500	☐ 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 V No	of the agent or title company contact.) ves Southern Title, LLC No
	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
	Oranico O
8a 🗹 No address assigned 18b 🗹 Vacant land	
D 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	
I if agricultural list total number of acres 160+-	
I if agricultural, list total number of acres160+	
2 Total purchase price, including any liabilities assumed	
	\$
	' S
4 Adjusted purchase price paid for real estate (line 22 minus line 23)	
5 If this transfer is exempt from the documentary stamp tax, list the exemption n	umber
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, complete, and
Teresa Theobald	(402) 746-2246
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Jacesa hiskald	Closing Agent 4/1/2020
1616 Signature of Grantee or Authorized Representative Tit	Date
Register of Deed's Use Only	For Dept. Use Only
Date Deed Recorded 27 Value of Stamp or Exempt Number 2	8 Recording Data
Ma. 04 Day 01 Yr. 20 \$ exempt #13	2020, to 757
braska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 15t day of April A.D., 20<u>20</u>, at <u>3:50</u> _M. Recorded in Book_ <u>යට</u>්ට on Page 757 County Clerk Deputy Comp _Assessor

> NEBRASKA DOCUMENTARY STAMP TAX 1-20

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 (SE14) 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
- 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, Seller Dovie Wilcoxson, Seller
Scott Yohn Dinkler, Trustee, Buyer Laci Lyng 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 17 day of April, 2020, as a free and voluntary act and deed. GENERAL NOTARY-State of Nebraska TERESAL THEOBALD My Comm. Exp. August 27, 2021 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 _/ 31 day of April, 2020, as a free and voluntary act and deed.

Notary Public

GENERAL NOTARY - State of Nebraska

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

Residential & Commercial Sales Worksheet

Cnty No.	Bool	k Pa	ıge		Sale	e Date				4.55	S	chool Di	strict C	ode	B		Agi W	
91	202	0 7:	58	4	4/1,	/2020	Base: 91-0002 Affiliated: Unified:											
Location II		Sale Numbe	er 🦠	Useal	oility	& Code#						Parcel	Numbe	r				
00011360	0	67		1			GeoCde	T	wn	Rng	Sec	ct Qrt	Subd	iv	Area	Blk	Parcel	
	Date	e of Sale Asse	ssed V	alue	elys N Velens		4491				0(0 0	100)5	,	023	0000	
Land		Improveme	nts	- 10 - 11	To	otal			Da	te of S	Sale	Propert	y Class	ific	ation	Code		
1,0	20	21,	405			22,425	Status		Prope	erty Ty	ре	Zoning	Loca	tion	Ci	ty Size	Parcel Size	
Assessor Locat	tion: F	RED CLOUI	(RC)			A) 1	1	B)	01		C) 1	D)	1	E)	6	F) 2	
						Residential				5 (2.34) 1 (4.14)	1	Maria Tan	Com	ner	cial			
	Multip	le Improveme	nts: M	ultiple. I	mprov	ements.:	eri di kacamatan	75 7	Mı		··	vements. :	<u> </u>		+. *		<u></u>	
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		uilding Cost N		ost:		101,1	55			st:		-		_				
Single Family Sty				esident	ial Co	ndition: 3	0	et e 16		100	cial	Оссирап	cy Code	•		er S		
(100) □ Mobile	-			.0) 🗆		rn Out		25.7.2		imary:			ther1:	-	(Other2:		
(101) □ One St	ory			0) 🗆		lly Worn				7 1 7 1	cial		-	SS:			1 1	
(102) □ Two St	ory	,		(30) 🗷 Average						Commercial Construction Class: (I) ☐ Fireproof Structural Steel Frame								
(103) □ Split Le	evel		(4	0) 🗆	Goo				(2			nforced C						
(104) 🗷 1 1/2 St	tory		(5	0) 🗆	Ver	y Good			(3			sonry Bea						
(111) □ Bi-Leve	el			0) 🏻		ellent			(4			od or Ste			ct. Wal	is		
(106) □ Other			20.00						(5	j) []	Met	tal Frame	and Wal	ls				
Townhouse or Du	ıplex St	yle:	Re	sidenti	ial Qu	ality: 30	Winds I have	, S.	(6	j) 🗆	Pole	e Frame	•				·	
(301) 🗆 One Sto	лу		(1	0) 🗆	Low	7			Co	st Ran	k:		Tage 18	C	onditio	n:		
(302) 🗆 Two Sto	ory		(2)	0) 🗆	Fair				(10	0) 🏻	Lov	V	-	(1	0) 🗆	Worn (Dut	
(307) 🗆 1 1/2 St	огу		(30	D) 🗷	Ave	rage			(20	D) 🗆	Ave	rage		(2	0) 🗀	Badly V	Vom	
(308) 🗆 Split Le	vel		(40	0) 🗆	Goo	d			(30)) 🗆	Abc	ve Avera	ge	(3	0) 🗆	Average		
(309) 🗆 2 1/2 St	огу		(50) 🗆	Very	y Good	_		(40)) 🗆	High	n		(4	0) 🗆	Good		
(304) □ One Sto	ry Dupl	ex	(60)) 🗆	Exce	ellent						100		(5	0) 🗆	Very G	ood	
(305) 🗆 Two Sto	ry Dupl	ex								er ef _{kar} . Sa sa	d.			(6	0) 🗆	Excelle	nt	
Assessor's Ac	ljustn	ent to Sale	Price	e (+ o	r -):	. 0.												
Assessor Comm	ents ar	nd Reason fo	r Adju	stmen	t:		·											
WD												-						
Comment																		
Comments from							C	mı	ments	S:								
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						- 1												
									~~~			<del></del>	•			(Continu	e on back)	

## **Real Estate Transfer Statement**

FORM

Good Life, Great Service.

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

521

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster Select County & County Number	Mo. 04 Day 61 Yr. 2020 Mo. 03 Day 19 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)
John E Whitmer + Lisa M Martinez-Whitmen	Grantee's Name (Buyer) - GLEN ELDIN BRUMBANGH + AVERY COLLEEN BRUMBANG
Street or Other Mailing Address 242 W. 35 AVENUE	Street or Other Mailing Address
City State Zin Code	IDS N. CEDAR City State Zip Code
RED CLOUD NE 68970 Phone Number	RED CLOUD NU 68970
402 746 0328	Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No
Email Address Whitmers in tucsen & amail.com	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee  neral Quit Claim X Warranty
	losure   1rrevocable Trust   Revocable Trust   Transfer on Death
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Forec	Life Estate    V   Sale   Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (if No, state the intended use.)
Yes	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	
	Partnership, or LLC Self Otherand Grandchild Spouse
Ex-spouse Parents and Cl	
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 X 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
☐ Yes ☑ No	of the agent or title company contact.) Yes
18 Address of Property LD5 N · CEDAR	19 Name and Address of Person to Whom the Tax Statement Should be Sent
RED CLOUD, NEB 68970	GLEN BEUMBAUGH 105 N. CEDAR
18a No address assigned 18b Vacant land	RED CLOUD NE 68970
20 Legal Description	
LOTS 10-12 Block 23	
ORIGINAL TOWN RED CLOUD	
105 NCEBARST.	
21 if agricultural, list total number of acres	
	\$ 1.17.1
22 Total purchase price, including any liabilities assumed	22 14500 60
23 Was non-real property included in the purchase? 🔀 Yes 🗌 No (If Yes, en	ter dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
•	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	numbert 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.	t and that it is, to the best of my knowledge and belief, true, complete, and
Glen Brunbaugh	
Sign Print or Type Name of Grantee or Juliphrized Representative	Phone Number
C. A. Martin	3-21-9020 Title Date
ilete	
Register of Deed's Use Onl           6 Date Deed Recorded         27 Value of Stamp or Exempt Number	*
Mo. 04 Day 01 Yr. 20 \$ 33.75	28 Recording Data 2030 Pg 758-759
ebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Book 2020, Pg 758

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this St day of Hori A.D., 2020, at 3:55 o'clock M. Recorded in Book 2020 on Page 158-7159

Louise Telsch County Clerk Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-1-30
\$ 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

# Book 2020, Pg 759

### Grantor Signatures:

DATED: 3-19-2020

Lisa M Martinez Whitmer

242 3rd Avenue

Red Cloud, Nebraska

68970

DATED: 3-19-2020

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 DDD by John E Whitmer and Lisa M Martinez Whitmer.

Notary Public

Signature of person taking acknowledgment

Service & Support Staff
Title (and Rank)

My commission expires 5-9-2023

GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2023

# Agricultural Land Sales Worksheet

Date of Sale Assessed Value   4371   2   11   10   1   00000   1   0000   838	Cnty No.	Во	ook	Page		Sale Date	School District Code									
Dots of Sale Assessed Value	91	20	20	760	4	/1/2020	Base:	91-00	02	Affi	iated:		Unified:			
Date of Sale Assessed Value	Location	D	Sale	Number	Useab	ility & Code #					Parcel I	Number				
Land	001905	702		68	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Parcel		
S39,890   Status   Property Type   Zoning   Location   City Size   Parcel		D	ate of S	ale Assessed	Value		4371	2	11	10	1	00000	1	8377		
Irrigation Type:	Land		Imp	rovements		Total	Parista.	D	ate of	Sale	Property	Classific	ation (	Code		
LCG         ACRES:         VALUE:         LCG         ACRES:         VALUE:           IRRIGATED         1AI         19.170         72,465         GRASSLAND         IGI         3.060         4,           1A         38.160         144,245         IG         13.100         17,           2AI         2A         28.580         104,890         2G         0.450           3AI         3GI         3GI	539	,890				539,890	Status	Proj	erty Ty	ре	Zoning	Location	ı Ci	ly Size	Parcel Size	
IRRIGATED   1AL   19.170   72,465   GRASSLAND   1G   3.060   4,			Irrigat	ion Type:			A) 2	B)	05		c) <b>5</b>	D) 3	E)	0	F) 9	
IRRIGATED         1AI         19.170         72,465         GRASSLAND 1GI         3.060         4,           1A         38.160         144,245         1G         13.100         17,           2AI         2AI         2GI         0.450         17,           2A         28.580         104,890         2G         2G           3AI         3GI         3GI         3GI         3GI           4AI         5.960         21,635         4GI         4GI         4GI           4A         44.890         162,950         4G         4GI	LCG		A	CRES:		VALUE:		LCG		Çî ş	ACR	ES:		VAL	UE:	
2A1     2G1     0.450       2A     28.580     104,890     2G       3A1     3G1       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     539,8       3D     Roads     2.010       4D1     5.160     9,750     Farm Sites       4D     Home Sites       Recreation	IRRIGATE	D lAl		19.170		72,465			ND IO	<b>G1</b>					4,175	
2A     28.580     104,890     2G       3AI     3GI       3A     3G       4AI     5.960     21,635     4GI       4A     44.890     162,950     4G       DRYLAND 1DI     Shelterbelt/Timber       1D     0.550     1,285     Accretion       2DI     Waste       2D     Other       3DI     AG LAND TOTAL     159.080     539,8       3D     Roads     2.010       4DI     5.160     9,750     Farm Sites       4D     Home Sites       Recreation		1A		38.160		144,245			3	G	1	3.100			17,880	
3A1 3G1 3G1 3G1 3G1 3G		2A1							20	G1		0.450			615	
3A		2A		28.580		104,890			2	:G		••				
4A1       5.960       21,635       4GI         4A       44.890       162,950       4G         DRYLAND       1DI       Shelterbelt/Timber         1D       0.550       1,285       Accretion         2DI       Waste         2D       Other         3DI       AG LAND TOTAL       159.080       539,8         3D       Roads       2.010         4DI       5.160       9,750       Farm Sites         4D       Home Sites         Recreation		3A1				-			30	31						
4A       44.890       162,950       4G         DRYLAND       1D1       Shelterbelt/Timber         1D       0.550       1,285       Accretion         2D1       Waste       2D         2D2       Other       2D         3D1       AG LAND TOTAL       159.080       539,8         3D       Roads       2.010         4D1       5.160       9,750       Farm Sites         4D       Home Sites         Recreation		3A							3	G						
DRYLAND   1D1   Shelterbelt/Timber		4A1		5.960		21,635			40	71				•		
1D   0.550   1,285   Accretion		4A		44.890		162,950			4	G						
2D1   Waste	DRYLAND	1D1					S	helterbe	t/Timb	er						
2D   Other		ID	_	0.550		1,285		£	Accretic	n						
AG LAND TOTAL   159.080   539,8		2D1		<u>.</u> .					Was	te						
3D Roads 2.010  4D1 5.160 9,750 Farm Sites  4D Home Sites  Recreation		_						4.								
4DI 5.160 9,750 Farm Sites  4D Home Sites  Recreation	<del></del>						AG L	AND T	OTA	L				5.	39,890	
4D Home Sites Recreation				<del></del>		·				<del></del>		2.010				
Recreation Recreation	·			5.160		9,750		Fa	rm Site	s						
	COLORODO DE LOCARIO DE LA COLORODO D	4D	Harak harringa		ZMMRS PSSMIRE	MARIE MARIE MARIE MARIE				$\dashv$						
Dwellings   Other   Other	Wast Allega		firm Char					Re	creation	n						
										_						
Outbuildings Non-AG TOTAL 2.010	Ulitbi	maings		1. f			Non	AG T	OTAI		2	2.010				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	4
Assessor Comments and Reason for Adjustment:		v
JTWD		
	***	
Comments from	Comments:	
	(t	Continue on back)

### **Real Estate Transfer Statement**

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2020
WEBSTER - 91 ▼		2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)	
Thomas L. Mohlman	Grantee's Name (Buyer) Andrew C. Mohlman and Marla S. Mohlman	
Street or Other Mailing Address 1235 Road 1000	Street or Other Mailing Address 1158 Road 1000	
City State Zip Code Red Cloud NE 68970	<u> </u>	Zip Code 68970
Phone Number 746-6634	Phone Number  VO2 - 746 - 3278 Is the grantee a 501(c)(3) organization?  If Yes, is the grantee a 509(a) foundation?	Yes V No
Email Address n/a	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C		
(A) Status (E	) Property Type	(C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
	nd Contract/Memo Partition Sheriff Other	
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee  neral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?	losure Irrevocable Trust Revocable Trust Transfer on De	ath
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Ben or Trust Partition Satisfaction of Contract Other (Explain	-
Yes No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the	
✓ Yes  No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
	Partnership, or LLC U Self U Other and Grandchild Spouse	
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	)
\$825,000	Yes 🔽 No \$	%
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, included the agent or title company contact.) Ves Southern Title, LLC	ide the name No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Ser	
Ag Land	Grantee	
18a 🗹 No address assigned 18b 🗸 Vacant land		
20 Legal Description		
See Attached		
21 If acricultural list total number of acres 160+-		
21 If agricultural, list total number of acres 160+-		
22 Total purchase price, including any liabilities assumed		,000,000
23 Was non-real property included in the purchase? $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	iter dollar amount and attach itemized list.)	<u> </u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 825,	,000,000
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number ,	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Andrew C. Mohlman	at and that it is, to the best of my knowledge and belief, true, complete, and	
Sign Print or Type Name of Grantee or Authorized Representative	Phone Nu	
	Grantee 4/1/2	2020
Hele -		
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	y For Dept. 28 Recording Data	Use Only
Mo. 4 Day 2 Yr. 2020 \$ 1856.25	BK2020 Pa 760	
ebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-2	14, 77-1327(2)

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.

BK2020, Pg 760

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-2-2020
\$ 1856-25 By 25

Return to: Southern Title, LLC 9 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 (SW½) 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 , 2020.

Language of the control of the foregoing instrument was acknown.

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

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page	v 2003, 3 W. J. J.		Sale	Date				arig North	S	chool	Dis	trict Cod	le :	arione	4/15	
91	20	20	783		4	/2/	2020	Base:	91-	-00	74	Aff	iliated	:	, <u>'                                   </u>	U	nif	ied:	·.
Location	ı ID	Sale	Number	U	seabi	ility	& Code#	The state of				Kāla Kāla	Parc	el I	lumber				
000326	200		69		4		05	GeoCde	T	wn	Rng	Se	ct Q	rt	Subdiv	Are	a	Blk	Parcel
	D	ate of S	ale Assesse	d Val	ue 🖟			4133			<u></u>	0	0 (	0	20035			001	8770
Land	l .	Imp	rovements		11 7 70	То	tal	4400	10	Da	te of	Sale	Prop	erty	Classific	catio	n C	ode	
4	,205		131,17	5		1	35,380	Status		Prop	erty Ty	ре	Zoni	ng	Location	n	City	Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL (	BH)			· · · · · · · · · · · · · · · · · · ·	A) 1	1	B)	01		C) 1	L	D) <b>1</b>	E	)	6	F) <b>1</b>
							Residential		SK.		1	121	T 45.		Comme	cial	. 1	1 di	
	Mul	tiple Imp	provements:	Multi	ple. In	prove	ments.:			M	ultiple.	Impro	ovement	s.:			· · · · · · · · · · · · · · · · · · ·		<u>'</u>
		Constr	uction Date:	Const	ruction	n Date	: 19:	20		_	onstruct								
en e			Floor:		Sq. Ft	: :	1,4	12		_	oor Sq.								*****
		Buildin	g Cost New:	Cost			232,9	00			ost :								
Single Family				Resi	dentia	al Co	ndition: 3	5		- 1		rcial	Occup	anc	y Code:	e - 1			·
(100) 🗆 Mo	bile Hon	ne		(10)		Woı	n Out				imary:				nerl:			ther2:	
(101) 🗷 One	Story		· · · · · · · · · · · · · · · · · · ·	(20)		Bad	ly Wom			-			Constr		ion Class:		, i	Barrier.	
(102) 🗆 Two	Story			(30)	*	Ave	rage			(	1) 🗆	Fire	eproof	Stru	ctural Stee	l Frar	ne		·
(103) 🗆 Spli	03) 🗆 Split Level				*	Goo	d			(	2) 🗆		-		ncrete Fra				
(104) 🗆 1 1/	2 Story		_	(50)		Very	7 Good			(	3) 🗆	Ma	somy E	Зеаг	ing Walls				
(111) 🗆 Bi-I	Level			(60)		Exce	ellent			(4	4) 🗆	Wo	od or S	Steel	Framed E	xt. W	alls	;	
(106) 🗆 Oth	er				5-1		Maria Maria			(:	5) 🗆	Met	tal Fran	ne a	nd Walls				
Townhouse or	Duplex	Style:		Resid	lentia	l Qua	ality: 50			(6	5) 🗆	Pol	e Frame	e					
(301) 🗆 One	Story		4	(10)		Low				Co	st Rar	ık:			( C	ondi	tior	1:	
(302) 🗆 Two				(20)		Fair				(1	0) 🗆	Lov	V		(	10) [	]	Wom O	ut
(307) 🗆 1 1/2		<del></del>		(30)		Aver	age			(2	0) 🗖	Ave	rage		C	20) [		Badly W	Vorn
	Level			(40)		Good	1			(3	0) 🗆	Abo	ove Ave	erag	e (3	30) [	J .	Average	;
(309) 🗆 2 1/2				(50)	*	Very	Good			(4	0) 🗆	Hig	h		(4	10) E	ַ ַ	Good	
(304) 🗆 One				(60)		Exce	llent				<u> </u>	1 - 4			(5	50) [		Very Go	bod
(305) □ Two	Story D	uplex			a y daya A rayba	7	(Salaha)					1			(6	(0)	] [	Excellen	t
Assessor's	Adjus	tment	to Sale Pı	rice (	+ or	· -):			111										
Assessor Cor	nments	and Re	ason for A	ljusti	nent:	· · · · ·													
QCD; BE	TWEEL	EX-S	POUSE																
				••															
										·									
											-								
Comments fr	om		···	-		••		C	, por	nent	G+				<del></del>				
								C	11111	пеці	<b>3.</b>								
							· · · · · · · · · · · · · · · · · · ·	1											
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				· <del>-</del>															
							·· <b>-</b>											(Continue	e on back)

The feed will not be recorded unless this statement is signed and items 1-23 and carried youngleted.    County Name	NEBRASKA Good Life, Greet Service  DEPARTMENT OF REVISIONS	<ul> <li>To be filed with th</li> </ul>	e Register of Deeds. •	ansfer Statement		form <b>521</b>
Country Names   2 Country Names   3 Cause of Statiffrancier   WEBSETEN-91		The deed will not be reco	orded unless this statem	ent is singed and items 1-25 are accurate	m number,	atad
Sementor's Name, Address, and Telephone (Piesse Prior)   Sementor's Name, Address, and Telephone (Piesse Prior)   Sementor's Name (Seiter)   Annual (Seite	1 County Name				7777	
Generative Name, Address, and Telephone (Please Prior)	-				00	
General Name Spaller	5 Grantor's Name, Addres		int)		1	
Service Control Status (Service)   Status (Service)	Grantor's Name (Seller)		1 100		10.10 (1 102001	1014)
## Processor   State   Processor   Process	Amy C. Koehn, FK	A Amy Christine Brov	vπ & Bradlev R.	Joshua K. Brown		
Strain   Island   She   26000   Cincoln   She   26000   Cincoln   She   6800   Cincoln   She   Cincoln				Street or Other Mailing Address	,,,	
Property Classification Number	City		Zip Code		State	Tin Code
(30.6) 641-80.00   this programs a surject of process of the gramma as surject or g		NE		1 ¦ Lincoin	ÑĒ	6852
Foreity Classification Number. Check one box in categories A and B. Check Cit Property is also a mobile home.	Phone Number			10000 01/ 0000		
Property Classification Number, Check one book in categories A and B. Check of if property is also a mobile home.	Ęmail Address			······································	granice a 509(	a) foundation? Yes
(A) Status   Mineral inforcests-Producting   State Aspessed   Monitor Inforcests   Monitor In				N.A.		
Improved   Single Family   Industrial   Miniferal Interests Nonproducing   Sate Assessed   Mobile H		Number. Check one box in c	ategories A and B. Check (	if property is also a mobile home.		
Universored   Multi-Pamity   Agricultural   Mineral Interests-Productiong   Searc Passaged   Motivarion   Personal   Pe	<u> </u>		(	B) Property Type		(C)
OLL   Commercial   Recreational	✓ Improved	] Single Family	Industrial	Mineral Interests-Nonproducing	State Asse	ssed Mobile Hor
8 Type of Deed   Conservator   Destribution   Land Contract/Memo   Partition   Sheriff   Other	Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	Exempt	
Bill of Sale   Corrective   C	[ IOFT	Commercial	Recreational		_ ,	
Ball of Sale   Corrective   Centrety   Death Certificate - Transfer on Death   Executor   Mineral   Porcosard Rep.   Trust/Trustee   Porcosard Rep.   Porcosard Rep.   Trustee on Death   Trust   Porcosard Rep.   Trustee on Death   Trust   Porcosard Rep.   Trustee on Death   Trust   Porcosard Rep.   Trustee on Death   Tru	8 Type of Deed Cor	servator	Distribution   L	and Contract/Memo Partition	Sheriff	Other
Cemetery   Death Certificate   Enantier on Death   Executor   Mineral   Out Claim   Warrardy		rective	= =		=	
Tustee to Beneficiary   Sale Sixchanges   Putcon   Easement   Oith   Life Eastes   Sale   Trustee to Beneficiary   Yes   No   Scient Cervice   Easement   Sale   Grantor Trust   Pertino   Sale   Sale   Trustee to Beneficiary   Yes   No   No   Aunt of United to Nicce or Nephew   Family Corp., Partnership, or LLC   Serf   Other   Copial   No   Aunt or United to Nicce or Nephew   Family Corp., Partnership, or LLC   Serf   Other	, , <u> </u>		eath Executor to	fineral 🔽 Quit Claim	=	
Tustee to Beneficiary   Sale Sixchanges   Putcon   Easement   Oith   Life Eastes   Sale   Trustee to Beneficiary   Yes   No   Scient Cervice   Easement   Sale   Grantor Trust   Pertino   Sale   Sale   Trustee to Beneficiary   Yes   No   No   Aunt of United to Nicce or Nephew   Family Corp., Partnership, or LLC   Serf   Other   Copial   No   Aunt or United to Nicce or Nephew   Family Corp., Partnership, or LLC   Serf   Other	9 Was the property purchas	ed as 10 Type of Transf	er Distribution Fore	closure Irrevocable Trust Revocable	Trust	Transfer on Death
Yes   No	(i.R.C. § 1031 Exchange)	Change? Auction	Easement Gift		1	
11 Was coverantly transferred in full? (if No, explain the division.)    12 Was not included in the process of it to a trustee, are that truster and beneficiary relatives? (if Yes, check the appropriate box.)   13 Was the transfer between relatives, or if to a trustee, are that truster and beneficiary relatives? (if Yes, check the appropriate box.)   13 Was the transfer between relatives, or if to a trustee, are that truster and beneficiary relatives? (if Yes, check the appropriate box.)   14 Was the transfer between relatives, or if to a trustee, are that truster and child   Step-parent and Step-child   Step-parent and Child   Step-parent and Step-child   Step-parent and St	Yes 🗸 No	Court Decre			unf Contract   [	
See   No   Author between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.)   Yes   No   Aum or Uncle to Niuce or Nephew   Family Corp., Partnership, or LL   Self   Other   Partners and Sisters   Grancparents and Grandchild   Spouse   Exceptions   Exceptions   See   Services and Sisters   Exceptions   Parents and Child   Step-parent and Step-child	11 Was ownership transferred	l in full? (If No. explain the divi	sion.)			? (If No. state the intended in
Yes		<del>-</del>	······································	📝 Yes 🗌 No		
Yes   No	13 Was the transfer between t	elatives, or if to a trustee, are	the trustor and beneficiary re-	atives? (If Yes, check the appropriate box.)		
Parents and Child   Step-parent and Step-phild	✓ Yes No	Aunt or Uncle to Niece or			П	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.)   15 Was the mortgage assumed? (if Yes, state the amount and interest rate.)   16 Dest his conveyance divide a current parcel of land?   17 Was transfer fitnough it a real estate agent or at title company? (if Yes, include the name of the agent or title agent or title company? (if Yes, include the name of the agent or title agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the agent or title company? (if Yes, include the name of the statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duy authorized hyppasentative.    15 Was transfer finought a seasured or in a title company? (if Yes, include the name of the agent or the		Brothers and Sisters	Grandparents	and Grandchild Spouse		·
Was the mortgage assumed? (if Yes, state the amount and interest rate.)   \$122,070		✓ Ex-spouse	Parents and C	Child Step-parent and	Step-child	
\$122,070    Ves   No \$   5   6   6   5   5   6   6   5   6   6	14 What is the current market	value of the real property?	and the second			and interest rate )
17 Was transfer throught a real estate agent or a title company? (If Yes, include the nator the agent or at title company? (If Yes, include the nator the agent or at title company? (If Yes, include the nator the agent or at title company contact.)	\$122,070				one are acream	
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19 Name and Address of Person to Whom the Tax Sistement Should be Sent 106 W. Nemaha Blue Hill, NE 68930  8a No address assigned 18b Vacant land  9 Legal Description  See Exhibit "A"  18 t agricultural, fist total number of acres  2 Total purchase price, including any liabilities assumed 22 Cool  3 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)  4 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 O)00  5 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a  Under penalties of Isw, I deciare 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  Primes Type Name of Prantee or Authorized Representative Title  Register of Deed's Use Only  Date Deed Recorded  No. 1 Day 3 Yr. 2000 \$ Exempt Number 28 Recording Data  Register of Deed's Use Only  BK 2020 A 78.3	Yes Yo			of the agent or title company contact.)	Ves Adam	is Land Title Co N
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Printes Type Name of Grantee or Authorized Representative  Escrow Closing Agent  O4-02-2020  Date  Register of Deed's Use Only  Date Deed Recorded  Mo. 4 Day 3 Yr. 2000  Exempt Number  27 Value of Stamp or Exempt Number  SEXEMPT SA  BK 2020  Authorized Representative  BK 2020  Authorized Representative  For Dept. Use Only  BK 2020  Authorized Resource  SEXEMPT SA  BK 2020  Authorized Resource  Authorized Revenue	een cod and mat i	i com and comprises to sign in	is statement.	it and that it is, to the pest of my knowledge	and belief, true	e, complete, and
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Escrow Closing Agent   04-02-2020	Print St. Type Nar	ne of Grantee or Authorized Fl	appesentative			
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#### 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.

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/03/20 \$ Ex05a

By AS

Bk 2020, Pg 783

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 03 day of April A.D., 2020, at 02:09 o'clock PM. Recorded in Book 2020 on Pages 783-784

Dozese Tetsel 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;

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: May 03	<u>, 2020</u>
	Amy C Kochn  Amy C Koehn, formerly know as Amy Christine Brown  Bradley R. Koehn
STATE OF NEBRASKA COUNTY OF Hall	A GENERAL NOTARY - State of Nebraska  DYLAN SUNDERMEIER  My Comm. Exp. December 27, 2022
On this 3-d day of Mad Amy C. Koehn, formerly known as wife and husband.	Notary Public - Dylan Sundermeier My Commission Expires: Dec. 27, 2012

# Residential & Commercial Sales Worksheet

Cnty No.	Boo	k	Page		S	ale Date				Sc	hool Dis	trict Cod	ĕ					
91	202	0	785		4/	2/2020	Base:	91-	0074	Affil	liated:		Uni	fied:				
Location	D	Sale	Number	U	seabili	ty & Code#	The State of the S				Parcel 1	Number						
000326	200		70		1		GeoCde	Tw	n Rng	Sec	t Qrt	Subdiv	Area	Bik	Parcel			
	Dat	e of Sa	ale Assessec	l Val	ue		4133			00	0	20035		001	8770			
Land		Imp	rovements			Total		, T. V.	Date of	Sale l	Property	/ Classific	ation	on Code				
4	,205		131,17	5		135,380	Status	ī	roperty Ty	/pe	Zoning	Location	ı Ci	ty Size	Parcel Size			
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	100					Residentia						Commer	cial					
			rovements:			ovements.:	<u> </u>	<u>* 1 </u>	Multiple.	Impro	vements.:		<u> </u>	<u></u>	·			
	Construction Dat				ruction I		20		Construc			-						
	Floo				Sq. Ft. :		12		Floor Sq.	Ft. :								
			Cost New:	Cost		232,9	00		Cost:	<del></del>								
Single Family	Style: 1	01		Resi	dential	Condition: 3!	5	4 V	Comme	rcial (	Occupano	y Code:	t jest jes	Ŋħ z				
(100) □ Mo	bile Home		·	(10)	•	Vorn Out			Primary			her1:		Other2:	<u> </u>			
(101) 🗷 Ons	e Story			(20)		adly Wom			Comme	rcial (	Construct	ion Class:		28.5				
(102) 🗆 Two	o Story			(30)	<b>*</b> A	verage			(1)	Fire	proof Stri	ictural Stee	l Frame	<del></del> ;				
(103) 🗆 Spli	t Level			(40)	<b>E</b> (	ood			(2) 🗆	Reir	oforced C	oncrete Fra	me	<del></del>				
(104) 🗆 1 1/	2 Story			(50)	\	ery Good			(3) 🛘	Mas	опгу Веаг	ring Walls						
(111) 🗆 Bi-I	Level			(60)	□ E	xcellent			(4) 🗆	Woo	od or Stee	l Framed E	xt. Wal	ls				
(106) 🗆 Oth	er								(5) 🗆	Meta	al Frame a	and Walls						
Townhouse or	Duplex St	yle:		Resid	lential (	Quality: 50	romania. Yang beseria:		(6) 🗆	Pole	Frame							
(301) 🗆 One	Story			(10)	□ L	ow			Cost Ra	nk:		C	onditio	n:				
(302) □ Two	Story			(20)	□ F	air			(10) 🗆	Low		(1	10) 🗆	Worn (				
(307) 🗆 1 1/2	2 Story			(30)	□ A	verage			(20)	Aver	age	(2	20) 🗆	Badly V	Vorn			
(308) 🗆 Spli	t Level			(40)	□ G	ood			(30)	Abo	ve Averag	ge (3	80) 🗆	Averag	e			
(309) 🗆 21/2	2 Story			(50)	* V	ery Good			(40)	High		(4	10) 🗆	Good				
(304) 🗆 One	Story Dup	lex		(60)	□ E.	kcellent						(5	i0) 🗆	Very G	ood			
(305) 🗆 Two	Story Dup	lex									to the second	(6	0) 🗆	Excelle	nt			
Assessor's	Adjustn	nent 1	to Sale Pr	ice (	+ or -	):												
Assessor Co	mments a	nd Re	ason for Ad	ljusti	nent:		· <u></u>											
WD															-			
<u></u>				<u>.</u>					7.44					1477 <del>2</del>				
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Comments fr	· · · · · · · · · · · · · · · · · · ·					<u></u>	~				··-		<del>_</del>					
Comments II	ош					·	C	omm	ents:	•								
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<del>-</del>														<del></del>				
														(Continu	ie on back)			

Good Life, Great Service.	Heal Esta	ite Tra	nsfer Stateme	ent 70	FORM
DEPARTMENT OF REVENUE	<ul> <li>To be filed with the Register of</li> <li>If additional space is needed, a</li> </ul>	Deeds. • Re idd an attach	ad instructions on reverse signeral and identify the applical	de. 'Communitation of the street of the stre	521
	The deed will not be recorded unless t	this statemer	nt is signed and items 1-25 are	accurately complete	ed.
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	
5 Grantoria Marra Adduna	WEBSTER - 91		Mo. 04 Day 02 Yr. 2		Day 02 Yr. 2020
Grantor's Name (Setler)	s, and Telephone (Please Print)		6 Grantee's Name, Address, and	Telephone (Please Prin	t)
<u>Joshua K. Brown a</u>	nd Candice M. Brown		Grantee's Name (Buyer) Marcus Brooks		
Street or Other Mailing Addr 5318 NW 6th St.	ass		Street or Other Mailing Address 106 W. Nernaha		<u> </u>
City Lincoln	State NE	Zip Code 68521	City Blue Hill	State NE	Zip Code
Phone Number (308) 641-8009	1 4 111	00021	Phone Number is the	grantee a 501(c)(3) orga	
Email Address N.A.		-	(402) 460-8101 If Yes	, is the grantee a 509(a)	foundation? Yes V No
	Number. Check one box in categories A and	15.64.161	N.A.		
(A) Status	Tamber, Check the box in categories A and		Property Is also a mobile home. Property Type		700
✓ Improved ✓	Single Family Industrial	( <u>5</u> )	Mineral Interests-Nonproducing	State Assess	(C)
Unimproved [	Multi-Family		Mineral Interests-Producing	Exempt	ed Mobile Home
8 Type of Deed Con	servator Distrib	ution Lan	d Contract/Memo Partition	Sheriff	Other
=	ective Easerr		=	=	
	th Certificate - Transfer on Death	<u></u>		✓ Warranty	
9 Was the property purchas part of an IRS like-kind ex (I.H.C. § 1031 Exchange)	ed as 10 Type of Transfer Distribution Easemer		<u> </u>	ocable Trust	Transfer on Death
Yes V No	Auction Easemer  Court Decree Exchange		Life Estate Sale		Trustee to Beneficiary
11 Was ownership transferred	in full? (If No, explain the division.)	e		staction of Contract	Other (Explain)
Yes No		<del></del>	Yes	10	The same are line lided use.
13 Was the transfer between r Yes ✓ No	elatives, or if to a trustee, are the trustor and b	eneficiary relati	ves? (If Yes, check the appropriate i	00x.)	<del></del>
_] Yes _✓No			rtnership, or LLC Self		ther
	<u> </u>	Frandparents ar Parents and Chi	. <del>_</del> `		
14 What is the current market	<del></del> ·			nt and Step-child	
\$102,000	property.		15 Was the mortgage assumed? (If Yes   ✓ No \$	yes, state the amount an	
15 Does this conveyance divide	a current parcel of land?		17 Was transfer through a real estat	e agent or a title compan	v? (If Yes, include the name
Yes No			of the agent or title company con	tact.) Yes Adams	Land Title Co No
18 Address of Property 106 W. Nemaha			9 Name and Address of Person to	Whom the Tax Statement	Should be Sent
Blue Hill, NE 68930		;	See Grantee		
18a No address assigned	18b Vacant land				
20 Legal Description	material and a second s				<del></del>
See Exhibit "A"					
And of the second					
21 If agricultural, list total number	r of acres				
22 Total purchase price inc	uding any liabilities assumed			\$	400 000
			*******************	22	102,000,00
			r dollar amount and attach itemi:	· —	
24 Adjusted purchase price	paid for real estate (line 22 minus line 23	3)	**********	24	102,000,00
25 If this transfer is exempt t	rom the documentary stamp tax, list the	exemption no	ımber		
Under pena correct, and that I	Ities of law, I declare that I have examined t am duly authorized to sign this statement.	this statement a	and that it is, to the best of my know	viedge and belief, true, o	omplete, and
Danielle L. l	Kelley				(402) 463-4198
sign Nam	e of Graptee or Authorized Representative				Phone Number
. Jun	tee or Authorized Representative	Title	Escrow Closing	Agent	04-02-2020
11010			<u> </u>		Date
5 Date Deed Recorded	Register of Deed 27 Value of Stamp or Exempt Number		Recording Date		For Dept. Use Only
Mo. 4 Day 3 YA	\$ 229.50	=   28	Recording Data  RK 2020 P. 75	85	
ebraska Department of Revenue orm No. 96-269-2008 6-2019 Rev. Supr	arradas 96,360 2000 Bar 0 2017		Unavaru, Fa		lev Stat. §§ 76-214, 77-1327(2)
THE PROPERTY OF SUPERISHER SUPERISHED		copy of this o	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	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/03/20 \$ 229.50 By AS

Bk 2020, Pg 785

State of Nebraska State 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

etsch 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):

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AND

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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
LACCULUL	1,101011	. 2020

GENERAL NOTARY - State of Nebraska TYLER SWARTZ My Comm. Exp. May 5, 2021

Joshua K. Brown

Candice M. Brown

STATE OF NEBRASKA

COUNTY OF Lancaster

On this _____ day of _______, 2020, before me personally appeared Joshua K. Brown and

Candice M. Brown, Husband and Wife.

Notary Public - Tyler 5

My Commission Expires:

# Agricultural Land Sales Worksheet

Cnty No. Bo	ok	Page	Sal	le Date	School District Code												
91	20	20	835	4/8	/2020	Base:	91-00	74	Affil	iated:		Uni	fied:				
Location	<b>ID</b>	Sale	Number	Useability	& Code#	1945年第1 1948年第1	新进校。 (4.343年)	eddy A		Parcel N	umber						
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	D	ate of S	ale Assessed	Válue		4135	4	9	29	1	00000	1	000	3410			
Land		Imp	rovements	1	otál		/, <b>D</b>	ate of	Sale	Property	Classific	ation (	Code				
134	,425		1 11 121 111		134,425	Status	Prop	erty Ty	ре	Zoning	Location	Ci	y Size	Parcel Size			
		Irrigat	ion Type:	•		A) <b>2</b>	B)	05		c) <b>5</b>	D) <b>3</b>	E)	0	F) 9			
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The Control							R	ecreatio				· · · · · · · · ·		<u>-</u> .			
	wellings							Oth				- 5 4' "'					
Outb	uildings			., .		Nor	ı-AG T	OTA	니		9.820		· . · .				
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Assessor's Adjustment to Sale Price (+ or -):	7	Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
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Non-19-19-19-19-19-19-19-19-19-19-19-19-19-	1	
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Comments from	Comme	nts:
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## Good Life, Great Service.

DEPARTMENT OF REVENUE

**FORM** 521

Real Estate Transfer Statement

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

	The deed will not be reco	orded unless this stateme	nt is signed and items 1-25 are	accurately completed	
1 County Name	2 County Num		3 Date of Sale/Transfer ⁴	4 Date of Deed	8 2020
	WEBSTER - 91	*	Mo. 4 Day 8 Yr. 20		ay8Yr
5 Grantor's Name, Ad Grantor's Name (Seller	ldress, and Telephone (Please Pr	int)	6 Grantee's Name, Address, and T Grantee's Name (Buyer)	elephone (Please Print)	
Gary Wilhelms			PG Kohmetscher Farm, I	L.L.C.	
Street or Other Mailing 2164 Road 210	0		Street or Other Mailing Address 2040 Hwy 4		
Blue Hill	State NE	Zip Code 68930	City Blue Hill	State NE	Zip Code 68930
Phone Number (402) 984-1114			(402) 984 <b>-</b> 5917 If Yes,	grantee a 501(c)(3) organi is the grantee a 509(a) fou	
Email Address n/a			Email Address n/a		
7 Property Classifica	tion Number. Check one box in o		if property is also a mobile home.		
(A) Status			) Property Type		(C)
☐ Improved☐ Unimproved☐ IOLL	Single Family  Multi-Family  Commercial	Industrial Agricultural Recreational	Mineral Interests-Nonproducing  Mineral Interests-Producing	State Assessed	Mobile Home
8 Type of Deed Bill of Sale	Conservator Corrective	Distribution La	nd Contract/Memo Partition ase Personal Rep		Other
	ange)	sfer Distribution Forec Easement Gift ree Exchange Grant	Life Estate Sale	faction of Contract Crchased for same use? (If	ransfer on Death rustee to Beneficiary other (Explain) No, state the intended use.)
13 Was the transfer between Yes VN		r Nephew	atives? (If Yes, check the appropriate beartnership, or LLC Self and Grandchild Spouse hild Step-parei	oox.)  Oth	er
	narket value of the real property?		15 Was the mortgage assumed? (If	Yes, state the amount and	
\$243,845 16 Does this conveyance	e divide a current parcel of land?		Yes No \$  17 Was transfer through a real estate	e agent or a title company	? (If Yes, include the name
Yes V	No.		of the agent or title company con		
18 Address of Property Ag land			19 Name and Address of Person to N Grantee	Whom the Tax Statement S	Should be Sent
18a 🗸 No address ass	signed 18b Vacant land				
20 Legal Description					
See Attached  21 If agricultural, list tota	70.07	·		2	
22 Total purchase pri	ce, including any liabilities ass	umed		22	243,845.00
23 Was non-real prop	perty included in the purchase?	Yes No (If Yes, er	nter dollar amount and attach itemi.	zed list.) 23	<u> </u>
24 Adjusted purchase	e price paid for real estate (line	22 minus line 23)		24	243,845,00
25 If this transfer is ex	xempt from the documentary s	tamp tax, list the exemption	number	·	
correct, ar	ler penalties of law, I declare that nd that I am duly authorized to sign Kohmetscher, Member,	this statement.	nt and that it is, to the best of my knowns.	wledge and belief, true, co	omplete, and (402) 984-5917
Print or Ty	Pe Name of Grantee or Authorized		,		Phone Number
sign	MINTE	_	Grantee		4/8/2020
here Signature	of Grantee or Authorized Represe	ntative	Title		Date
		Register of Deed's Use On			For Dept. Use Only
Mo Day 8	27 Value of Stam \$ 549	p or Exempt Number	28 Recording Data BK 2020 P 8	35	
lebraska Department of Reve	nue		7		ev. Stat. §§ 76-214, 77-1327(2)

Lot One (1) of the Northeast Quarter (NE½) 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 comer 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, fg 835

State of Nebraska county of Webster Sentered on the numerical index and filed for record in the Clerk's office of said county this 8 day of Hori A.D., 2020, at 3-20 o'clock D.M. Recorded in Book 2020 on Page 83-836 County Clerk D. Deputy Clerk D. Deputy Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date Y-8-JOJO
\$ \$49.00 By 40

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 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 8 , 2020.

Gary Wilhelms

STATE OF NEBRASKA ) ss.

COUNTY OF WEBSTER )

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

Notary Public

# Agricultural Land Sales Worksheet

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	Date of S	ale Assessed			4241	3	9	3	4	1	000	00	1.	000	2	595
Land	Imp	rovements	j	otal		, D	ate of	Sal	e Pr	operty	Clas	sifica	tion (	Code	y de la	
212,940				212,940	Status	Pro	perty Ty	ре	Z	oning	Lo	cation	Cit	y Size	Par	cel Size
	Irrigat	ion Type:	····		A) <b>2</b>	B)	05		C)	5	D)	3	E)	0	F)	9
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Assesso	or's Adjus	tment to	Sale Price (	+ or -):		Total Recapt	ure Value:	
Assessor	r Comments	and Reaso	n for Adjustm	ent:				
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DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

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

**FORM** 521

Th	e deed will not be recorded	d unless this stateme	nt is signed and Items 1-25 are accu	rately complete	d.							
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed								
	WEBSTER - 91		Mo. 10 Day 05 Yr. 2019 Mo. 08 Day 30 Yr. 2017									
	and Telephone (Please Print)		6 Grantee's Name, Address, and Telepi	none (Please Print	)							
Grantor's Name (Seller) Harold Dean Schrine	r and Gail Schriner		Grantee's Name (Buyer) Shane and Alison Meyer									
Street or Other Mailing Addres 2264 Road Q	s		Street or Other Mailing Address 1554 Road X									
City Guide Rock	State NE	Zip Code 68942	City Blue Hill	State NE	Zip Code 68930							
Phone Number				ee a 501(c)(3) orgar grantee a 509(a) fo								
Email Address			Email Address	glaniee a 309(a) k	oundation? Yes ✓ No							
7 Property Classification Nu	mber. Check one box in catego	ories A and B. Check C i	f property is also a mobile home.									
(A) Status		(B	) Property Type		(C)							
✓ Unimproved	Multi-Family	ustrial [ ricultural [ creational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assesse	ed Mobile Home							
8 Type of Deed Conse	ervator ctive	Distribution La	nd Contract/Memo Partition asse Personal Rep.	Sheriff [ Trust/Trustee	Other							
9 Was the property purchased part of an IRS like-kind exchange)  [] Yes	Certificate - Transfer on Death d as lange?  Auction Court Decree full? (If No, explain the division.)		osure Irrevocable Trust Revocable Life Estate Sale or Trust Partition Satisfaction 12 Was real estate purchase	of Contract	Transfer on Death Trustee to Beneficiary Other (Expiain) No, state the intended use.							
	ntives or if to a trustee are the t	notes and baseful.	Yes No tives? (If Yes, check the appropriate box.)									
✓ Yes No	Aunt or Uncle to Niece or Neph Brothers and Sisters Ex-spouse	Family Corp., P Grandparents a Parents and Ch	ind Grandchild Spouse	Step-child	ner							
14 What is the current market va \$212.940	lue of the real property?		15 Was the mortgage assumed? (If Yes, st	ate the amount and	l interest rate.)							
16 Does this conveyance divide	a current parcel of land?		Yes ✓ No \$  17 Was transfer through a real estate ager of the agent or title company contact.)		·							
18 Address of Property			19 Name and Address of Person to Whom	Yes	No							
Rural Webster Co	unty, Nebraska		Shane & Alison Meyer	the lax Statement	Should be Sent							
18a No address assigned	18b 🗸 Vacant land		1554 Road X Blue Hill, Nebraska 68930									
20 Legal Description				·	· · · · · · · · · · · · · · · · · · ·							
:1 if agricultural, list total number		raska 		J 1\$	·							
22 Total purchase price, inclu		• • • • • • • • • • • • • • • • • • • •		22 \$	135,000,00							
	luded in the purchase? 🔲 \		er dollar amount and attach itemized lis	t.) 23 \$	0,00							
	aid for real estate (line 22 mi			24	135,000 00							
Under penal	im duly authorized to sign this sta	examined this statement	number	and belief, true, co	omplete, and (402) 462-0300							
Print or Type Name	of Grantee or Authorized Repre-	sentative			Phone Number							
nere Signature of Grante	ee or Authorized Representative	TI	Attorney for Grante	e	4/3/2020 Date							
	Posint	er of Deed's Use Only		<u></u>	· · · · · · · · · · · · · · · · · · ·							
Date Deed Recorded	27 Value of Stamp or Exc		8 Recording Data		For Dept. Use Only							
Mo. 04 Day 06 Yr. 2			BK 2020 Bs 813	-814								
braska Department of Revenue	<u>~ 303.15</u>		BD 2020 Has 813	Authorized by Nob D	ov Stot \$6.76.214.77.10							

BK 2020, Pg 813

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6th day of April A.D., 2020, at 6:15 o'clock P. M. Recorded in Book 2020 on Page 813-814

Louise 145th County Clerk 110,000 Reputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-6-20
\$ 303.15 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: 4/20 30 ,2017.

HAROLD DEAN SCHRINER

GAIL SCHRINER

STATE OF NEBRASKA )	
COUNTY OF ADAMS ) ss	
The foregoing instrument, 2017, by HAROLD DI	was acknowledged before me this <u>30</u> day of EAN SCHRINER, as Seller.
	Notary Public
GENERAL NOTARY - State of Nebraska ADAM D. PAVELKA My Comm. Exp. Nov. 23, 2017	Notary Fublic
STATE OF NEBRASKA ) ) ss	
COUNTY OF ADAMS )	
The foregoing instrument v., 2017, by GAIL SCHRI	was acknowledged before me this 30 day of NER, as Seller.
GENERAL NOTARY - State of Nebraska ADAM D. PAVELKA My Comm. Exp. Nov. 23, 2017	Notary Public

# Agricultural Land Sales Worksheet

Cnty No. Book		Page	Sa	le Date	School District Code											
91	20	20	815	2/1	9/2020	Base:	91-00	02	Aff	iliated:	ied:					
Location ID		Sale Number		Useability & Code#						Parcel Number						
002211900			73	4	4 05		Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale			ale Assessed	Value		4493	1	12	3	2 3	00000	1	000	1520		
Land		Imp	rovements	Total		Date of Sale Property Classification Code										
210	,930				210,930	Status	Proj	erty Ту	рe	Zoning	City Size Parcel S					
		Irrigat	ion Type:				B)	05		c) <b>5</b>	D) <b>3</b>	E)	0	F) 9		
LCG		1	CRES:	VA	LUE:		LCG			ACR	ES:		VAL	U <b>E:</b>		
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2A				•		2G										
3A1								30	31	3	45,045					
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	venings iildings	<u>- 1900 y</u> 1913 - R		<del></del>		Non	-AG T	Othe OTA		2	2.000					
		V- 1							_							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY INTO A REVOCAE	LE LIVING TRUST
Comments from	Comments:
	(Continue on back)

## Good Life. Great Service.

## **Real Estate Transfer Statement**

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

**FORM** 521

• If additional space is needed, add ar	n attachr	nent and identify the applicable item number.	021
The deed will not be recorded unless this s	statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number		3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91		Mo. 2 Day 19 yr. 2020 Mo. 2 Da	19 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)		Grantee's Name (Buyer) Roger C. Overmiller & Norma S. Overmiller	Povoceble Living
Roger C. Overmiller and Norma Overmiller Street or Other Mailing Address		Street or Other Mailing Address	Revocable Living
4062 O Road		4062 O Road	
City State Zip C Smith Center KS	Code 66967	State Smith Center KS	Zip Code 66967
	00307	Phone Number Is the grantee a 501(c)(3) organiz	
Phone Number 785 - 389 - 6281		If Yes, is the grantee a 509(a) four	
Email Address roger_norma_o @ hot mail.co	om	Email Address	
7 Property Classification Number. Check one box in categories A and B. C	Check C if	property is also a mobile home.	***************************************
(A) Status	(B)	Property Type	(C)
Improved Single Family Industrial		Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Spricultural		Mineral Interests-Producing Exempt	
☐ IOLL ☐ Commercial ☐ Recreational			
8 Type of Deed Conservator Distribution	Lan	d Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement	Leas		
Cemetery Death Certificate – Transfer on Death Executor	Mine		
9 Was the property purchased as part of an IRS like-kind exchange?	Foreclo		ansfer on Death
(I.R.C. § 1031 Exchange) Auction Easement	Gift		ustee to Beneficiary
Yes V No Court Decree Exchange	Grantor		her (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  V Yes No		12 Was real estate purchased for same use? (If N	io, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and benefic	iciany rolati		
	- 10 m	urtnership, or LLC  Self  Othe	r
		nd Grandchild Spouse	
	its and Chil		
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
210 900 00		Yes 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
Yes No		of the agent or title company contact.) Yes	V No
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Sh	nould be Sent
		Roger C. and Norma S. Overmiller, Trustees	
		4062 O Road	
18a No address assigned 18b Vacant land	1	Smith Center KS 66967	
20 Legal Description			
The Southwest Quarter (SW1/4) of Section 32,	, Town	ship 1 North, Range 12 West of the 6	ith P.M.,
Webster County, Nebraska			
11 0			
21 If agricultural, list total number of acres			
22 Total purphase original uding any liabilities assumed		\$	0.00
22 Total purchase price, including any liabilities assumed		22	1.00
23 Was non-real property included in the purchase?	f Yes, ente	er dollar amount and attach itemized list.) 23	i
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		\$	00100
25 If this transfer is exempt from the documentary stamp tax, list the exe			
correct, and that I am duly authorized to sign this statement.	statement	and that it is, to the best of my knowledge and belief, true, cor	nplete, and
Roger C. Overmiller, Trustee of the Roger C. C	Overmill	er and Norma S. Overmiller Rev. Living Trus	785-389-628
Print or Type Name of Grantee or Authorized Representative		-	Phone Number
sign Roger Covermiller		Trustee	2/19/20
here Signature of Grantee or Authorized Representative	Tit	tle .	Date
Register of Deed's U	Use Only	,	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number		8 Recording Data	
Mo. 04 Day 06 Yr. 20 \$ exempt #5h		Book 2020. Po 815	
Nebraska Department of Revenue			v. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017			

State of Nebraska 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., 2000, at 6:25 o'clock P. M. Recorded in Book SO20 on Page___81S County Clerk Deputy Carded Assessor.

Book 2020, Pg 815

NEBRASKA DOCUMENTARY
STAMP TAX Date 4-6-20
\$ 8 cm # 5 By 612

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, GRANTEES,

Convey to GRANTEES 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:

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

Executed on: February 19, 2020.

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.

NUTARY 2018UC - State of Foresas KARLA M. FLEMI My Appl. Exp. 7-22Lell Milening

# Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sal	Date					Sch	ool Dis	trict Cod	е ,				
91	20	2020 818			4	/6,	/2020	Base:	91-	0002	2	Affilia	ated:		Uni	Unified:			
Location	ı ID	Sale	Number	Useability & Code #							F	arcel I	Number	umber					
000139200 74				1			GeoCde	Tw	n F	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assesse					ue	remail Sold a		4371				00	0	10025		005	0000		
Land Improvements						Ţ	otal	i O symulogiski O seksymos		Date	of S	ale P	roperty	Classific	ation	Code			
680 28,34					45 29,025				T	roper	ty Ty _l	ре	Zoning	Location	City Size Parcel Size				
Assessor Location: RED CLOUD (								A) <b>1</b>	B)	) (	01	C,	) 1	D) <b>1</b>	E)	6	F) <b>1</b>		
	<u>Antani</u>						Residentia	1		3				Comme	cial	Margar.			
	Mul	tiple Im	provements:	Mult	iple. In	nprov	ements.:			Mult	tiple.	Improve	ments.:						
		Constr	uction Date:	Cons	tructio	n Dat	e: 19	56		Cons	structi	on Date	; :						
			Floor:	Floor	Sq. F	t. ;	9	80		Floo	r Sq. :	Ft. :							
A. S. A. P. S.		Buildin	g Cost New:	Cost			102,9	40		Cost	t:		,						
Single Family	Style:	101		Resi	denti	al Co	ndition: 3	0		Con	nmer	cial O	ccupano	y Code:	$\{x_{i}^{(n)}, x_{i}^{(n)}\}_{i=1}^{n}$		11 A		
(100) □ Mc	bile Hon	ne		(10) □ Worn Out						Primary: Other1: Other2:									
(101) 🗷 On	e Story			(20) □ Badly Worn					Commercial Construction Class:										
(102) 🗆 Tw	o Story			(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(40) □ Good					(2) ☐ Reinforced Concrete Frame										
(104) 🗆 1 1/	2 Story			(50) U Very Good					(3)   Masonry Bearing Walls										
(111) 🗆 Bi-l	Level			(60) 🗆 Excellent					(4) Uood or Steel Framed Ext. Walls										
(106) 🗆 Oth	iei								(5)   Metal Frame and Walls										
Townhouse or	r Duplex	Style:		Resi	dentia	il Qu	ality: 20		(6) 🗆 Pole Frame										
(301) 🗆 One	Story			(10) □ Low					Cost Rank: Condition:										
(302) 🗆 Two	Story			(20) 图 Fair					(10)  Low (10)					10) 🗆	) □ Wom Out				
(307) 🗆 1 1/	2 Story			(30)  Average						(20)					20) 🗆 Badly Worn				
(308) □ Spli	t Level			(40) □ Good						(30) Above Average (3					30) 🛘 Average				
(309) 🗆 2 1/	2 Story			(50) Uery Good						(40) □ Hìgh (4					40) 🗆 Good				
(304) □ One	Story D	uplex		(60) 🗆 Excellent										(50) 🛮 Very Good			ood		
(305) 🗆 Two	Story D	uplex						Baran Baran A						8 J. J. 10	50) 🗆	Excelle	nt		
Assessor's	Adjus	tment	to Sale Pi	rice	(+ 0)	r -):													
Assessor Co					`														
WD																			
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Comments f	rom		<del> </del>					C	omm	ents:	:	<del></del>							
***************************************															<del>-</del> , -, <u>-</u> -				
																(Continu	ie on back)		

## **Real Estate Transfer Statement**

**FORM** 

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

DEPARTMENT OF REVENUE	• If a	additional space	e is needed, add	an attach	ment and identify the app	plicable item number.	
	The deed	will not be reco	rded unless this	statemer	nt is signed and items 1-2		
1 County Name		2 County Num			3 Date of Sale/Transfer	Yr. 2020 4 Date of De	/_ 2020
	- Introcommona	STER - 91	Y		, , ,	11: NIC:	
5 Grantor's Name, Addre Grantor's Name (Seller)	ess, and Tele	phone (Please Pr	int)		Grantee's Name, Address Grantee's Name (Buyer)	s, and Telephone (Please P	rint)
Mark W. Bostock		ey N. Bostock	(		Riverside Housing, Street or Other Mailing Addr		
Street or Other Mailing Ac 13301 NW 84th	auress				31771 Road Z		
City Malcolm		State NE	Zip	Code 68402	City Sutton	State NE	Zip Code 68979
Phone Number (303) 591-5795		11/- 12/		2	Phone Number 3926	Is the grantee a 501(c)(3) o If Yes, is the grantee a 509(	
Email Address n/a					Email Address n/a		
7 Property Classificatio	n Number. C	heck one box in c	ategories A and B.	Check C i	f property is also a mobile h	ome.	
(A) Status				(B)	) Property Type		(C)
✓ Improved Unimproved	Single F  Multi-Fa	· · · · · · · · · · · · · · · · · · ·	Industrial Agricultural		Mineral Interests-Nonproducing	_	essed Mobile Home
IOLL	Comme	rcial	Recreational				
Bill of Sale	Conservator Corrective		Distributio	t Lea	The second secon	nal Rep. Trust/Trustee	Other
		ate – Transfer on D			neral Quit C		
9 Was the property purch part of an IRS like-kind	hased as d exchange?	10 Type of Trans	fer Distribution	Forecl		Revocable Trust  Sale	Transfer on Death Trustee to Beneficiary
(I.R.C. § 1031 Exchang		Auction Court Decr			or Trust Partition	Satisfaction of Contract	Other (Explain)
11 Was ownership transfer				Granic			e? (If No, state the intended use.)
Yes No	4				Yes	No	
					tives? (If Yes, check the appro		
Yes No		or Uncle to Niece o		mark section to the	Partnership, or LLC Se	905) ————————————————————————————————————	Other
	Ex-sp	ers and Sisters		naparents a ents and Ch		oouse ep-parent and Step-child	
14 What is the current mark		COTA SECURIO		sins and or	15 Was the mortgage assum		t and interest rate.)
\$41.500	not value of th	io real property.			Yes No	\$	%
16 Does this conveyance d	ivide a currer	nt parcel of land?	W		17 Was transfer through a re	eal estate agent or a title com	pany? (If Yes, include the name
Yes No					of the agent or title compa	any contact.)  Yes South	hern Title, LLC No
18 Address of Property 425 W 6th Avenue	5				19 Name and Address of Per	rson to Whom the Tax Statem	nent Should be Sent
Red Cloud, NE 68					Grantee		
18a No address assign		Vacant land					
20 Legal Description							
The East Half (	E1/2) of	Lots Elever	n (11) and T	welve (	(12), Block Five (5	5), LeDuc's Additi	ion to the City of
Red Cloud, We					,	***	
		•					
21 If agricultural, list total nu	umber of acre	es	· ·				
22 Total purchase price.	, including a	any liabilities assi	umed			22 \$	41,500,00
23 Was non-real proper					ter dollar amount and attac	\$	
24 Adjusted purchase p	rice paid fo	r real estate (line	22 minus line 23)			\$	41,500,00
25 If this transfer is exer							
correct, and t	that I am duly	authorized to sign			t and that it is, to the best of	my knowledge and belief, tru	ue, complete, and 462 - 746 - 3926
		antee or Authorized			C	antee	Phone Number 4/ / 2/2020
1 Um	Grantee or A	uthorized Represer	ntative Penser	<u></u>	Title		Date 72020
		F	Register of Deed's	s Use Onl	v	A CONTRACTOR OF THE PARTY OF TH	For Dept. Use Only
26 Date Deed Recorded		27 Value of Stamp	o or Exempt Number		28 Recording Data		
Mo. 04 Day 06	Yr. 20	\$ 94	·S0		Book 2000. Pa	9 818	
obracks Department of Revenue						Authorized by N	Veh Rev Stat 88 76-214 77-1327(2)

Book 2020, Pg 818

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this of day of April A.D., 20 00, at 6:36 o'clock P. M. Recorded in Book 2020 on Page SIS

Locuse Follow County Clerk
10.00 Reputy
Ind Comp Assessor Carded

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 , 2020 by Mark W.

#### 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:

The foregoing instrument was acknowledged before me on April

Bostock and Ashley N. Bostock, husband and wife.

- (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

STATE OF NEBRASKA
) ss.

COUNTY OF WEBSTER

, 2020.

Ashley N. Bostock

Ashley N. Bostock

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

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Pa	ıge	Sal	le Date	110			S	chool Dis	trict Co	le			1 .	
91	2020	8:	36	3/20	5/2020	Base: 91-0002				liated:		Uni	Unified:			
Location II	<b>)</b>	Sale Numbe	er	Useability	y & Code #					Parcel I	Number					
00220950	0	76		4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Агеа	Area Blk Parce			
	Date	of Sale Ass	essed V	/alue		4493	3 1 12 21 3 00000 1 000					1	330			
Land		Improveme	nts	T	otal		D	ate of	Sale	Property	Classifi	cation (	Code	de		
260,0	75				260,075	Status	Pro	erty Ту	pe	Zoning	Locatio	n Ci	y Size	Раг	cel Size	
	h	rigation Type	e: .	<del></del>		A) 2	B)	05		c) 5	D) 3	E)	0	F)	9	
LCG		ACRES:		<b>VA</b>	LUE:		LCG	y Xv.		ACR	ES:		VAL	UE:	4.4	
IRRIGATED				· · · · · · · · · · · · · · · · · · ·			ASSLA									
· · · · · · · · · · · · · · · · · · ·	1A							1	.G	1	1.000	15,015				
	2A1					<del></del>		20	31	1	9.000	25,935				
_	2A					2G <b>41.000</b>					55,	965				
	3A1	·				3G1										
	3A							3	G		6.000			8,	190	
	4A1							40	31							
	4A							4	G							
DRYLAND	1D1					S	helterbe	lt/Timb	er							
	1D	20.0	000		46,700		1	Accretic	т							
	2D1							Was	te		3.000				540	
	2D					Other										
	3D1					AG L	AND I		<del></del>		7.000			60,	075	
	3D							Road	-		3.000					
	4D1	46.0			86,940			arrn Site	+							
A WAR TO SEE	4D	11.0	Me Me		20,790			me Site	_							
							R.	ecreatic	<del></del>							
Dwe Outbuil	llings					Non	-AG T	Oth		<u>,</u>	3.000	<u> </u>				
Outom	ഷാളാ	the state of the s	4.0			TAOU	-#\J 1	VIA.	<b>-</b>		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)

# NEBRASKA

Real Estate Transfer Statemen

FORM

Good Life, Great Service. 521 • To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE · 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 2020 3 13 Day 2 WEBSTER - 91 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry L. Meyer and Becky S. Meyer Grantor's Name (Seller) Gerald Garvin and Sharon R. Garvin, Trustees Street or Other Mailing Address 305 N Cherry St Street or Other Mailing Address 1127 Hwy 136 Red Cloud State Zip Code 68970 City Red Cloud State Zip Code 68970 Phone Number Phone Number VNO Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? W No Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt TIOLL Commercial Recreational 8 Type of Deed Conservator Distribution Partition Land Contract/Memo Sheriff Other Bill of Sale Corrective Trust/Trustee Easement Lease Personal Ben Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? Irrevocable Trust 10 Type of Transfer Distribution Foreclosure Revocable Trust Transfer on Death Life Estate Sale Auction Easement Gift Trustee to Beneficiary (I.R.C. § 1031 Exchange) Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No. ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) V Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$260,000 V No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes_ Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description See Attached 160+-21 If agricultural, list total number of acres 95.000^l.00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 95,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Terry L. Meyer Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee Signature of Grantee of Authorized Representative Date

26 Date Deed Recorded

For Dept. Use Only

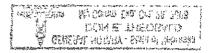
28 Recording Data

2021

Register of Deed's Use Only

Value of Stamp or Exempt Number

213



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,

State of Nebraska
County of Webster

Entered on the

mumerical 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 Rage 830
COUNTY Clerk
10.00 Deputy
Ind Comp Assessor Carded

BK 2020, fg 834

TRI	ICTI	יסיתו	DEED

Date

NEBRASKA DOCUMENTARY

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	, 2006.
Bereld & armi Gerald Garvin, Trustee	Thusto Maron R. Darrin Trustee Sharon R. Garvin, Trustee
STATE OF NEBRASKA	)
County of Webster	)ss. )
	as acknowledged before me on <u>Felona</u> , 2006 a R. Garvin, Trustees of the Garvin Family Trust.

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

Notary Public

# Agricultural Land Sales Worksheet

Part	Cnty No.	Во	ook	Page	S	ale Date	School District Code											
Documents   Doc	91	20	20	837	3/:	26/2020	Base:	Base: 91-0002 Affiliated:					Unified:					
Date of Sale Assessed Value	Location	<b>D</b>	Sale	Number	Useabil	ty & Code #		Parcel Number										
Land         Improvements         Total         Date of Sale Property Classification Code         City Size         Parcel Size           260,075         \$tatis         Property Type         Zoning         Location         City Size         Parcel Size           Irrigation Type:         A) 2 B 05 C 5 D 0 3 E 0 D 3 E 0 D 5         D 0 F 9         Parcel Size           LCG         ACRES:         VALUE:         LCG         ACRES:         VALUE:           IRRIGATED IAI         GRASSLAND IGI         TG 11.000         15,015         15,015           2AI         GRASSLAND IGI         TG 19.000         25,935         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015         15,015	0022095	500		77	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Агеа	Blk	Parcel					
260,075   260,075   Status   Property Type   Zoning   Location   City Size   Parcel Size		D	ate of S		4493	1	12	21	3	00000	1	000	1330					
LCG   ACRES:   VALUE:   LCG	Land		Ĺmp	rovements		Total		D	ate of	Sale P	roperty	Classific	ation (	Code				
LCG	260	,075				260,075	Status	Proj	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size			
IRRIGATED   IAI   GRASSLAND   IGI			Irrigat	ion Type:			A) 2	B)	05	C	) 5	D) 3	E)	0	F) 9			
RRIGATED   IAI	LCG		P	ACRES:	v	ALUE:		LCG			ACR	ES:		VAL	UE:			
2A1	IRRIGATE	D IA1					GR	ASSLA	ND I	il								
2A     2G     41.000     55,965       3A1     3G     6.000     8,190       4A1     4G1     4G1       4A2     4G     4G       DRYLAND 1D1     Shelterbelt/Timber     5helterbelt/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		1A					ļ		1	G	1	1.000	15,015					
3A1   3G1   3G1		2A1		<u>-</u>					20	<del>5</del> 1	19.000			25,935				
3A		2A							2	G	41.000			55,965				
4A1       4G1         4A2       4G3         DRYLAND 1D1       Shelterbelt/Timber         1D       20.000         46,700       Accretion         2D1       Waste         3D1       Other         3D1       AG LAND TOTAL       157.000         3D       Roads       3.000         4D1       46.000       86,940       Farm Sites         4D       11.000       20,790       Home Sites         Recreation       Recreation         Dwellings       Other	···•	3A1							30	<del>3</del> 1								
AA		3A							3	G	6.000				8,190			
DRYLAND   1D1   20.000   46,700   Accretion							<b></b>		40	71								
1D   20.000   46,700   Accretion			<u></u>						· · · · · ·						·			
2D1   Waste   3.000   540	DRYLAND						S	helterbe	t/Timb	ट्य								
2D   Other				20.000	-	46,700		<i>A</i>	Accretio	n								
AG LAND TOTAL   157.000   260,075   3D   Roads   3.000												3.000			540			
3D Roads 3.000  4D1 46.000 86,940 Farm Sites  4D 11.000 20,790 Home Sites  Recreation  Dwellings Other	*******						1.O.T			<del></del>								
4D1         46.000         86,940         Farm Sites           4D         11.000         20,790         Home Sites           Recreation         Other	- 4				ļ								260,07		60,075			
4D 11.000 20,790 Home Sites  Recreation  Other				46 000		06.040						3.000		<u> </u>				
Dwellings Other																		
Dwellings Other						20,,90				_								
	The contract of the contract o	zellinos	SAN BANKS SELVER	1年30日第四年11日 11日 11日 11日 11日 11日 11日 11日 11日 11日	· · · · · · · · · · · · · · · · · · ·			Re					<del></del>					
							Non	AG T				3.000		· <u>-</u>				

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

Good Life, Great Service.

### **Real Estate Transfer Statement**

FORM **521** 

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

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<ul> <li>If additional space is needed, add an att</li> </ul>	achment 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 Mo. 3 Day 26 Yr. 2020 2020 WEBSTER - 91 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Terry L. Meyer and Becky S. Meyer Sharon R. Garvin Street or Other Mailing Address 305 N Cherry St Street or Other Mailing Address 1127 Hwy 136 Zip Code 68970 City Red Cloud Red Cloud Zip Code 68970 State Phone Number Phone Number Is the grantee a 501(c)(3) organization? V No Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt TOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Ben Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Yes V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) clear title 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No ✓ Yes V Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$260,000 No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes V No V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description See Attached 160+-21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed . . . . . . . . . 0,00 22 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Terry L. Meyer Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee Signature of Grantee or Authorized Representative Title here Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data xempt #5a Yr2020 BKaDaO \$ Day _ Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017



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  $6^{\rm th}$  P.M., Webster County, Nebraska,

BK 2020, Pg 837

State of Nebraska }s	s <b>.</b>
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on Page 03	Total County Clerk
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ind Comp As	sessorCarded
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NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-8-2020
\$Exempt#Sa By da

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

#### WARRANTY DEED

Sharon R. Garvin, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Terry L. Meyer and Becky S. Meyer, 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 Northeast Quarter of the Northwest Quarter (NE½NW½) 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 (N½SW¼) and the Southeast Quarter of the Southwest Quarter (SE½SW¼) of Section Twenty-one (21), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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 March 26,2020.

Sharon R. Lanner Sharon R. Garvin

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on Masch 36, 2020 by Sharon R. Garvin, a single person.

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

Motary Public

# Agricultural Land Sales Worksheet

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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
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#### NEBRASKA Good Life, Great Service

### Real Estate Transfer Statement

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

**FORM** 521

DEPARTMENT OF REVENUE 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 2020 2020 WEBSTER - 91 Day . 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer TC Accommodator 202, LLC Jnik, LLC & Jim Nikodym, Tte Jim Nikodym Rev Trust Street or Other Mailing Address 1111 Hwy 281 Street or Other Mailing Address 20507 Nicholas Circle, Suite 107 Red Cloud Zip Code 68970 Zip Code 68022 City Elkhorn Phone Number Phone Number (402) 289-4421 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address brettg@gottsch.net 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt TIOLL Commercial Recreational Land Contract/Memo 8 Type of Deed Distribution Partition Sheriff Other Bill of Sale Corrective Lease Easement Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim **√** Warranty 9 Was the property purchased as 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? ✓ Sale Auction Easement Gift Life Estate Trustee to Beneficiary (I.R.C. § 1031 Exchange) √ Yes No Court Decree Exchange Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No. √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$912,000 \$ 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes <u>TitleCore Exchange</u> Yes 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. approx. 160 21 If agricultural, list total number of acres _ 912,000,00 25,000,00 23 Was non-real property included in the purchase? V Yes No (If Yes, enter dollar amount and attach itemized list.) 23 887,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Hehlik Type Name of Grantee of Authorized Representative Siehle Signature of Grantee or Authorized Representative 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 15 Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

# 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 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 X day
of Phov 4 D. 20 20 at 4.07
o'clock O.M. Recorded in Book 2021
on Rage O18 County Clerk
10.05 Ob Deputy
IndCompAssessorCarded



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 Wesbster 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 seised 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: X Miriam I. Mikodym, Trustee
Miriam I. Nikodym, Trustee Printed name: STATE OF NEBRASKA )ss. COUNTY OF Adams The foregoing instrument was acknowledged before me this 6th day of April Member 2020 by John Nikodym of Jnik, LLC, a Nebraska limited liability company. Notary Public State of Nebraska -- General Notary DANIEL J WIEBE STATE OF NEBRASKA Commission Expires )ss. May 23, 2022 COUNTY OF Adams

The foregoing instrument was acknowledged before me this 6 day of

2020 by Miriam I. Nikodym, Trustee of the Jim F. Nikodym Revocable Trust.

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

# Agricultural Land Sales Worksheet

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# Good Life, Great Service

### Estate Transfer Statement

**FORM** 

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

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

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

DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number Day Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
TC Accommodator 202, LLC Grantor's Name (Seller) Jnik, LLC Street or Other Mailing Address 20507 Nicholas Circle, Suite 107 Street or Other Mailing Address 1111 Hwy 281 Zip Code 68970 State City Elkhorn Red Cloud NE 68022 Phone Number Phone Number (402) 289-4421 Is the grantee a 501(c)(3) organization? V No If Yes, is the grantee a 509(a) foundation? Yes Email Address brettg@gottsch.net Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Mineral Interests-Nonproducing Mobile Home | Improved Industrial State Assessed ✓ Unimproved ✓ Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Recreational Commercial Distribution Land Contract/Memo Sheriff Other 8 Type of Deed Conservator Partition Bill of Sale Trust/Trustee Corrective Easement Lease Personal Ren Death Certificate - Transfer on Death Mineral Quit Claim **✓** Warranty Cemetery Executor Was the property purchased as Revocable Trust 10 Type of Transfer Distribution Irrevocable Trust Transfer on Death Foreclosure part of an IRS like-kind exchange? Auction Life Estate ✓ Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) Easement No ✓ Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$912,000 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes <u>TitleCore Exchange</u> Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee - see item 6 18a V 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. 160 912.000:00 22 25,000,00 23 Was non-real property included in the purchase? V yes No (If Yes, enter dollar amount and attach itemized list.) 887,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Stehlik Print of Type Name of Grantee of Authorized Representative sign Attorney For Grantec Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data 99 75 2020

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 ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this & 170 A.D., 2020 at_ NEBRASKA DOCUMENTARY P.M. Recorded in Book 2020 STAMP TAX County Clerk ⚠_Deputy Carded Comp 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 Wesbster 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. <u> April 4</u>, 2020. Executed Jnik, LLC By: <u>X</u> Printed name: STATE OF NEBRASKA COUNTY OF Adams

The foregoing instrument was acknowledged before me this 6th day of 1901, 2020 by 100 Nikodym, Manber of Jnik, LLC, a Nebraska

State of Nebraska - General Notary **DANIEL J WIEBE** My Commission Expires

limited liability company.

Mainel L. Muche

# Residential & Commercial Sales Worksheet

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## **Real Estate Transfer Statement**

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FORM

			Read instructions on reverse side. chment and identify the applicable i		521
	The deed will not be re	corded unless this stater	nent is signed and items 1-25 are ac	ourately complete	d.
1 County Name	2 County No		3 Date of Sale/Transfer	4 Date of Deed	
	WEBSTER - 91		Ma O+ Day C9 Yr. 2020	Mo. 64	Day 09 Yr. 2020
	ess, and Telephone (Pleace	Print)	6 Grantee's Name, Address, and Tele	phone (Please Prin	)
Grantor's Name (Seller)	man and Medera K	71	Grantee's Name (Buyer) The Willa Cather Foundation	· · · · · · · · · · · · · · · · · · ·	
Street or Other Mailing Art	man and Marlene K.	Zimmeman		JN .	
Street or Other Mailing Ad 630 N Franklin St	01444		Street or Other Malling Address 413 N Webster		
City	State NE	Zip Coda 6897		State NE	Zip Code
Réd Cloud Phone Number	NE_	6897			Zip Code 6897
LMOUS INTITION			Phone Number Is the gra	ntee a 501 (c)(3) orga he grantee a 509(a) i	nization? Yes Vivoundation? Yes Viv
Email Address			Ernall Address	giainos a sociaj	201/03/10111
n/a		<del></del>	n/a	<del></del>	
	i Number. Check one box ii		C if property is also a mobile home.		
(A) Status			(B) Property Type		(C)
	Single Family	Industrial	Mineral Interests-Nonproducing	State Assess	ed 🔲 Mobile Hom
Unimproved	Multi-Family	Agriculturei	Mineral Interests-Producing	Exempt	
☐ lorr	Commercial	Recreational			
<u> </u>	onservator .		Land Contract/Memo Partition	Sheriff	Other
	orrective		Lease Personal Rep.	Trust/Thustee	
	eath Certificate - Transfer on	Death Executor	Mineral Quit Claim	✓ Warranty	
Was the property purch part of an IRS like-kind (I.R.C. § 1031 Exchange	ased as 10 Type of Trai	nsfer 🗌 Distribution 🔲 For	eclosure Irrevocable Trust Revocab	ole Trust	Transfer on Death
(LR.C. § 1031 Exchange	E) Auction	Easement Gifi	Life Estate 🗸 Sale		Trustee to Beneficiary
Yøs 🗹 No	Court De		intor Trust Partition Satisfac	tion of Contract	Other (Explain)
	ed in full? (if No, explain the o	division.)	12 Was real estate purch	sed for same use? (	ff No, state the intended us
Yes No_				istorical preserv	ation
	relatives, or if to a trustee, a		elatives? (If Yes, check the appropriate box.	)	
YesNo	Aunt or Uncle to Niece	or Nephew 🔲 Family Corp	., Partnership, or LLC Self	□ 0	ther
	Brothers and Sisters	Grandparen	ts and Grandchild Spouse		
	Ex-spouse	Parents and	Child Step-parent a	nd Step-child	
	et value of the real property?		15 Was the mortgage assumed? (If Yes	state the amount an	d Interest rate.)
\$12,500			Yes V No \$		%
	ide a current parcel of land?		17 Was transfer through a real estate ag	jent or a title compar	y? (If Yes, include the name
Yes No			of the agent or fittle company contact	·) 🔽 Yes GTA	No
Address of Property 641 N Cherry St			19 Name and Address of Person to Who	m the Tax Statement	Should be Sent
Red Cloud, NE 689	170		Grantee		
a 💹 No address assigne		!			
Legal Description	d 185 Vacant land				9578.000.000.000.000.000
Legal Description Lots One (1), Two (	d 185 Vecant land (2), Three (3), and th	ne North 16 feet of Lot	Four (4), Block Two (2), Rado	liff 's Addition	to
Legal Description Lots One (1), Two (	d 185 Vacant land	ne North 16 feet of Lot	Four (4), Block Two (2), Rado	liff 's Addition	to
Legal Description Lots One (1), Two (	d 185 Vecant land (2), Three (3), and th	ne North 16 feet of Lot	Four (4), Block Two (2), Rado	liff 's Addition	to
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Legal Description Lofs One (1), Two ( Red Cloud, Webste If agricultural, list total num  Total purchase price, li	d 195  Vecant land (2), Three (3), and the County, Nebraska	ne North 16 feet of Lot	***************************************	22 5	to 12,500,00
Legal Description Lofs One (1), Two ( Red Cloud, Webste If agricultural, list total num  Total purchase price, li	d 185  Vecent land  (2), Three (3), and the County, Nebraska	ne North 16 feet of Lot	Four (4), Block Two (2), Rado	22 5	
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State of Nebraska ss.  County of Webster ss.  Entered on the numerical index and filed for record in the Clerk's office of said county this day of ADCI A.D., 20 AD, at 2:03 o'clock A. Recorded in Book ADAD on Page STATE County Clerk  LDISC PERSON County Clerk  10.00 Deputy  Ind Comp Assessor Carded	NEBRASKA DOGUMENTARY Date 4-9: 2020
	\$ 29.25 By 10
Prepared by: Theobald Law Office P O Box 423 Red Cloud, NE 68970	
WARRANTY DEED	
James D. Zimmerman and Marlene K. Zimmerman, husband and of ONE DOLLAR (\$1.00) and other valuable consideration received Cather Foundation, a Nebraska non-profit corporation, convey to described real estate (as defined in Neb. Rev. Stat. 76-201):  Lots One (1), Two (2), Three (3), and the North 16 feet of Lot Foundation to Red Cloud, Webster County, Nebraska	ved from Grantee, The Willa Grantee, the following
Grantors covenant, jointly and severally, with Grantee that Granto	rs:
<ol> <li>are lawfully seised of such real estate and that it is fre</li> <li>have legal power and lawful authority to convey the s</li> <li>warrant and will defend title to the real estate against</li> </ol>	ame;
Executed April 9, 2020.	
ames Domerman Marla	e Kingum
James D. Zimmerman Marlene K. Zimm	nerman
STATE OF NEBRASKA ) ) ss. COUNTY OF WEBSTER )	
The foregoing instrument was acknowledged before we are	n(1) 0

The foregoing instrument was acknowledged before me on HPMI , 2020 by James D. Zimmerman and Marlene K. Zimmerman, husband and wife.

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

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	Š. 7.		Sale.	Date		2			1. (N. 19)	S	chool Dis	strict Cod	e		
91	20	20	905		8	/8/	2019	Bas	e: <b>S</b>	1-	000	2	Aff	iliated:		Uni	fied:	
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	D:	ate of S	ale Assesse	d Va	Iue			43	71	2	1	11	5	5 4	00000	1.	000	8305
Land		Imp	rovements			Tot	al			S.X	Dat	e of S	Sale	Propert	y Classific	ation	Code	
785	,110					78	35,110	St	atus		Ргоре	rty Ту	pe	Zoning	Location	n Ci	ty Size	Parcel Size
Assessor Lo	cation:	RURA	L (RUR)					A)	2	B	3)	05		C) 5	D) <b>3</b>	E)	0	F) 9
						·	Residentia	İ	4.75		i v	1.72			Comme	cial	45.4	
	The second		rovements:	Mul	tiple. Ir	nprovez	nents.:				Mu	ıltiple.	Impr	ovements.:			<u> </u>	
		50, 111 C	uction Date:	1	structio							nstruct						
	1924		Floor:	Floo	r Sq. F	t. :				-	Flo	or Sq.	Ft. :					
A Property		Buildin	g Cost New:								Cos							
Single Family	4 4 4			1.77	identi	al Con	dition:	r ye ke Ni Sanja Ak			Со	mmei	rcial	Оссирал	cy Code:	16.13	4.5x	J. j.:
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(101) 🗆 One	Story			(20	) [	Badl	y Wom				<del>-</del>			Construc	tion Class:			
(102) 🗆 Two	o Story			(30	) 🗆	Aver	age				(1	) 🗆	Fir	reproof Str	uctural Stee	l Frame	<del>: · · · · · · · · · · · · · · · · · · ·</del>	
(103) 🗆 Spli	t Level			(40)	) 🗆	Good	1				(2)	) 🗆	Re	inforced C	oncrete Fra	me	<del></del>	<u> </u>
(104) 🗆 1 1/	2 Story			(50)	) 🔲	Very	Good				(3)	) 🗆	Ma	asonry Bea	ring Walls			
(111) 🗆 Bi-I	Level			(60)	) 🗆	Exce	llent				(4	) 🗆	W	ood or Stee	el Framed E	xt. Wal	lls	
(106) 🗆 Oth	er		",			(15 No. 15) 15 to 15 No.					(5)	) 🗆	Мє	tal Frame	and Walls			
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(302) 🗆 Two	Story			(20)		Fair	·				(10	)) 🗆	Lo	W	(	10) 🗆	Wom (	Dut
(307) 🗆 1 1/2	2 Story	·		(30)		Avera	ıge		,		(20	)) 🗆	Av	егаде	C	20) 🗆	Badly '	Wom
(308) 🗆 Spli	t Level			(40)		Good					(30	) 🗆	Ab	ove Avera	ge (	30) 🗆	Averag	е
(309) 🗆 2 1/2	2 Story			(50)		Very	Good				(40		Hig			40) 🗆	Good	
(304) 🗆 One	Story D	uplex		(60)		Excel	lent						A.	14. j. j.	)	50) 🗆	Very G	ood
(305) 🗆 Two	Story D	uplex				7. K. 4.			, . 64			Siriny			(	50) 🗆	Excelle	nt
Assessor's	Adjus	tment	to Sale P	rice	(+ o:	r -):	· i · • •											
Assessor Co	mments	and Re	ason for A	djus	tment	:	·											
DEED OF	DIST	RIBU:	TION BY	PE	RS.	REP	; BETW.	EEN	PAR	EN	T &	СН	TLI	D; ALS	O INCL	UDES		
PARCEL	1905					·												
Comments fr	om		<u> </u>						C	omn	nents	s:				. 1		
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																	(Contin	ue on back)

# NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

### **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 staten	nent is signed and items 1-25 are accurately comp	leted.
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of D	
	WEBSTER - 91	Mo. 8 Day 8 Yr. 2019 Mo. 00	3 Day 30 Yr. 2020
5 Grantor's Name, Add	ress, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please	Print)
Grantor's Name (Seller) See Attached		Grantee's Name (Buyer)	
Street or Other Mailing A	ddress	See Attached Street or Other Mailing Address	
431 VZ Cir. 2518		1320 Red Maple Drive	
^{City} Canton	State Zip Code TX 7510	City State Carrollton TX	Zip Code 75007
Phone Number		Phone Number Is the grantee a 501(c)(3)	organization? Yes
(972) 839-1239 Email Address		(214) 701-8430 If Yes, is the grantee a 509	P(a) foundation? Yes VN
Year and the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same		1 0000000000000000000000000000000000000	
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(A) Status		(B) Property Type	(C)
Improved	Single Family Industrial	Mineral Interests-Nonproducing State As	sessed Mobile Home
✓ Unimproved	Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt	
I IOLL	Commercial Recreational		
		Land Contract/Memo	Other
		Lease ✓ Personal Rep. ☐ Trust/Trustee Mineral ☐ Quit Claim ☐ Warranty	3
		eclosure   Irrevocable Trust   Revocable Trust	Transfer on Death
9 Was the property purc part of an IRS like-kind (I.R.C. § 1031 Exchange	d exchange? Auction Easement Gift		Trustee to Beneficiary
Yes No	3"/   = = = =	untor Trust Partition Satisfaction of Contract	Other (Explain)
	rred in full? (If No, explain the division.)	12 Was real estate purchased for same us	
✓ Yes No			
	en relatives, or if to a trustee, are the trustor and beneficiary re	elatives? (If Yes, check the appropriate box.)	2
✓ Yes  No		., Partnership, or LLC Self	Other
		s and Grandchild Spouse	
	Ex-spouse ✓ Parents and	ш - г г - г - г - г - г - г - г - г - г	
	ket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amoun	nt and interest rate.)
\$368,333	livide a current parcel of land?	Yes V No \$	%
Yes No	ivide a current parcer or land?	17 Was transfer through a real estate agent or a title conform of the agent or title company contact.) Yes	npany? (If Yes, include the name
18 Address of Property		19 Name and Address of Person to Whom the Tax Stater	
**************************************		Maryetta E. & Nelson F. Trambly, Co-Trust	
		P. O. Box 141	303
18a 🗸 No address assign	ned 18b 🗸 Vacant land	Campbell, NE 68932	
20 Legal Description			
See Attached			
1 If agricultural, list total nu	umber of acres		
22 Total purchase price	including on High Hiting accounts	\$	202
	including any liabilities assumed		0,00
23 Was non-real proper	ty included in the purchase? 🗌 Yes 📝 No (If Yes, e	enter dollar amount and attach itemized list.) 23	
24 Adjusted purchase p	rice paid for real estate (line 22 minus line 23)	24	0100
			0,00
25 If this transfer is exer	mpt from the documentary stamp tax, list the exemption	n number 15	
correct, and t	penalties of law, I declare that I have examined this statement.  And I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, tr	ue, complete, and
▶ Henry C.	. Schenker		(308) 425-6273
sign Print or Type	Name of Grantee or Authorized Representative		Phone Number
	tenyy L. Schemen	Attorney	4/2/2020
nere Signature of	Grantee or Authorized Representative	Title	Date
	Register of Deed's Use O	nly	For Dept. Use Only
Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	. c. bops ode only
Mo. 4 Day 10	yr. 2020 \$ Exempt # 15	BK2020.16 905	
braska Department of Revenue	. Supersedes 96-269-2008 Rev. 2-2016		Neb. Rev. Stat. §§ 76-214, 77-1327(2)
30-203-2000 9-201/ HeV	. Superseues 90-209-2008 HeV. 2-2016		

- 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 (½) interest as tenants in common, GRANTEES
- 20. An undivided one-third (1/3rd) interest in and to the Southeast Quarter (SE¼) 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 (E½) of Section Eight (8), Township Two (2), North, Range Eleven (11), West of the 6th P.M. in Webster County, Nebraska,

BK2020, Pg 905

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 10 A.D., 20 0, at 8:05 o'clock 10 M. Recorded in Book 20 00 Page 10 County Clerk 10.00 Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 4-10-2020 \$Exerqf# 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 (½) 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 (SE½) 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 (E½) 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 30, 2020.

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

STATE OF TEXAS )

SS.

VAN Dand + COUNTY )

The foregoing instrument was acknowledged before me on March 20, 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

Musen Stanley Notary Public.

# Agricultural Land Sales Worksheet

	Book	Page	\$ 180 BOOK \$100 CON	le Date		J. 6. W		School District Code  Affiliated: Unified:								
91 2	020	909	3/2	7/2020	Base:	01-01	L23	Aff	iliat	ed:			Unif	ied:		
Location ID	Sale	Number	Useabilit	y & Code#					Pa	rcel N	lumb	er				
002008500		82	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subo	liv	Агеа	Blk	F	arcel
	Date of S	ale Assessed V	/alue		4245	3	11	2	9	0	000	00	1	000	9	410
Land	Imp	orovements	1	otal	(2000年) 新名的大学	L	ate of	Sale	Pro	perty	Clas	sifica	tion (	Code	Š.	
967,830	)	196,075	1,	163,905	Status	Pro	perty Ty	тре	Zoning		Loc	ation	n City Size		Par	cel Size
	Irrigat	tion Type:			A) 1	B)	05		C)	5	D)	3	E)	0	F)	9
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4	A						2	IG								
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4		0.270		210			ome Sit ecreatio	÷				0			LO,	000
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Outbuilding				86,075	Non	-AG ]				1 6	5.87	<u></u>			45,	375

Assesso	or's Adjusti	ment to	Sale Pri	ce (+ or	-):	Total Recapture Value:								
Assessor	Comments a	nd Reas	on for Adj	ustment:					·					
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## Real Estate Transfer Statement

**FORM** 

Good Life, Great Service

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

· If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer Mo. 3 Day 27 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) DAREN O. NIEMEYER SUCC. TRUSTEE (SEE ATTACHED) DAREN O NIEMEYER TRSTEE OF NIEMEYER FAMILY TR Street or Other Mailing Address 942 ROAD T Street or Other Mailing Address 942 ROAD T City BLADEN Zip Code 68928 State BLADEN State Zip Code 68928 Is the grantee a 501(c)(3) organization? Phone Number (000) 000-0000 V No V No Phone Number (000) 000-0000 Yes If Yes, is the grantee a 509(a) foundation? YAS Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. ✓ Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Sale Life Estate (LB.C. § 1031 Exchange) Trustee to Beneficiary V No Yes Court Decree Exchange Satisfaction of Contract Grantor Trust Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. ✓ Yes No ✓ 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.) V Yes Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property RURAL WEBSTER COUNTY DAREN O NIEMEYER, TRUSTEE 942 ROAD T BLADEN, NE 68928 18a No address assigned 18b Vacant land 20 Legal Description SEE ATTACHED 21 If agricultural, list total number of acres 0.00 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 0100 

25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and and that I am duly authorized to sign this statement.

sign

antee or Authorized Represe

Register of Deed's Use Only

Value of Stamp or Exempt Number

exempt SB

Recording Data

For Dept. Use Only

Yr. 20 Day Nebraska Department of Revenue

26 Date Deed Recorded

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

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

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

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 ½) OF SECTION NINE (9), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11), WEST OF THE  $6^{TH}$  P.M., WEBSTER COUNTY, NEBRASKA.

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

THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF SECTION FIVE (5), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) WEST OF THE  $6^{TH}$  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  $6^{\rm TH}$  P.M., WEBSTER COUNTY, NEBRASKA

Book 2020, Ag 909

State of Nebraska SS.

County of Webster Sentered on the numerical index and filed for record in the Clerk's office of said county this 11th day of April A.D., 20 20, at 2:25 o'clock P. M. Recorded in Book 2020 on Page 909-910 County Clerk \$16,00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date___4_11-20
\$ Exempt = 5BBy___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 ½ NW ½) 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 ½) OF SECTION FIVE (5) TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11), WEST OF THE  $6^{\text{TH}}$  P.M., WEBSTER COUNTY, NEBRASKA.

THE SOUTHEAST QUARTER (SE ½) OF SECTION FIVE (5), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) WEST OF THE  $6^{\rm TH}$  P.M., WEBSTER COUNTY, NEBRASKA

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

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

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

Executed: Mach 27, 2020

AREN O. NIEMEYER, Grantor

Book 2020, 8, 910

STATE OF NEBRASKA	)	)SS.
COUNTY OF COUNTY	)	jos.

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

GENERAL NOTARY - State of Nebraska
CRYSTAL M. SHESTAK
My Cornm. Exp. June 26, 2023

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ook	Page	Sa	le Date				School District Code						
91	20	20	914	4/8	3/2020	Base:	01-01	23	Aff	iliated:		Unif	ĭed:		
Location	<b>D</b>	Sale	Number	Useabilit	y & Code #				1	Parcel N	umber				
0025046	00		83	1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value 💛		4129	4	12	3	6 0	00000	1	000	3975	
Land		Imp	provements		[otal		D	ite of	Sale	Property	Classific	ation (	ode	41 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
700	,525				700,525	Status	Ргор	егty Ту	рe	Zoning	Location	Cit	y Size	Parcel Size	
		Irrigat	ion Type:		, , , , , , , , , , , , , , , , , , ,	A) <b>2</b>	B)	05		ර) 5	D) 3	E)	0	F) 10	
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	lA	-						1	lG						
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	3A1							30	31						
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	4A			·				4	G						
DRYLAND			175.410		409,580	S	helterbel								
	1D		62.870		146,800		<i>.</i>	ccretic	on						
	2D1	<u></u>	6.450		13,575	•		Was						•	
	2D		19.050	· · · · · · · · · · · · · · · · · · ·	37,340			Oth							
	3D1		0.450		880	AG L	AND T				3.800			00,525	
	3D		16.610		20 450			Road	-		7.970	<u> 137,419.</u>			
	4D1				-			rm Site	-		- 1				
	4D	4D <b>0.390 735</b>		/35			me Site	_							
				-	Κe										
	Dwellings Outbuildings					Non	-AG T	Othe OTA		7	7.970				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	no commenda
WD	
Comments from	Comments:
	, , , , , , , , , , , , , , , , , , , ,
	(Continue on back)

# Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

**FORM** 521

83

The deed will	not be recorded unless this stateme	ent is signed and items 1-25 are accurate	ly completed	i.				
1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of De	ed				
Webster	91	Mo. <u>4</u> Day <u>8</u> Yr. <u>2020</u> Mo. <u>4</u> Day <u>8</u> Yr. <u>202</u>						
5 Grantor's Name, Address, and Teleph	ione (Please Print)	6 Grantee's Name, Address, and Teleph	one (Please P	rint)				
Grantor's Name (Seller)  James R. Karr and Janet M. Karr		Grantee's Name (Buyer) Plainview Farms, LLC						
Street or Other Mailing Address 777 Hwy 4		Street or Other Mailing Address PO Box 184						
City Bladen	State Zip Code NE 68928	City Bladen	State NE	Zip Code <b>68928</b>				
Phone Number n/a		Phone Number Is the grantee a 50 308-991-5082 If Yes, is the grante						
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net						
7 Property Classification Number. Check of	ne box in categories A and B. Check C if	property is also a mobile home.						
(A) Status	(	B) Property Type		(C)				
☐ Improved ☐ Single Family ☐ IOLL ☐ Commercial	☐ Industrial ☑ Agricultural ☐ Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assesse Exempt	ed Mobile Home				
8 Type of Deed Conservator  Bill of Sale Corrective Cemetery Death Certificate - T	☐ Easement ☐ Le	and Contract/Memo Partition Sherr ease Personal Rep. Trust ineral Quit Claim Warra	/Trustee	Other				
not of an IDC like kind avalance?	Auction Easement Gift	closure		Transfer on Death Trustee to Beneficiary Other (Explain)				
11 Was ownership transferred in full? (If No, ex Yes NoNo	plain the division.)	12 Was real estate purchased for sa Yes No No	ame use? (If No	o, state the intended use.)				
13 Was the transfer between relatives, or if to a  Yes No Aunt or Unc Brothers an	cle to Niece or Nephew	Partnership, or LLC Self Shouse	☐ Othe	r				
14 What is the current market value of the real \$1,168,000.00		15 Was the mortgage assumed? (If Yes, state the		nterest rate.)				
16 Does this conveyance divide a current parce Yes No	I of land?	17 Was transfer through a real estate agent or a	title company? Yes Charter 1					
18 Address of Property		19 Name and Address of Person to Whom Tax S Plainview Farms, LLC	tatement Shoul	d be Sent				
Webster Co.		See #6						
18a No address assigned 18b	Vacant Land							
20 Legal Description The Southeast Quarter of the Northeas (NE1/4SW1/4); and the South Half of th County, Nebraska.	t Quarter (SE1/4NE1/4); the Souther le Southwest Quarter (S1/2SW1/4) a	ast Quarter (SE1/4); the Northeast Quarte III in Section 36, Township 4 North, Rang	r of the Sout e 12 West of	thwest Quarter the 6th P.M., Webster				
21 If agricultural, list total number of acres			1 0					
22 Total purchase price, including any liab			22 \$	1,168,000 00				
23 Was non-real property included in the	purchase? 🗌 Yes 🔀 No (If Yes, ent	er dollar amount and attach itemized list.)	23					
<ul><li>24 Adjusted purchase price paid for real e</li><li>25 If this transfer is exempt from the docu</li></ul>		number	24 \$	1,168,000 00				
	eclare that I have examined this statement a	and that it is, to the best of my knowledge and belief	f, true, complete	e, and				
▶ Plainview Farms, LLC /			308	-991-5082				
Print or Type Name of Grante	e or Authorized Representative			e Number				
sign A		Grantee or Authorized Representative	April	8. 2020				
here Signature of Orantee or Autho	rized Representative T	itle	Date					
	Register of Deeds	s' Use Only		For Dept. Use Only				
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. <u>04</u> Day <u>13</u> Yr. <u>30</u>	\$ 2628.00	BK 2020, to 914						

Book 2020, Pg 914

State of Nebraska ss.

County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19¹⁴ day of Nort A.D., 20 00, at 2.18 o'clock s. M. Recorded in Book 30.20 on Page 914

Louise Petsch County Clerk & 10.00 Deputy

AFTER RECORDING RETURN TO:

Assessor

Ind___Comp_

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
\$ 26.38,00 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,

Carded

Webster (L.)

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

The Southeast Quarter of the Northeast Quarter (SEI/4NEI/4); the Southeast Quarter (SEI/4); the Northeast Quarter of the Southwest Quarter (NEI/4SWI/4); and the South Half of the Southwest Quarter (S1/2SWI/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 & day of April, 2020.

James R. Karr

Janet M. Karr

STATE OF Nebraska COUNTY OF Adams

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

Notary Public

State of Nebraska — General Notary DANIEL J WIEDE My Commission Expires May 23, 2022

Page 1

Warranty Deed File No. 20182

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		1982 (N.) 148 Noo	Sale I	)ate	1000				S	chool I	Dist	trict Cod	e			
91	20	20	947		4/	/10/	2020	Base:	91-	007	074 Affiliated:					Uı	Unified:		
Location	ID	Sale	Number	Ţ	seabi	ility &	Code#							Parcel Number					
000331	300		84		1			GeoCde	Tw	π	Rng	Sec	t Qr	t	Subdiv	Аге	a	Blk	Parcel
	D	ate of Sa	ale Assesse	d Va	lue ்		Byvores (f.yk. Valastok (f.yk.	4133				00	0 0	)	20045			000	9250
Land		Imp	rovements			Tota	<b>i</b>			Date	e of S	Sale	Prope	rty	Classific	ation	ı Co	ode	
2	,095		27,32	29,415			Status		Proper	ty Ty	pe Zoning Loc			Location	ocation City Size			Parcel Size	
Assessor Lo	cation:	BLUE	HILL (	BH)				A) 1	В	)	01		c) 1		D) 1	E)	•	6	F) <b>1</b>
		38 (No. 6.)			Object State	R	esidentia					, 1, 5 c			Commer	cial	g,		
	Mul	tiple Imp	rovements:	Mult	iple. In	nproven	ients.:	part of a second		Mul	ltiple.	Impro	vements			- 15			
Construction Date:									~j	structi									
			Floor:						Floo	or Sq.	Ft. :	***						11-11-	
		Building	g Cost New:	11001 bq.14.7					1	Floor Sq. Ft. :  Cost :								<del>1</del>	
Single Family	Style:			1000	identia	al Con	dition: 2	0	y 6776.	Cor	mmei	cial	Оссира	anc	y Code:				
(100) □ Mo				(10)	) 🗆	Worn	Out				Commercial Occupancy Code:  Primary: Other1: Other2:								
(101) 🗷 On	e Story			(20)	) <del>*</del>	Badly	Worn			Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30)	. 🗆	Avera	ıge			(1)	(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spl	it Level			(40)	) <u></u>	Good				(2)	) 🗆	Rei	nforced	I Co	oncrete Fra	me			
(104) □ 1 1/2 Story					(50) 🗆 Very Good					(3)   Masonry Bearing Walls									
(111) 🗆 Bi-l	Level			(60)   Excellent					(4) U Wood or Steel Framed Ext. Walls										
(106) 🗆 Oth	er								(5)   Metal Frame and Walls										
Townhouse or	Duplex	Style:		Resi	dentia	il Qua	ity: 30	14676	19. d.	(6)		Pol	e Frame	?					
(301) 🗆 One	Story			(10)		Low				Cos	t Rar	ık:		31.34. 31. 11		ondi	tion:	S. C.	
(302) 🗆 Two	Story			(20)		Fair				(10)	) 🗆	Lov	V		(	10) [	□ V	Worn C	Out
(307) 🗆 1 1/	2 Story			(30)	*	Avera	ge		· 	(20)			erage		<u>`</u>	20) [	l E	Badly V	Vorn
(308) □ Spli				(40)		Good				(30)	) 🗆	Abo	ove Ave	rag	e (.	30) [	□ A	Average	ę
(309) 🗆 21/				(50)		Very				(40)	) 🗆	Hig	h	77.				<del>Jood</del>	
(304) □ One	Story D	uplex		(60)		Excel	ent							3 A				/ery G	
(305) □ Two	Story D	uplex				A seral				Year	1.34				(	60) [	JΕ	xcelle	nt
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# 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

**FORM 521** 

1 County Name	777						
	The deed will not be re	corded unless this	s statemen				
1 Octany name	2 County N  WEBSTER - 91	umber		3 Date of Sale/Tr		4 Date of Deed	
5 Grantor's Name Addre	ess, and Telephone (Please	D-i-0			ay 10 Yr. 2020		Day 30 Yr. 2020
Grantor's Name (Seller)	ss, and relephone (riease	Print;	<del></del>		e, Address, and Tele		it}
Ruth L. Nicolaus				Kenworks F	Buyer) roperties, LLC		
Street or Other Mailing Add P.O. Box 125		- "		Street or Other M 7140 W. Mo	alling Address		
City Goehner	State NE	Zi	ip Code 68364	City Ayr		State NE	Zip Code 68925
Phone Number 3 19	-321-2152			Phone Number	Is the gra	intee a 501(c)(3) org the grantee a 509(a)	
Email Address N.A.				Email Address N.A.	1 103, 134	gre flyenuce e projet	foundation? Yes ViNo
7 Property Classification	Number. Check one box i	n categories A and B.	Check C if		mobile home.	11110 1110	
(A) Status	-			Property Type	di mile		(C)
✓ Improved	✓ Single Family	Industrial		Mineral Interests	-Nenproducing	State Asses	
Unimproved [	Multi-Family Commercial	Agricultural Recreational		Mineral Interests	-Producing	Exempt	
8 Type of Deed Co	onservator	Distributio	on Lan	nd Contract/Memo	Partition	Sheriff	Other
	orrective eath Certificate - Transfer on	Easemen		ise	Personal Rep.	Trust/Trustee	
			Forecia		le Trust Revocat	✓ Warranty	Î Terreta Davit
9 Was the property purcha part of an IRS like-kind a (I.R.C. § 1031 Exchange	exchange? Auction	Easement	Gift	Life Esta	=	ove itos:	Transfer on Death Trustee to Beneficiary
Yes V No	Court De	=	=	r Trust Partition		tion of Contract	Other (Explain)
11 Was ownership transferre	ed in full? (If No. explain the						(If No. state the Intended use.)
✓ Yes No_			<del></del>		Yes No_		
13 Was the transfer between	relatives, or if to a trustee, a	are the trustor and ben-			the appropriate box.	)	
Yes√No	Aunt or Uncle to Niece	=	- ,	artnership, or LLC	Self		Other
	Brothers and Sisters	=	•	nd Grandchild	Spouse		
Id What is the surrey	Ex-spouse		ents and Chi		Step-parent a	•	
14 What is the current marke	it value of the real property?				ige assumed? (If Yes	, state the amount a	nd interest rate.)
\$48,000 6 Does this conveyance divi	ido o ouerest estadad al lisa do				✓ No \$		<u> </u>
Yes No	ras a content bence, or range			of the agent or	ough a real estate ac title company contact	geni or a litle compa (-)	ny? (If Yes, include the name Land Title Co
8 Address of Property		44	<del></del>	To bear 11 to	ess of Person to Who		
205 Gage St.				See Grante		Jin the lax Statemen	it should be sent
Blue Hill, NE 68930			1	See Grante	E		
8a No address assigned	d 185 🗌 Vacant land	l					
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Legel Description							
O Legal Description See Exhibit "A"							
O Legel Description See Exhibit "A"	ber of acres						
Legel Description     See Exhibit "A"  If agricultural, list total num.						l is	
Legal Description     See Exhibit "A"  If agricultural, list total num.		sumed				22 S	48,000,00
O Legal Description See Exhibit "A"  I If agricultural, list total num  Total purchase price, in	ncluding any liabilities as:		(If Yes. enfe	er dollar amount a	nd attach itemized		48,000 00
O Legal Description  See Exhibit "A"  I If agricultural, list total num  2 Total purchase price, in  3 Was non-real property	ncluding any liabilities as:	?? ∐ Yes ☑ No				llist.) 23 \$	
O Legal Description  See Exhibit "A"  I If agricultural, list total num  2 Total purchase price, in  3 Was non-real property	ncluding any liabilities as:	?? ∐ Yes ☑ No					48,000,00 48,000;00
O Legal Description  See Exhibit "A"  I If agricultural, list total num  Total purchase price, in  Was non-real property  Adjusted purchase price  If this transfer is exemp	ncluding any liabilities as: included in the purchase se paid for real estate (line of from the documentary	e? Yes V No e 22 minus line 23) stamp tax, list the ex	xemption m	umber		23 S 23 S 24 S	48,000 00
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O Legal Description  See Exhibit "A"  I if agricultural, list total num  Total purchase price, in  Was non-real property  Adjusted purchase price  If this transfer is exemp  Under pecorrect, and that Danielle L.  Print of Type Na  Sign	including any liabilities assincted in the purchase se paid for real estate (line of from the documentary smallies of law, I declare that I am duly authorized to sign. Kelley	e? Yes No e 22 minus line 23) stamp tax, list the exat I have examined this n this statement.	xemption m	umberand that it is, to the	best of my knowled	23 S 24 S 29 and belief, true,	48,000 00 complete, and (402) 463-4198 Phone Number
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Grantee — Retain a copy of this document for your records.

#### 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.

INEDNASNA DUCUIVIENTAKT DK 2020, FY 341 Computer STAMP TAX Assessor State of Nebraska State of Webster ss. Date: 04/13/20 Carded \$ 108.00 By AS 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 house tetsch 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

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

Ruth L. Nicolaus

_, 2020, before me personally appeared Ruth L. Nicolaus, a

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

assessments:

STATE OF NEBRASKA
COUNTY OF 12 VESSEL

GENERAL NOTARY - State of Nebraska LINDSEY N HADEN My Comm. Exp. 4221 25, 2023

Executed

single person.

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

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date		Stories (CS)				Sc	hool Dis	trict Coc	le				
91	20	20	956		4/	10/2020	Base:	91	L-0(	074		Affil	iated:		Į	Jnif	ied:		
Location	D	Sale	Number	Us	eabil	ity & Code #		Ž.,	owy do		ĽV.		Parcel I	Number					
000337	500		85		1		GeoCd	e	Twn	Rn	g	Sect	Qrt	Subdiv	Ar	ea	Blk		Parcel
	D	ate of S	ale Assesse	l Valu	е		4133	3				00	0	20055			013	(	0000
Land		Imp	rovements			Total			D	ate o	of S	ale I	roperty	/ Classifi	catio	on (	Code	13 1 23 2	
3	,085		145,29	0		148,375	8,375 Status			Property Type Zoning Location						City Size		Pa	rcel Size
Assessor Lo	cation:	BLUE	HILL (	BH)			A) 1	•	B)	0:	1	1	C) <b>1</b>	D) <b>1</b>	]	E)	6	F)	2
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(100) 🗆 Mo	bile Hon	ne		(10)	П	Worn Out			]	Prima	ry:		Ot	herl:		C	other2:		
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(102) 🗆 Two	o Story			(30)	<b>法</b>	Average				(I)				ıctural Ste				•	
(103) 🗆 Spli	it Level			(40)	*	Good				(2)		Rein	ıforced C	oncrete Fr	ame				
(104) 🗆 11/	2 Story			(50)		Very Good				(3)		Mas	onry Bear	ring Walls					
(111) 🗆 Bi-I	Level			(60)		Excellent				(4)		Woo	od or Stee	l Framed I	Ext. V	Wall	S	•	
(106) 🗆 Oth	er									(5)		Meta	al Frame	and Walls					
Townhouse or	Duplex	Style:		Reside	ential	Quality: 30		<b>1</b> /2	i ngi Nga	(6)		Pole	Frame						
(301) 🗆 One	Story			(10)		Low			(	ost l	kan	k:			Cond	litio	<b>a:</b>	J.	
(302) 🗆 Two	Story			(20)		Fair			(	(10)		Low		(	(10)		Worn (	Dut	
(307) 🗆 1 1/2	2 Story			(30) l	*	Average			(	(20)		Aver	age	(	(20)		Badly V	Vor	n
(308) 🗆 Split	t Level			(40) I		Good			(	(30)		Abov	ve Averag	ge (	30)		Averag	е	
(309) 🗆 2 1/2	2 Story			(50) [	<u> </u>	Very Good				(40)		High		(	40)		Good		
(304) 🗆 One	Story D	nplex		(60) I	] )	Excellent	4					The second		<i>ii ai</i> (	50)		Very G	ood	:
(305) 🗆 Two	Story D	uplex			angar Magar			K.		7 5				5 ( )	60)		Excelle	nt	
Assessor's	Adjus	tment	to Sale Pi	ice (	- or	-):													
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Commercia							<u>.</u>	<u></u>		- 4							·-·		
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# NEBRASKA Good Life, Great Service.

# Real Estate Transfer Statement To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is peeded, add an attachment and identify the conflictly income.

15

FORM **521** 

ma- marriage at maral			ment and identity the abblicable iter		
	The deed will not be recorded unless this	s statemer	nt is signed and items 1-25 are accur	ately completed.	
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	
	WEBSTER - 91		Mo. 04 Day 10 Yr. 2020	Mo. 03 Day	<u>28_{Yr.}2020</u>
5 Grantor's Name, Ad	ddress, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephi	one (Please Print)	
Grantor's Name (Selle	r)		Grantee's Name (Buyer)		
Street or Other Mailing	PR of the Estate of College E. Utech	t. Dec'a	Jaydn T. Grabill and Cailyn C	. Grabill	
836 N. Burlingt	on Ave		Street or Other Mailing Address 405 S. Elm St.		
City	State Z NE	ip Code		State	Zin Code
<u>Hastings</u>	NE	68901	City Bluc Hill	NE	Zip Code 68930
Phone Number (402) 461-8578			Phone Number 2295 Is the grante	e a 501(c)(3) organiza	
Email Address N.A.			Email Address	grantes a 509(a) foun	dation? Yes V
			N.A		
7 Property Classifica	ition Number. Check one box in categories A and B	. Check C it	property is also a mobile home.		· · · · · · · · · · · · · · · · · · ·
(A) Status		(B)	Property Type		(C)
✓ Improved	✓. Single Family Industrial		Mineral Interests-Nonpreducing	State Assessed	Mobile Home
Unimproved	Multi-Family Agricultural	Ī	Mineral Interests-Producing	Exempt	
☐ IOLL	Commercial Recreational	_	- •		ļ
8 Type of Deed	Conservator Distribution	on Diar	nd Contract/Memo Partition	Sheriff	Other_
Bill of Sale	Corrective Easemen	=	= =	Trust/Trustee	Office
Cemetery	Death Certificate - Transfer on Death	☐Min	= =	Warranty	
9 Was the property pu	rchased as 19 Type of Transfer Distribution	Foreclo			nsfer on Death
9 Was the property purpart of an IRS like-ki (I.R.C. § 1031 Excha	ind exchange? Auction Easement	Gift	Life Estate  Sale		stee to Beneficiary
Yes 🗸 N		_		=	er (Explain)
11 Was dwinership transf	ferred in full? (If No, explain the division.)		12 Was real estate purchaser		
✓ Yes 🔲 N	lo		Yes		, come are microca ase.
3 Was the transfer betw	veen relatives, or if to a trustee, are the trustor and ben	ëliciary relat	ives? (If Yes, check the appropriate box.)		т
Yes√No			artnership, or LLC Self	Other	
	Brothers and Sisters Gra	indparents a	nd Grandchild Spouse	<b></b>	
	Ex-spouse Pare	ents and Chi	Id Step-parent and	Step-child	
4 What is the current ma	arket value of the real property?	<del></del>	15 Was the mortgage assumed? (If Yes, sta	•	lones rate \
\$155,000			Yes V No \$		n
6 Does this conveyance	divide a current parcel of land?		17 Was transfer through a real actate agent	or a title company? I	If You include the same
☐ Yes 🗹 No	٥	1	of the agent or title company contact.)	✓ Yes Adams Lan	d Title Co No
8 Address of Property		-	19 Name and Address of Person to Whom t		
405 S. Elm St.			See Grantee		
Blue Hill, NE 68930			oce Grantee		
8a 🔲 No address assig	gned 18b 🔲 Vacant land				
Legal Description					
See Exhibit "A	, H				
Oge EXHIDIT A	•				
I if agricultural, list total r	number of acres				
2 Total nurchase price	e, including any liabilities assumed			\$	#EE 000 00
		,		. 22	155,000,00
3 Was non-real prope	erty included in the purchase? Tyes Ves No	(If Yes, ente	er dollar amount and attach itemized list	23 3	1
1 Adjusted numbers				S	
r Hujustau putettase j	price paid for real estate (line 22 minus line 23)			. 24	155,000,00
If this transfer is exe	empt from the documentary stamp tax, list the ex	xemption n	umber		
Under	penalties of law, I declare that I have examined this	s statement	and that it is, to the best of my knowledge	and belief, true, comm	olete, and
correct, and	that I am duly authorized to sign this statement.  L. Kelley		, , ,	,,	
	L. Nerrey     Name of Grantee or Authorized Representative				(402) 463-4198
ign	a Name of Granues of Authorized Hepresentative				Phone Number
	mulle & Kelley		Escrow Closing Age	nt	04-10-2020
ere 'Signatiure of	f Grantee or Authorized Representative	Tit	le		Date
· · · · · · · · · · · · · · · · · · ·	Register of Deed's	Use Only		<del></del>	For David II- O-1
Date Deed Recorded	27 Value of Stamp or Exempl Number		Recording Data		For Dept. Use Only
Mo. 4 Day 13	Y200 \$ 348.75	-	BK2020 Pg 956		
raska Department of Revenu	e J.G. U		- 136	Authorized by M. C.	Ch. 1 50 70 C11
	ev. Supersedes 96-269-2008 Rev. 9-2017		J	Authorized by Neb Rev. S	Stal. §§ 76-214, 77-1327(2)

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 Southwesteriy 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.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/13/20 \$ 348.75 By AS Bk 2020, Pg 956

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 03:51 o'clock PM. Recorded in Book 2020 on Pages 956-957

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, Personal Representative of the estate of Colleen E. Utechi Deceased

STATE OF NEBRASKA
COUNTY OF POINT

SS

On this <u>28</u> day of <u>Macch</u>, 2020, before me personally appeared Cammie Poppe, Personal Representative of the Estate of Colleen E. Utecht, Deceased.

Notary Public Ted L. Schroeder

My Commission Expires:

State of Nebraska – General Notary TED L SCHROEDER My Commission Expires July 7, 2021

# Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		- S	ile Date			7. V. 3.	- 60	Scl	100l Dis	trict Cod	e 🛒			+ 1.00
91	20	20	976		2/	5/2020	Base:	1-	0002	2	Affil	iated:		Ur	nified:		
Location	ı ID	Sale	Number	Ü	seabili	y & Code#				-te) -77.1.		Parcel 1	Number				
000132	300		86		1		GeoCde	Tw	n R	ang	Sect	Qrt	Subdiv	Area	ı Blk	Pa	arcel
	D	ate of S	ale Assessed	l Val	це		4371				00	0	10020		020	00	000
Land	l .	Imp	rovements			Total .	1913年1195 1823年第五	Ž. 9	Date	of S	ale F	roperty	Classific	ation	Code	100	
1	.,705		43,10	0 44,805 Status I					Property Type Zoning Location City Size							Parce	el Size
Assessor Lo	ocation:	RED	CLOUD (1	RC)			A) 1	В	) 0	)1		<b>) 1</b>	D) <b>1</b>	E)	6	F)	2
	ara (1941) Bayana			yangir. Ayan		Residential				3. Jak 4. Zak	9,55		Commer	cial			
	Mul	tiple Imj	provements:	Multi	ple. Impr	ovements.:			Multi	iple. I	mprov	rements.:					
		Constr	uction Date:	Cons	truction I	oate: 18	80		Cons	tructi	on Dat	ie:					
			Floor:	Floor	Sq. Ft. :	1,3	24		Floor	r Sq. 1	Ft. :						
Building Cost New					:	139,3	80		Cost	:							
Single Family				Resi	dential	Condition: 30	) Test		Com	ımer	cial C	ccupanc	y Code:	, , , , , , , , , , , , , , , , , , ,			
(100) 🗆 Mo	bile Hon	ne		(10)		Vom Out			Prim	ıary:		Oti	herl:		Other2:		
(101) 🗷 On	e Story			(20)		adly Wom			Com	ımer	cial C	onstruct	ion Class:				
(102) Two Story				(30) 🗷 Average					(1)		Firep	proof Stru	ictural Stee	l Fran	ne		
(103) □ Split Level				(40)		lood			(2)		Rein	forced Co	oncrete Fra	me			
(104) 🗆 1 1/	/2 Story			(50)		ery Good			(3)		Maso	элгу Веаг	ring Walls				
(111) 🗆 Bi-l	Level	· · · · · · · · · · · · · · · · · · ·		(60)	□ E	xcellent			(4)		Woo	d or Stee	l Framed E	xt. W	alls		
(106) 🗆 Oth	ier								(5)		Meta	l Frame a	and Walls				
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(301) 🗆 One	e Story			(10)	□ L	ow			Cost	Ran	k:		i c	ondit	ion:	ly k	
(302) 🗆 Two	o Story			(20)	□ F	air			(10)		Low		(1	(0)	l Wom	Out	
(307) 🗆 11/	2 Story			(30)	<b>∄</b> A	verage			(20)		Aver	age	20) 🗆 Badly Worn				
(308) □ Spli				(40) Good						(30)   Above Average					30) 🗆 Average		
(309) 🗆 2 1/	2 Story			(50)		ery Good			(40) □ High (4						O) 🗆 Good		
(304) □ One			-	(60)	□ E	xcellent		177777	(50) $\square$ Very Good							<del>J</del> ood	
(305) 🗆 Two	Story D	uplex						el de la la la la la la la la la la la la la			yak Maringan		(6	50) [	] Excell	ent	
Assessor's	Adjus	tment	to Sale Pr	ice (	(+ or -	) <b>:</b>											
Assessor Co	mments	and Re	ason for A	ljusti	ment:					•		····					
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			****			•											
Comments fi			42				C										
Comments I)	· VIII						U	HIL	ents:								
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															(Contin	ue on b	ack)

# aska Department of

Mo.

Nebraska Department of Revenue

Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

### Real Estate Transfer Statement

FORM

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

• To be filed with the Register of Deeds. • Read instructions on reverse side · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 04 Day Mo. 02 Day 06 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Roger L. & Paula M. Kinkade Grantor's Name (Seller) Brinda Simons, PR - Estate of Bradley J. Weston Street or Other Mailing Address 27729 310th Ave Street or Other Mailing Address 1045 N Webster St Zip Code 57580 City Winner State State Zip Code 68970 City Red Cloud Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes √ No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Sheriff Conservator Land Contract/Memo Partition Other Bill of Sale Corrective Easement ✓ Personal Rep. Lease Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as 10 Type of Transfer Distribution Revocable Trust Foreclosure Irrevocable Trust Transfer on Death part of an IRS like-kind exchange? Life Estate Auction Easement Gift ✓ Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No Yes \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 

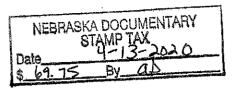
Yes 

Montgomery Auction & 

No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1045 N Webster St same as Grantee Red Cloud, NE 68970 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 31,000,00 22 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 0,00 23 31,000100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Attorney Signature of Grantee or Authorized Representative Title 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 Day 13 y,2020 69. BK2020 \$ 75

BK 2020, Fg 976

numerical index and filed for rec Clerk's office of said county this of HOV A.D., 2020 o'clock D.M. Recorded in B on Page	at 4:02
	PERSONAL REI



# 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: Accorded Linear Brinds Simons, Personal Representative

STATE OF SOUTH DAKOTA, COUNTY OF RIPP

) 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 1//19/2.5

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	В	ok	Page	\$ A		Sale I	Date					S	chool Di	strict Coo	le		
91	20	20	988		3/	31/2	2020	Base:	-007	74	Aff	iliated:	Un	Unified:			
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			rovements:				ents.:	2401 00 0 1 1 1 20 4 4	1971	M	ultiple	Impro	ovements.	<u> </u>	6 1 No. 1 No. 1	·	
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	grader.		Floor:		or Sq. Ft.		1,2	31		<b>-</b>	oor Sq.						
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Single Family					sidentia	I Conc	lition: 2	<b>5</b> 、		Co	omme	rcial	Occupan	cy Code:			
(100) □ Mo				(10	) 🗆	Wom	Out				imary:			ther1:		Other2:	
(101) 🗷 One	e Story			(20	) 🗷	Badly	Wom			Co	ommei	rcial	Construc	tion Class			. :
(102) 🗆 Two	o Story			(30	) 🗷	Avera	ge			(	1) 🗆	Fire	eproof Str	uctural Ste	el Fram	e	·
(103) ☐ Split Level					) 🗆	Good				(2	2) 🗆	Rei	inforced (	Concrete Fr	ame		
(104) 🗆 11/	2 Story			(50)	) [	Very (	Good			(3	3) 🗆	Ma	sonry Bea	aring Walls			
(111) 🗆 Bi-I	Level			(60)	) 🗆	Excell	ent			(4	4) 🛘	Wo	od or Ste	el Framed l	Ext. Wa	11s	
(106) 🗆 Oth	er			yer Sygn				Jim ji		(5	5) 🗆	Me	tal Frame	and Walls			
Townhouse or	Duplex	Style:					ity: 30	English States		(6	6) <b>[</b>	Pol	e Frame				
(301) 🗆 One	Story			(10)	) 🗆 :	Low				Co	st Rai	ık:			Conditi	on:	
(302) 🗆 Two	Story			(20)	) 🗆 .	Fair				(1	0) 🏻	Lov	₹	+	(10)	Worn (	Out
(307) 🗆 1 1/:	2 Story			(30)	) 🗷 .	Avета	ge			(2	0) 🗆	Ave	erage	(	20) 🗆	Badly '	Wom
(308) 🗆 Spli	t Level			(40) 🗆 Good						(30) ☐ Above Average (30) ☐ Average							e
(309) 🗆 2 1/2	2 Story		· · ·	(50)	) 🗆 .	Very (	Good			(40) ☐ High (40) ☐ Good							
(304) 🗆 One	Story D	uplex		(60)		Excelle	ent					6 4, 1		(	50) 🗆	Very G	ood
(305) 🗆 Two	Story D	uplex												19 ali. (	60) 🏻	Excelle	nt
Assessor's	Adjus	tment	to Sale Pi	rice	(+ or	-):											
Assessor Co	mments	and Re	ason for A	djus	tment:		, , , , , , , , , , , , , , , , , , ,			<u> </u>			-				
WD				_													
						313											
Comments for	om							C	om:	ment	s:						
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																(Contin	ue on back)

# Good Life, Great Service,

DEPARTMENT OF REVENUE

## **Real Estate Transfer Statement**

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

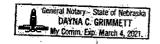
FORM 521

The deed will not be recorded unless this sta	atement 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. 3 Day 31 Yr. 20 Mo. 3 Day 31 Yr. 20
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Benjamin L. Kort	Grantee's Name (Buyer) Clint A. James
Street or Other Mailing Address 210 S. Liberty St. Box 214	Street or Other Mailing Address 210 S. Liberty St.
City State Zip Co	
Phone Number	Phone Number (Is the grantee a 501(c)(3) organization? Yes
Email Address	Email Address If Yes, is the grantee a 509(a) foundation? Yes
7 Property Classification Number. Check one box in categories A and B. Ch	neck C if property is also a mobile home.
(A) Status	(B) Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Hom
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff Other
Bill of Sale Corrective 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?	Foreclosure   Irrevocable Trust   Revocable Trust   Transfer on Death
(I.R.C. § 1031 Exchange)  Auction  Easement	Gift Life Estate Sale Trustee to Beneficiary
Yes No Court Decree Exchange	Grantor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use
✓ Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficial	
Yes ✓No Aunt or Uncle to Niece or Nephew Family C	Corp., Partnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandpa	arents and Grandchild Spouse
	and Child Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$64,000	☐ Yes
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes ✓ No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
210 S. Liberty St., Blue Hill NE 68930	Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
Lot 13 14 and 15 Original Town of Blue Hill W	obotor County Nobreaks assemble to the
thereof	ebster County, Nebraska, according to the recorded plat
thereof	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Y	\$
	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exem	option number
Under penalties of law, I declare that I have examined this sta	atement 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	100 716 711
Print or Type Name of Grantee or Authorized Representative	902-168-8416 Phone Number
sign A	Grantee 3-31-2020
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Us	se Only For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 4 Day 19 Yr. 2026 \$ 144.00	BK2020, Pa 988
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)

BK2020, Pg 988

<del>-</del>
State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of 1001 A.D., 20 AD, at 12:11 o'clock AM, Recorded in Book 2020 on Page 18  STAMP TAX Data 4-14-2020 \$ 144.00 By 00  Ind Comp Assessor Carded
Return to: Clint A. James, 210 S. Liberty, Blue Hill, NE 68901  WARRANTY DEED
<b>BENJAMIN L. KORT,</b> 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 <b>CLINT A. JAMES,</b> 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:
<ol> <li>is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;</li> </ol>
(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 3/5+, 2020.
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.

My commission expires: 3/4/2021



# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date			244		School Dis	trict Code		Very service		
91	20:	20	1019	3	3/25/2020		Base: <b>91-0002</b> A					Unified:			
Location II	)	Sale	Number	Useab	Useability & Code #		Parcel Number								
001905701 88			1		GeoCde	Twn	Rng	S	Sect Qrt Subdiv		Area	Bik	Par	rcel	
Date of Sale Assessed Value				4371	2	11	1	.0 1	00000	1	000	83	76		
Land		Imp	rovements		Total	Date o			Sal	e Property	Classific:	cation Code			
65,3	300				65,300	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parce	i Size
		Irrigat	ion Type:			A) 2	B)	05		c) <b>5</b>	D) 3	E)	0	F)	9
LCG		1	CRES:		VALUÉ:		LCG	S 43%.		ACR	ES:	1.45	VAL	U <b>E</b> :	
IRRIGATED	1A1					GR	ASSLA	ND 10	G1	3	2.020			43,7	110
	1A							]	lG		8.700			11,8	375
	2A1				V 201980999			20	G1		7.090			9,6	180
	2A		0.010		35		4	2	2G						
	3A1							30	<b>31</b>						
	3A							3	3G						
	4A1							40	31						
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	4D1							arm Site	+						
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	Line-					1	K								$\dashv$
Dwel Outbuild		<u>Marka (1999)</u> Santa (1999)				Non	-AG T	Othe OTA		-	2.600				
Cascan		destribution				1 11011	-ACT I	VIA	7						

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

REVENUE			ls. • Read instructions on attachment and identify		521
	The deed will not be recorded	unless this stateme	nt is signed and items 1-	25 are accurately comp	leted.
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of D	
	WEBSTER - 91		Mo03 _ Day _ 25		Day 0/ Yr. 2020
	ss, and Telephone (Please Print)			ss, and Telephone (Please	Print)
Grantor's Name (Seller) Sean Mohlman, Tto Street or Other Mailing Add	ee - David D. Mohlman Tru	ust	Grantee's Name (Buyer) Andrew C. & Marla Street or Other Mailing Add		
201 Hanover Plac	e, Apt 6		1158 Rd 1000		
^{City} Lawrence	State KS	Zip Code 66044	Red Cloud	State NE	Zip Code 68970
Phone Number (785) 545-5149			Phone Number	Is the grantee a 501(c)(3) If Yes, is the grantee a 509	
Email Address	44,4404		Email Address	1,,	
7 Property Classification	Number. Check one box in catego	ries A and B. Check C	if property is also a mobile h	nome.	
(A) Status			) Property Type		(C)
Improved Unimproved IOLL	Multi-Family Agri	ustrial cultural reational	Mineral Interests-Nonprod Mineral Interests-Producin		sessed Mobile Home
Bill of Sale C	onservator orrective eath Certificate – Transfer on Death	Easement Le	nd Contract/Memo Partit ase Perso neral Quit	onal Rep. Trust/Trustee	Other
9 Was the property purch part of an IRS like-kind (I.R.C. § 1031 Exchange ✓ Yes No	ased as exchange?	Distribution Forect Easement Gift Exchange Grant	losure	Revocable Trust  Sale Satisfaction of Contract	Transfer on Death Trustee to Beneficiary Other (Explain) ee? (If No, state the intended use.
✓ YesNo  14 What is the current mark	Aunt or Uncle to Niece or Neph Brothers and Sisters Ex-spouse st value of the real property?		and Grandchild S	elf  couse  rep-parent and Step-child  ned? (If Yes, state the amounts  \$	Othernt and interest rate.)
16 Does this conveyance div	ride a current parcel of land?			eal estate agent or a title cor	npany? (If Yes, include the name
18 Address of Property			19 Name and Address of Pe	rson to Whom the Tax States	ment Should be Sent
Rural Property Webster County, NE			same as Grantee		
18a   No address assigne	ed 18b Vacant land				
20 Legal Description Parcel 1C in the Nort County, Nebraska, as 2017, pages 207-210 21 If agricultural, list total nur		ı (10), Township Tw omas L. Krueger, F	vo (2) North, Range Ele Registered Land Survey	ven (11) West of the 6 or, and recorded Febr	oth P.M., Webster Luary 7, 2017, in Book
22 Total purchase price,	including any liabilities assumed			22 \$	79,500,00
	/ included in the purchase?			sh itemized list.) \$	0,00
24 Adjusted purchase pri	ce paid for real estate (line 22 mi	nus line 23)			79,500,00
	pt from the documentary stamp t				
correct, and the		atement.	t and that it is, to the best of	my knowledge and belief, tr	ue, complete, and (402) 746-3613
sign Silv	Name of Grantee or Authorized Repre		Att	orney	Phone Number 4-14-3-020 Date
iicie ·					T F. B
6 Date Deed Recorded	27 Value of Stamp or Ex	er of Deed's Use Onlempt Number	28 Recording Data		For Dept. Use Only
	, <u>20</u> \$ 180,00		Book 2020,	Pa 1019	
ebraska Department of Revenue			)	Authorized by	Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss.

County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15th day of 1000 at 3:45 o'clock 1000 at 3:45 o'clock 1000 county Clerk 1000 peputy ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

### 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, 2020.	In Mhr.
	Sean Mohlman
	Trustee of the David D. Mohlman Trust
STATE OF KANSAS, COUNTY OF	Doylo ) ss.
The foregoing instrument was a	acknowledged before me on April, 2020, by
Sean Mohlman, Trustee of the David D	D. Mohlman Trust, under agreement dated January 1,
2016.	Emmett Wick
Comm. expires 02/06/2022	Notary Public State of Kansas

Notary Public

Phone/Fax: (402) 746-3613 Page 1 of 1 Pages

DAVE:F:\WP\700\MOHLMAN\ANDY1C.TWD 3/31/20

# Agricultural Land Sales Worksheet

Cnty No.	Во	ale Date			trict Cod											
91	20	20	1020	4/2/2020		Base: <b>65-0011</b> A				iliated:		Uni	fied:			
Location	<b>D</b>	Sale	Number	Useabili	ty & Code #		in irra Bara			Parcel N	vumber	13/25 1 13/4 5 /				
0011018	01101800 89 1						Twn	Rng	Se	ct Qrt	Subdiv	Area	Bik	Parcel		
Date of Sale Assessed Value						4375	2	9	4	1 3	00000	1	000	0970		
Land		Imp	rovements		Total		D	ate of	Sale	Property	Classific	ation	Code			
133	,185				133,185	Status	Pro	perty Ty	ре	Zoning	Location	Ci	ty Size	Parcel Size		
		Irrigat	іоп Туре:			A) 2	B)	05		c) <b>5</b>	D) 3	E)	0	F) 9		
LCG	AZ SSV. V		ACRES:	V	XLUE:		LCG	jan diba Bu Sulps		ACR	ES:		VAL	ŬE:		
IRRIGATE		1		GF	LASSLA	ND 10	G1	2	0.670	***						
	1A						1G									
	2A1				2G1											
	2A							2	2G							
	3A1							30	G1							
	3A							. 3	3G							
	4A1							40	G1							
	4A.								1G							
DRYLAND	ID1					Shelterbelt/Timber										
	1D		10.000	<u> </u>	23,350	Accretion										
<del>-, ,</del>	2D1		40.000		35 000	Waste										
	2D 3D1		18.000		35,280 27,440	Other   72.67						122 105				
	3D1	}	14.000		27,440	AG L	AND I				3.000	133,185				
<del></del>	4D1					Roads 3.000 Farm Sites					3.000		<u>la deset y .</u>	<u> </u>		
	4D	10.000 18,900				Home Sites										
						Recreation						·,				
D.	wellings	P-STAILS - AVERT WARDS	ASTORACO CONTRACTOR AND ANALYSIS OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF 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	uildings					Nor	ı-AG T			:	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)

### NEBRASKA-Good Life, Grent Service DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

FORM 521

	· · · · · · · · · · · · · · · · · · ·								
The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
Webster 1394	Mo. <u>04</u> Day <u>02</u> Yr. <u>2020</u> Mo. <u>4</u> Day <u>7</u> Yr. <u>40</u>								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Kevin Herrick and Kandice Herrick	Grantee's Name (Buyer) Gregory L. Mitchell and Joyce M. Mitchell								
Street or Other Mailing Address	Street or Other Mailing Address								
1249 Road 2100	715 E 4th Street								
City         State         Zip Code           Guide Rock         NE         68942	City         State         Zip Code           Hastings         NE         68901								
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No								
(402) 257-7101	(402) 463-4985 If Yes, is the grantee a 509(a) foundation? Yes No								
Email Address	Email Address Wizofoz56@hotmail.com								
7 Property Classification Number. Check one box in categories A and B. Check C if	3								
(A) Status (B	) Property Type (C)								
☐ Improved ☐ Single Family ☐ Industrial ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	■ Mineral Interests-Nonproducing     ■ State Assessed     ■ Mobile Home       ■ Mineral Interests-Producing     ■ Exempt								
Bill of Sale Corrective Easement Le	and Contract/Memo Partition Sherriff Other personal Rep. Trust/Trustee neral Quit Claim Warranty								
part of an IRS like-kind exchange? Auction Easement Gift	Closure								
11 Was ownership transferred in full? (If No, explain the division.)  X Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)  Yes No								
	Partnership, or LLC Self Other and Grandchild Spouse								
\$158,170.00	☐ 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 _Agri Affiliates_ No								
NE  18 □ No address assigned  18b □ Vacant Land	19 Name and Address of Person to Whom Tax Statement Should be Sent Gregory L. Mitchell 715 E 4th Street Hastings, NE 68901								
20 Legal Description SEE ATTACHED EXHIBIT "A"									
21 If agricultural, list total number of acres	[ c								
22 Total purchase price, including any liabilities assumed	22 \$ 158,170 00								
23 Was non-real property included in the purchase?   Yes X No (If Yes, ent	er dollar amount and attach itemized list.)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 158 1700 00								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	Land Land								
Under penalties of law, I declare that I have examined this statement a correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, complete, and								
	308-532-8535								
Print on Type Name of Grantee or Authorized Representative	Phone Number								
sign , Tallece Have	11.7.21								
Signature of Grantee or Authorized Representative	itle Date								
nere									
Register of Deeds									
011	28 Recording Data								
Mo. 04 Day 15 Yr. 20 \$ 357.75	Book 2000, 19 1000-1000								
ebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)								

Escrow 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.

State of Nebraska 3ss.

County of Webster 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1st day of April A.D., 2000, at 4:00 o'clock 4. M. Recorded in Book 1000 on Page 1000-1000 County Clerk 1000 Deputy Ind Comp Assessor Carded

Book 2020, Pg 1020

AFTER RECORDING RETURN TO:

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

-	NEBRASKA DOCUMENTARY STAMP TAX
	Date 4-15-20 \$ 357.75 By Liz

#### 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: $\frac{hpril}{2020}$ , $\frac{2020}{2020}$ .
The Hand
Kevin Herrick  Kevin Herrick  Landi R. Len Ell
Kandice Herrick
STATE OF Webster  COUNTY OF Webster  The foregoing instrument was acknowledged before me this 7th day of
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

91	202	20 1028 4/13/2020				Base: 91-0002 Affiliated:								Unified:				
Location ID		Sale	Number	Useabilit	y & Code#		Salata Navis	YS (V)		P	arcel l	lumb	er					
002005600	1 4 24 17	Angle Thymbe	90	<u>4</u>	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subo	liv	Area Blk Pare			arcel	
	Da	te of S	ale Assessed	Value		4245	3	11	3	3	3	000	00	1	000	9890		
Land		Imp	rovements	1	l'otal		D	ate of	Sale	Pr	operty	Class	sifica	tion (	ode			
1,580,2	30			1,	580,280	Status	Pro	perty T	уре	Z	oning	Loc	ation	Cit	y Size	Par	cel Siz	
	300	Irrigati	оп Туре:			A) <b>2</b>	B)	05		C)	5	D)	3	E)	0	F)	9	
LCG		A	CRES:	VA.	LUE:		LCG	8.25		€ }-	ACR	ES:			VAL	UE:		
	IA1		2.910		11,000	GR	ASSLA	ND 1	GI			8.25	50					
	1A		46.960		177,510				1G	<del> </del>				11,780			780	
	2A1					2G1				5.910						8,	065	
	2A		89.360		327,955	2G												
	3A1		27.450		100,465		31	G1	1.520			20			2,	075		
	ЗА								3G									
	4A1		70.790		256,965	4G1												
	4A		156.430		567,835			é	4G									
DRYLAND	1D1					S	helterbe	lt/Timt	ег									
	ID		11.520		26,900		-	Accreti	on									
	2D1		1.680		3,535			Was	ste									
	2D		11.580		22,695			Oth					$\perp$					
	3D1		2.710		5,310	AG L	AND 1	COTA	L			0.53			1,5	80,	280	
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-	IDI IDI		8.930		16,880			arm Sit					_					
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Dwelli Outbuildi						NT	-AG T	Oth				9.96	_					

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Assessor's Adjustment	to Sale Price (+ or -):	Total Recapture Value	2:
Assessor Comments and Re	ason for Adjustment:		
WD; TRANSFER TO A	A FAMILY LLC; ALSO INCL	UDES PARCEL'S 20143 & 23022	
			·
Comments from		Comments:	
·			
11.11.11			
			(Continue on back)
<del></del>			

### NEBRASKA-Good Life, Great Service.

### **Real Estate Transfer Statement**

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

90

FORM **521** 

. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 04 WEBSTER - 91 Mo. 04 Day 13 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Tomahawk Holdings, LLC See Attached Street or Other Mailing Address PO Box 18 Street or Other Mailing Address City State city Holstein Zin Coda Zip Code 68950 Phone Number Phone Number is the grantee a 501(c)(3) organization? \es If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Devorant Single Family Industrial Mineral Interests-Nonoroducing State Assessed Mobile Home ✓ Unimproved Multi-Family 4 Agricultural Mineral Interests-Producing Exempt TIOLL Commercial Recreational 8 Typs of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement C Oift Life Estate (LR.C. § 1031 Exchange) Sale Trustee to Beneficlary _ Yes ₩ No Exchange Count Decree Satisfaction of Contract Other (Explain) Fund LLC Grantor Trest Partition 11 Was ownership transferred in full? If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes Yes ∏ No V Yes No 13 Was the transfer between relatives, or if to a trustee, are the truster and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncie to Niece or Nephew Family Corp., Partnership, or LLC Seff Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$1.833.350 No No Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contect.) Yes. ☐ Yes No. 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent n/a 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 1.00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 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 (402) 834-3300 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 04/14/2020 Signature of Grantee or Authorized Representative here Date Register of Deed's Use Only For Dept. Use Only 28 Recording Data 26 Date Deed Recorded 27 Value of Stamp or Exercit Number Day

Nebraska Department of Revenue

Authorized by Neb. Flex Stat. \$8 76-214, 77-1327(2):

### 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 ¼) 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, Rangel Eleven (11) West of the  $6^{th}$  P.M., Webster County, Nebraska.

Index	
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Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/16/20

Ex05b By AS Bk 2020, Pg 1028

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 11:45 o'clock AM. Recorded in Book 2020 on Pages 1028-1029

Louise Letsch 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

John D. Granstrom, Trustee, John D. and Beverly A. Granstrom Revocable Trust, dated March 11, 2014, 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 seised 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.

00	80	

EXECUTED: April 13 2020.

John D. Granstrom, Grantor

State of Nebraska	)
	) ss.
County of Adams	)

The foregoing instrument was acknowledged before me on this 13th day of __Aovil 2020, by John D. Granstrom, Trustee, John D. and Beverly A. Granstrom Revocable Trust, dated March 11, 2014, Grantor.



### EXHIBIT A

The Northeast Quarter (NE 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, Rangel Eleven (11) West of the  $6^{th}$  P.M., Webster County, Nebraska.

# Agricultural Land Sales Worksheet

91 20	20 1030	4/13	Base:	91-0	0002 Affiliated:						Unified:							
Location ID	Sale Number	Useability	& Code#	Property Con-	Sale Sale Co	i Nation	544. 5. a.	P	arcel N	er								
001900900	91	4	05	GeoCde	Twn	Rng	3	Sect	Qrt	Sub	div	Area	Blk	Parcel				
D	ate of Sale Assessed	Value		4371	2	11	-	9	0	000	00	1	000	000 8360				
Land	Improvements	T	otal			Date o	f Sa	ale Pr	operty	Clas	sifica	tion (	ode	gN. A				
2,144,265		2,:	144,265	Status	Pr	operty	Гуре	e Z	oning	Lo	cation	Cit	y Size	Par	cel Siz			
	Irrigation Type:			A) 2	В)	05	5	C)	5	D)	3	E)	0	F)	10			
LCG	ACRES:	VAI	.ÜE:	WYWY VO	LCG		7/2		ACR	ES:			VAL	JE:				
IRRIGATED 1A1	T"		95,900	GR		AND	IGI						,					
1A	67.810	2	256,320				10	7										
2A1	73.860	2	279,190	2G1														
2A	118.490	4	2G				j i							·				
3A1	17.740		64,925		3G1													
3.A							3G	;				•						
4A1	39.470	1	43,280				4G1											
4A	176.400	6	40,340				4G	ř										
DRYLAND 1D1				S	helterl	elt/Tin	ıber											
1D	39.630		92,540			Ассте	tion	L										
<b>2</b> D1	2.620		5,515			W	aste	:										
2D	34.720		68,055				ther											
3D1	8.670		16,995	AG L	AND			<u> </u>		9.30			2,1	44,	265			
3D							ads	<del>}</del>		9.99	90		You.	<u> </u>				
4D1	3.570		6,750			Farm S		+							<del></del>			
4D	20.950		39,595			Iome S					_							
						Recreat												
Dwellings Outbuildings			-	TS.T	-AG		her			9.99								

								Carried Married Carried Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of t	يحسجت
Assessor's Adjustment to Sale Price (+ or -):							·····	Total Recapture Value:	
Assessor (	Comments a	nd Rea	son for Adj	ustment:			•		
WD; T	RANSFER	TO A	FAMILY	LLC; A	LSO	INCLUDES	PARC	CEL'S 20055 & 2005501	
			·						
Comments	s from						Comn	ments:	
								(Continue on ba	ck)

### Good Life. Great Service. DEPARTMENT OF NEVENUE

## **Real Estate Transfer Statement** • To be filed with the Register of Deeds. • Read Instructions on reverse side. • If additional space is needed, add an attachment and Identify the applicable item number.

**FORM** 521

	The deed will not be rec	orded unless this state	ment is signed and items 1-25 are accurately co	moleted.
1 County Name	2 County Nu		3 Date of Sale/Transfer 4 Date	of Deedi
	WEBSTER - 91	<b>X</b>	Mo. 04 Day 13 Yr. 2020 Mo.	04 Day 13 Yr. 2020
	ddress, and Telephone (Picase F	rint)	6 Grantes's Name, Address, and Telephone (Plea	ase Print)
Grantor's Name (Selle James J. Grans	ர) strom and Jody L. Grans	strom	Grantee's Name (Buyer) Tomahawk Holdings, LLC	
Street or Other Mailing PO Box 18			Street or Other Mailing Address PO Box 18	
^{City} Holstein	Sizte NE	Zip Code 689:	City Sta 50 Holstein N	te Zip Code E 68950
Phone Number			Phone Number Is the grantee a 501(c	c)(3) organization? Yes VNo
Email Address		MARIE	Email Address	1 509(a) foundation? Yes VNo
	ation Number. Check one box in	categories A and B. Check	C if properly is also a mobile home.	
(A) Status			(B) Property Type	(C)
[ ] Improved	Single Family	Industrial		Assessed Mobile Home
☑ Unimproved	Multi-Family Commercial	Agricultural Recreational	Mineral Interests-Producing Exer	lanca)
8 Type of Deed	Conservator	proving .	Land Combine Wilder File 191	
Bill of Sale	Corrective	<del></del>	Land Contract/Memo Partition Sheriti Lease Personal Rep. Trust/Tru	Other
Cemetery	Death Certificate - Transfer on t	=======================================	Mineral Quit Claim Warrant	
9 Was the property property of an IRS like-k	urchased as 10 Type of Tran	sfer Distribution Fo	reclosure Inevocable Trust Pevocable Trust	Transfer on Death
(I.R.C. § 1031 Exchi	ange)Auction	Easement Gi	<u></u>	Trustee to Beneficiary
Yas V i	No  Court Dec sterred in full? (If No, explain the di		antor Trust Partition Satisfaction of Contra	
	No	V101011.3	12 Was real estate purchased for sam  ✓ Yes No No	is use? (If No, state the intended use.)
13 Was the transfer bety	ween relatives, or if to a trustee, a	e the trustor and beneficiary	relatives? (If Yes, check the appropriate box.)	
✓ Yes N	to Aunt or Uncle to Nece o		. Partnership, or LLC Self	Other
	Brothers and Sisters		its and Grandchild Spouse	
era (an	Ex-spouse	Parents and		
\$2,468,575	narket value of the real property?		15 Was the mortgage assumed? (If Yes, state the ar	nount and interest rate.)
	a divide a current parcel of land?		Yes V No \$  17 Was transfer through a real estate agent or a title	%
Yes 🗹 N			of the agent or title company contact.) Yes_	No
18 Address of Property			19 Name and Address of Person to Whem the Tax S	
n/a			Same as Grantee	
18a 🔽 No address assi	igned 185 Uscant land			
20 Legal Description				
See Attached				
21 If agricultural, list total	number of acres 633.04	·		
22 Total purchase pric	ce, including any llabilities ass	umed	22	\$ 1.00
	erty included in the purchase?		enter dollar amount and attach itemized list.) 23	\$
	price paid for real estate (line		24	\$ 1,00
25 If this transfer is ex	empt from the documentary s	lemo lex. list the evernation	76-902 5(b)	
Unde	er penalties of law, I declare that	i have examined this staten	ent and that it is, to the best of my knowledge and belie	af, true, complete, and
AAGGG SIII	d that I am duly authorized to sign W.D. Baack	this statement,	•	
	pe Name of Graniee or Authorized	Representative		(402) 834-3300 Phone Number
Sign //	256		Aftorney	04/14/2020
here 🖊 🖾 gnature	of Grantes or Authorized Represer	ntative	Title	Date
	F	legister of Deed's Use C	Drify	For Dept. Use Only
6 Date Dead Recorded	27 Value of Stams	or Exempt Number	28 Recording Data	ohe or orth
Mto. 1 Day 16	_v.2020 \$ Exem	pat # Ob	BK 2020, Pg 1030	
braska Department of Reven			Authorized	d by Nob. Rev. Stat. §§ 76-214, 77-1327(2)

### 20. Legal Description

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

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/16/20 Ex05b By AS Bk 2020, Pg 1030

State of Nebraska 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

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 seised 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. Gransfrom, Grantor

Jody L/Granstrom, Grantor

State of Nebraska

) ss.

County of Adams

The foregoing instrument was acknowledged before me on this 1314 day of _Apri/2020, by James J. Granstrom and Jody L. Granstrom, husband and wife, Grantor.

GENERAL NOTARY - State of Bebraska ANDREW S JANZEN
My Constr. Exp. November 8, 2023

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 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  $6^{th}$  P.M., Webster County, Nebraska; and

The Northeast Quarter (NE 1/4) 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

91	20	20	1032	6/2020	Base:	91-00	002	Aff	ffiliated: Unified:							
Location I	D	Sale	Number	Useabilit	y & Code #	1/4/1/2015 1/4/2015	Tumber									
00220910	002209100 92			4	05	GeoCde Twn Rng S			Se	ct	Qrt	Subdiv	Area	Bik	Parcel	
	Date of Sale Assessed Value						4493 1 12					00000	1	000	1295	
Land		Imp	rovements	Date of Sale Property Classification Code												
458,	495				458,495	Status	Pro	perty T	ре	Z	oning	Locatio	Cit	Parcel Siz		
	Irrigation Type:					A) <b>2</b>	B)	05		C)	5	D) 3	E)	0	F) 10	
LCG		A	CRES:	VA	LUE:		LCG	Marija Walio			ACR	ES:	SANA.	VAL	ÚE2	
IRRIGATED	lA1					GR	ASSLA					0.000			04,750	
	1A								1G							
	2A1						2G1 <b>57.000</b>					77,805				
	2A								2G <b>49.000</b>				66,885			
	3A1							30	G1	3.000				4,095		
<del>al</del> .	3A					· <del>n</del> ·			3G							
	4A1	•						40	G1							
	4A								1G							
DRYLAND	1D1					S	helterbe		+							
	ID							Accreti	$\pm$						1 000	
	2D1 2D		45.000		88,200		<del></del>	Was Oth				6.000			1,080	
	3D1		8.000		15,680	AG L	AND T		_		311	3.000		4	58,495	
17 th A	3D					110 111		Roa	-			2.000	7			
· · · · · · · · · · · · · · · · · · ·	4D1					-#	F	arın Sit	es							
	4D					<b>.</b>	Ho	ome Sit	es							
							R	ecreatio	n							
	llings							Oth								
Outbuil	dings					Non	-AG T	OTA	$\mathbf{L}$		2	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 • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

521

	The deed	will not be rec	orded unle	ss this stat	temen	t is signed and	items 1-25	are accurate	ly comp	oleted.	
1 County Name		2 County Nui	mber	Tech 3		3 Date of Sale/Tr	_		Date of D		<b>(a</b> 2020
		STER - 91		M		Mo. 4 Da		<u>'                                    </u>	Mo	<u>-</u>	<b>€</b> Yr. 2020
5 Grantor's Name, Add Grantor's Name (Seller)		≱phone (Please F	rint)	<del></del>		6 Grantee's Name (		and relephone	(Please	Print)	
Keith L. Waterbu	ary and Su	san D. Wate	rbury	***************************************		CTL Farms,	L.L.C.				
Street or Other Mailing A	Address					Street or Other M	ailing Addre	SS			
City Blue Hill		State NE		Zip Cod 68	e 970	City			State	•	Zip Code
Phone Number (402) 461-0773						Phone Number		is the grantee a If Yes, is the gra			
Email Address n/a						Email Address n/a	<u>'</u>	·			
7 Property Classificati	ion Number. C	heck one box in	categories A	and B. Che	ck C if		mobile ho	me.			
(A) Status					(B)	Property Type					(C)
[ ] Improved	Single F	amily	Industrial			Mineral Interests	s-Nonproduc	ing	State As	sessed	Mobile Hom
Unimproved	Multi-Fa	mily	✓ Agricultura			Mineral Interests	-Producing		]Exempt		
	Comme	rcial	Recreation	nal							
8 Type of Deed	Conservator			stribution	=	d Contract/Memo	Partitio	=	eriff	Oth	er
Bill of Sale	Corrective Death Certific:	ate – Transfer on I	= -	ssement ( ecutor (	Lea Min		Person	• =	ust/Trustee arranty	€	
		10 Type of Tran			Foreclo		ble Trust	Revocable Tru		Transfer	on Death
9 Was the property pur part of an IRS like-kir (I.R.C. § 1031 Exchar	nd exchange?	Auction		=	Gift	Life Esta		Sale		=	to Beneficiary
Yes V	<b>-</b> /	Court Dec	cree Exch	ange 🔲	Granto	r Trust Partition		Satisfaction of	Contract	Other (E	Explain) family LLC
11 Was ownership transfer	•	No, explain the d	ivision.)			12 V	Vas real est	ate purchased fo	r same us	se? (If No, sta	ate the intended use
	•										
13 Was the transfer between Yes No		or Uncle to Niece		_	•	artnership, or LLC	tine approp	•	Г	Other	
[-] 100,40	=	ers and Sisters	os repriore		-	nd Grandchild	Spo		Ĺ <u></u>	] Omer	
	Ex-sp			Parents a			= :	p-parent and Ste	p-child		
14 What is the current ma	arket value of th	ne real property?				15 Was the mortg		•		nt and interes	st rate.)
\$898,000						Yes	✓ No S	S			%
16 Does this conveyance		nt parcel of land?	·		Ì	17 Was transfer th	rough a rea	estate agent or	a title cor	npany? (If Ye	s, include the name
Yes No	<u> </u>							y contact.)			
18 Address of Property Ag Land						19 Name and Add Grantee	ress of Pers	on to Whom the	Tax State	ment Should	be Sent
/ ig Land					[	Orantee					
18a 🔽 No address assig	gned 18b	✓ Vacant land									
20 Legal Description											
The West Half				Fownsh	ip O	ne(1) North	ı, Rang	e Twelve	(12) \	West of	the 6th
P.M., Webster	· County,	Nebraska									
DS lé a autavileura l'intental d		s 320+-									
21 If agricultural, list total r	number of acre	.5	*							<del> </del>	
22 Total purchase price	e. includina a	nv liabilities as:	sumed						22  \$		0.00
, ,		•						4. 4 10 . 1	\$	•	
23 Was non-real prope	erty included	in the purchase	? L Yes	INO (IT YE	es, enti	er dollar amount	and attach	itemized list.)	23		
24 Adjusted purchase p	price paid for	real estate (line	e 22 minus li	ne 23)					24		0100
25 If this transfer is exe	empt from the	documentary	stamp tax, lis	t the exem	otion n	number <u>5</u>	<u>b</u>	<u> </u>			
		law, I declare that authorized to sign			tement	and that it is, to th	e best of m	y knowledge an	d belief, tr	rue, complete	e, and
Keit		rbury, Memb			C						
	Name of Gra	antee or Authorize	Representat	ive				4		Pho	one Number
sign	XL	Waln	Δ				Gra	ntee 			
here Signature of	ਮੌ Grantee or A	uthorized Represe	entativ <b>e</b>		Tit	tle				Dat	е
			Register of	Deed's Us	e Only	,				For	Dept. Use Only
6 Date Deed Recorded		27 Value of Stan		Number	2	8 Recording Data	. (	2 100-			· · ·
Mo. 04 Day 16	_Yr. <b>©20</b> _	\$ CHEMP	+ <del>=</del> 56			Book 20	QO, t	91032		1.	
ebraska Department of Revenu	ue	•					/	Αυ ک	thorized by	Neb. Rev. Stat.	§§ 76-214, 77-1327(2)

Book 2020, Pg 1032

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this Lo day
of Lock A.D., 2020, at 2145
o'clock M. Recorded in Book 2020
on Page
Douise County Clerk

Fig. 00 Assessor Carded

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 NEBRASKA DOCUMENTARY STAMP TAX Date 4-16-20 \$ Exampl #SD By Liz

#### 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  $6^{th}$  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.

Lead L. Waterbury Susan D. Waterbury

STATE OF NEBRASKA
) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on April 16, 20.

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
Notary Public

My commission expires: 8/27/2021

# Residential & Commercial Sales Worksheet

Cnty No.	Вс	ok	Page			Sal	e Date		(1) (1) (1)		School District Code										
91	20	20	1060		4	/16	/2020	Base:	91	-00	02	Affil	iated:	d: Unified:							
Location	$\mathbf{D}$	Sale	Number		Useab	ility	& Code#	1 (1 ) Ye (1 ) Ye - 2 (1 ) (1 ) Ye			ir ji jel ji Magazi		Parcel l	Number							
0001040	000		93		1			GeoCde	े 1	wn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel				
Date of Sale Assesse				d Va	alue			4371			<u> </u>	00	0	10005	A A S	005	0000				
Land Improvements Total						otal			Da	te of l	Sale I	roperty	Classific	ation	Code						
645 39,775						40,420	Status		Ргор	erty Ty	pe	Zoning	Location	City Size Parcel Size							
Assessor Lo	cation:	RED (	CLOUD (	RC)	)			A) <b>1</b>		B)	03	(	ෆ 3	D) <b>1</b>	E)	6	F) <b>1</b>				
			rigiores (DV 18 1 X Birls	1800 1800 1800 1800 1800 1800 1800 1800	a Maraya Sana Nas	ed Viller Viller	Residential	10 10 10 10 10 10 10 10 10 10 10 10 10 1	(Cid			Astropa.	14 / 44 12 VI	Comme	cial						
	Mul	tiple Imp	rovements:	Mu	ltiple. Ir	nprov	ements :	2000	154 2 2	М	ultiple.	Improv	rements. :	7 Acc	y - 1 - 1 - 1 - 1 - 1						
		11.7 S. D. 11.11.139	uction Date:	!	nstructio					-	onstruct			1876							
			Floor:	Floo	or Sq. F	t. :					oor Sq.			,060							
		Building	g Cost New:								Cost: 294,630										
Single Family	Style:			Re	sidenti	al Co	ndition:	nak biş	3.0	C	Commercial Occupancy Code:										
(100) □ Mot	bile Horn	ie	<u></u>		)) 🗆		orn Out				Primary: 391 Other1: Other2:										
(101) □ One	Story			(20)  Badly Worn						Co	Commercial Construction Class: 3										
(102) 🗆 Two	Story			(30	)) 🏻	Av	етаде			(	(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Split	t Level			(40) □ Good						(	(2)  Reinforced Concrete Frame										
(104) 🗆 1 1/2	2 Story			(50) U Very Good						(3	(3) Masonry Bearing Walls										
(111) 🗆 Bi-L	evel			(60	(60)   Excellent						(4) U Wood or Steel Framed Ext. Walls										
(106) 🗆 Othe	er									('	(5)   Metal Frame and Walls										
Townhouse or	Duplex	Style:		Res	identia	ıl Qu	ality:	(4. 200-) (0.55 <u>(2.395%)</u>	Maria Maria	(6	5) 🗆	Pole	Frame								
(301) 🗆 One	Story			(10)	) 🗆	Lov	Δ			Co	st Rai	ık: 2	20	17 <b>c</b>	onditi	on: 10	n variable				
(302) 🗆 Two	Story			(20)	) 🛮	Fair				(1	0) 🗆	Low	•	(1	10) 🗷	Wom (	Out				
(307) 🗆 1 1/2	Story			(30)  Average						(20	(20) 🗷 Average (20) 🗆 Badly Worn										
(308) 🗆 Split	Level			(40) □ Good						(36	0) 🗆	Abov	ve Averag	ge (3	80) 🗆	Averag	е				
(309) 🔲 2 1/2				(50) 🗆 Very Good						(40	0) 🗆	High		10) 🗆	)) 🗆 Good						
(304) 🗆 One				(60)	) 🗆	Exc	ellent			1000				(5	0) 🗆	Very G	ood				
(305) 🗆 Two	Story D	uplex		924 527 (		il and il No design	Tribasi ke Tesas (19 Angkara ke Ubaca							- 1 ( <del>c</del>	0) 🗆	Excelle	nt				
Assessor's Assessor Con TRUSTEE	nments	and Re																			
Comments fro	om							C	om	ment	s:										
V-11																(Continu	ie on back)				

## NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

## **Real Estate Transfer Statement**

93

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	nt is signed and items 1-25 are accurately complete	a.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 4 Day 14 Yr. 2020 4 Date of Deed  Mo. 4	Day 16 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print	
Grantor's Name (Seller) Don E. Theobald, Trustee	Grantee's Name (Buyer) Webster County Natural Resources Cons	· · · · · · · · · · · · · · · · · · ·
Street or Other Mailing Address	Street or Other Mailing Address	-
P O Box 423  City State Zip Code	City State	
Réd Cloud NE 68970	rea clad	Zip Code (0 X 970
Phone Number (402) 746-2774	Phone Number  15 the grantee a 501(c)(3) orgal If Yes, is the grantee a 509(a) from the grantee a 509(a) from the grantee a 509 (a) from the grantee a 509 (b) from the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 501 (c)(3) orgal is the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 500 (a) from the grantee a 50	
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
	) Property Type	(C)
✓ Improved       Single Family       Industrial         Unimproved       Multi-Family       Agricultural         IOLL       ✓ Commercial       Recreational	Mineral Interests-Nonproducing State Assess Mineral Interests-Producing Exempt	ed Mobile Home
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	Other
	Life Estate  Sale	Transfer on Death Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (I	f No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	itives? (If Yes, check the appropriate box.)	
		ther
Brothers and Sisters Grandparents a  Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount an	d interest rate.)
\$10,000	Yes  No \$	%
16 Does this conveyance divide a current parcel of land?  Yes  No	17 Was transfer through a real estate agent or a title compand of the agent or title company contact.)   Yes GTA, Inc.	y? (If Yes, include the name
18 Address of Property 137 W 4th Ave Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Grantee	Should be Sent
18a No address assigned 18b Vacant land		
20 Legal Description		
The West Sixty-seven (67) feet of Lots Thirteen (13), Fourteen Lot Sixteen (16), EXCEPT the East Nine (9) feet of the West S (5), Original Town of Red Cloud, Webster County, Nebraska.	(14) and Fifteen (15), and the West Sevent eventy-six (76) feet of said Lot Sixteen (16),	y-six (76) feet of all in Block Five
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?  Yes  No (If Yes, en	ter dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	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 statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, or	complete, and
Bridget Daehling		402-744-2242
Print or Type Name of Grantee or Authorized Representative	2 1 6 1 1 2	Phone Number
nere Signature of Grantee or Authorized Representative	Keal Estati Broker	9-16-200 Date
Register of Deed's Use Onl	у	For Dept. Use Only
6 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 4 Day 1 Yr. 2020 \$ 22.50	BK2020 Pg 1060	
braska Department of Revenue rm No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	" Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

BK2020, fg 1060 State of Nebraska 3ss. County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 17 pril A.D., 20 20 at 11:42 NEBRASKA DOCUMENTARY M. Recorded in Book_2020 o'clock Date 060 County Clerk Deputy מני 10. Carded_ Comp. Assessor Ind. 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: is lawfully seised of such real estate and that it is free from encumbrances; (1)(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. 2020. Don E. Theobald. STATE OF NEBRASKA )ss. COUNTY OF WEBSTER.

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

The foregoing instrument was acknowledged before me on

by Done E. Theobald, Trustee, Michael Sprague Revocable Living Trust.

Blidget Danling
Notary Publik

My Commission Expires: May 19, 2020

## Agricultural Land Sales Worksheet

91	202	1062			72020	Base: 91-0002 A				iliat	ed:		Unified:				
Location ID Sale Number Useability & Code #						Parcel Number											
001411700 94 4					05	GeoCde Twn Rng				ct	Qrt	Subdiv	Area Blk		Parcel		
Date of Sale Assessed Value						4489	1	10	2	8	4	00000	1	000	42	245	
Land Improvements Total							D	ate of	Sale	Pr	operty	Classific	ation (	Code	rat .	٠.	
251,2	05				251,205	205 Status Property Typ				z	oning	Location	Cit	y Size	Parcel Siz		
Irrigation Type:					A) 2	B)	05		C)	5	D) 3	E)	0	F)	9		
LCG		A	CRES:	VA	LUE:		LCG			14.	ACR	ES:		VAL	UE:		
IRRIGATED	1A1						ASSLA	ND 10	31			9.490		12,	955		
	I.A.							1	lG			0.020			25		
	2A1					2G1 5					5.130	7,005					
	2A							2	2G		6	9.440	·		94,	785	
	3A1					3G1						ı					
	3A					3G											
	4A1							40	31								
	4A.							4	ιG								
DRYLAND	1DI					S	helterbe	t/Timb	er					<u>.</u>			
	1D		1.830		4,275		£	Accretic	on								
	2D1							Was	-								
	2D		51.110	,	100,175	Othe											
	3D1					AG L	AND TOTAL 153.940										
	3D		7.610		14 205			Road				1.950	<u> </u>				
	4D1 4D		9.310		14,385 17,600			ırın Site	+								
					17,000		-	me Site									
Dwel	inos		CALLS THE STREET OF THE STREET				- No	Othe	+								
Outbuild						Non	-AG T		_			1.950					

Assessor's Adjustment to Sale Price (	Total Recapture Value:					
Assessor Comments and Reason for Adjustme	ent:					
WD; TRANSFER BETWEEN PARENT	DES PACEL 14118					
Comments from	Com	ments:				
<del></del>						
			(Continue on back)			

### **NEBRASKA** Good Life, Great Service

 $_{ extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle extstyle e$ 

Form No. 96-269-2008 6-2019 Rev. Superse

Nebraska Department of Revenue

Yr.**2020** 

### Real Estate Transfer Statement

**FORM** 

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

521 To be filed with the Register of Deeds.
 Read instructions on reverse side. . If additional space is needed, add an attachment and identify the 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 Mo. _ 4 Mo. ______ Day ___ 8 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) RODNEY W. TIMM Chad R. Timm & Traci L. Olson, Co-Pr's Est of Holly L. Timm Street or Other Mailing Address 200 WEST J STREET Street or Other Mailing Address SEE ATTACHED Zip Code 68901 City State Zip Code HASTINGS ΝĒ Phone Number (402) 461-8869 Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes √ No Email Address 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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement 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? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction (I.R.C. § 1031 Exchange) Easement ∃Gift Life Estate Sale Trustee to Beneficiary Yes √ No Court Decree TExchange Grantor Trust Partition Satisfaction of Contract ✓ Other (Explain) SET. AG. 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No ✓ Yes √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$138,793 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ☐ Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 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 22 Total purchase price, including any liabilities assumed . . . . . . 22  $0^{1}.00$ 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{5(a)}{a}$ 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 sign Attorney for the Grantees Signature of Grantee or Authorized Representative here Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data

#50

### SECTION #6

### **GRANTEES:**

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

TRACI OLSON 612 NORTH 4TH AVENUE KENESAW, NE 68956 (4020 469-6945

BK2020, Fg 1062

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 10:24 o'clock 2M. Recorded in Book 2020 on Page 10:2-10:23 2 Deputy Clerk 16.20 Deputy Ind Comp Assessor Carded

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 _____ day of April, 2020.

Rodney W. Timm, Grantor

BK2020, Pg 1063

STATE OF NEBRASKA					
) SS:	•				
COUNTY OF ADAMS	)				

The foregoing Warranty Deed was acknowledged before me this  $\underline{\mathscr{G}}$  day of April, 2020 by Rodney W. Timm, a widowed person, Grantor.

GENERAL NOTARY - State of Nebraska
GALEN E. STEHLIK
My Comm. Exp. May 1, 2022

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No. I	Book	Page		Sale Date			School District Code										
91 2	020	1076	4	/16/2020	Base:	91-	0074	Affilia	ated:	Uni	Jnified:						
Location ID	Sale	Number	Useab	ility & Code#				Parcel Number									
000310300 95			1	GeoCde	GeoCde Tw		Sect	Qrt	Subdiv	Агеа	Blk	Parcel					
Date of Sale Assesse			Value		4133			00	0	20005		023	6960				
Land	Imp	provements			vala.	Date of	Sale P	ropert	y Classific	ation	Code	general de					
3,785		58,875		62,660	Status	(2) (2) (1)	roperty Ty	pe	Zoning	Location	ı Ci	ty Size	Parcel Size				
Assessor Location	: BLUE	HILL (B	H)	A) <b>1</b>	В)	01	C	) 1	D) <b>1</b>	E)	6	F) 2					
		an SA Levelou A Tampi bili Sa	Residentia	I jak	y star di												
Mı	ultiple Imp	provements:	Multiple. I	mprovements.:			Multiple.	Improve	ements. :			·					
		5	Construction		884		Construct										
			Floor Sq. F	1,4	174		Floor Sq.	Ft. :									
	Buildin	4.00 (1.00 (4.00))	Cost :	192,0	195		Cost:										
Single Family Style:		<del></del>	2.5. 2.5	ial Condition: 2	5	Y., 11		rcial O	ccupan	cy Code:	<u></u>	1.1.14					
(100) ☐ Mobile Ho			(10) 🗆	Wom Out			Commercial Occupancy Code:  Primary: Other1: Other2:										
(101) ☐ One Story			(20) 🗷	Badly Worn		Commercial Construction Class:											
(102)   Two Story			(30) 🗷	Average	(1) Fireproof Structural Steel Frame												
(103) □ Split Level			(40) 🛮	Good	(2)  Reinforced Concrete Frame												
(104) 🗷 1 1/2 Story	7	1	(50)	Very Good	(3)   Masonry Bearing Walls												
(111) 🗆 Bi-Level			(60) 🗆	Excellent	(4) Wood or Steel Framed Ext. Walls												
(106) 🗆 Other		1 1 2			(5)												
Townhouse or Duple	x Style:	I	Residenti	al Quality: 40	(6) 🗆 Pole Frame												
(301) 🗆 One Story		(	(10) 🛘	Low	Cost Rank: Condition:												
(302) 🗆 Two Story			(20) □ Fair					(10) ☐ Low (10) ☐ Wom Out									
(307) 🗆 1 1/2 Story		(	(30)	Average			(20) ☐ Average (20) ☐ Badly Worn										
(308) 🗆 Split Level		(	40) <b>🗷</b>	Good			(30)	Above	e Avera	ge (1	30) 🛘	Averag	е				
(309) 🗆 2 1/2 Story		(	50) 🗆	Very Good			(40) 🛘				40) 🗆	D) 🛘 Good					
(304)  One Story	Duplex		60) 🗆	Excellent					W. S. W.	. (	50) 🗆	Very G	ood				
(305) 🗆 Two Story	Duplex	<u> </u>	All All Anderson					(	50) 🗆	Excelle	nt						
Assessor's Adju	ıstment	to Sale Pri	ce (+ o	r -):													
Assessor Commen	ts and Re	ason for Adj	ustmen	t:					•								
WD																	
Comments from																	
Comments from					oaim	ents:											
												····					
				<del></del>													
	-								10.			(Continu	ie on back)				

### NEBRASK/ Groot Like Great Service.

Real Estate Transfer Statement

**FORM** 521

95

 If additional space is needed, add an attachment and identify applicable the item number DESCRIPTIONS OF STVENAS 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 04 Day 16 Yr. 2020 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Justin Curtis and Stephanie R. Curtis Allison E. Wilms Street or Other Mailing Address Street or Other Mailing Address 27/6 827 North Minnesota Ave. City State Zip Code City Zip Code State Hastings NF 68901 Phone Number No V No Phone Number Is the grantee a 501(c)(3) organization? Yes 508-258-183: If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address dwiebe@charter-title.net dwiebe@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Industrial Mineral Interests-Nonproducing Mobile Home Improved State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational IOLL Conservator 8 Type of Deed Distribution Land Contract/Memo Partition ☐ Sherriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim 9 Was the property purchased as 10 Type of Transfer ☐ Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? Auction Easement Gift Life Estate Sale Trustee to Beneficiary (IRC § 1031 Exchange) Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Yes 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) X Yes ☐ No X Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes X No ■ Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Other **Brothers and Sisters** Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$93,000,00 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 19 Name and Address of Person to Whom Tax Statement Should be Sent Allison E. Wilms 401 S. Sycamore Blue Hill, NE 68930 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 93.000 00 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 93,000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ___ 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 308-258-183 Allison E. Wilms Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee or Authorized Representative Signature of Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Mo. 04 Day 24

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Book 2020, Pg 1096

State of Nedraska (cc
County of Webster Ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this office day
of April A.D., 20-30 , at 11:15
o'clock A. M. Recorded in Book 2020
on Page 10 %
Locuise Tetsch County Clerk
10.00 At≥ Deputy
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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 4-24-30 \$ 307.35 By Liz

### 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.

Stal. - RO

Stephanie R. Curtis

STATE OF NEBRASKA COUNTY OF Adums

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

1 1 - 1

Notary Public

General Notary - State of Nebraska:

ELIZABETH A. TILLEMANS

My Corran. Exp. Sept. 20, 2020.

# Residential & Commercial Sales Worksheet

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(101) 🗆 One	Story			(20) ■ Badly Worn						Commercial Construction Class:										
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(103) □ Spli	t Level			(40) Good						(2)   Reinforced Concrete Frame										
(104) 🛘 1 1/2	2 Story			(50) U Very Good						(3)   Masonry Bearing Walls										
(111) 🗆 Bi-L	Level			(60)   Excellent						(4) U Wood or Steel Framed Ext. Walls										
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### NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**

96

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

FORM

 To be filed with the Register of Deeds. Read instructions on reverse side. 521 DEPARTMENT OF REVENUE . 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 Mo. 4 Day 21 Yr. WEBSTER - 91 4 Day_ 21 Yr. _ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marilyn Gerloff, P.R. of the Ruby R. Stevens Estate Grantee's Name (Buyer) Kenneth G. Collins and Diane L. Collins Street or Other Mailing Address 805 W. Saline Street Street or Other Mailing Address 805 W. Saline Street City Zip Code 68930 State City Blue Hill Blue Hill Zip Code 68930 Phone Numbe Phone Number Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? √ No No Yes Email Address Ma Mao 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Partition Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death TExecutor Mineral Quit Claim Warranty 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Yes ✓ No Court Decree TExchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self ☐ Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$52,000 Yes √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Connie Hansen Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 805 W. Saline Street, Blue Hill NE 68930 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 52.000¹00 22 23 Was non-real property included in the purchase? 🔲 Yes 🔝 No (If Yes, enter dollar amount and attach itemized list.) 23 52,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Qiane L. Collins Cho, 282-0x P Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 4-21-2020 Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept, Use Only Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Mo. 04 Day 24 [[7,00

BOOK 2020, Pg 1090

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State of Nebraska 1ss.	
State of Nebraska ss. County of Webster Entered on the	
and filed for record in the	
of April A.D., 2020 at 11-35 of April A.D., 2020 at 11-35 o'clock A. M. Recorded in Book 2020	2.5 T
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on Page 1090 County Clerk	
10.00 Carded	NEBRASKA DOCUMENTARY
IndCompAssessorCarded	Date 4-24-20
	\$ 117.00 By hiz
PERSONAL REPRESENTATIVES DE	CED
Refurn to: Diane Collins, 805 W. Saline St., Blue Hil	1 NE 68930
MARILYN GERLOFF, Personal Representative of the Estate	of RUBY R. STEVENS
Deceased pursuant to appointment by the County Court of Webster	r Country Mohmonton 1
cance Chantors, in consideration of one dollar and other valuable consider	eration recovered from
grant, bargain, sell, convey and confirm unto <b>KENNETH COLLINS</b> husband and wife, as joint tenants and not tenants in common, Grant estate in Wahater County Nahan least the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of the common of t	and DIANE COLLINS,
estate in Webster County, Nebraska:	ntee, the following described real
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LOT TWO (2), BLOCK EIGHTEEN (18), ORIGINAL TOWN OF COUNTY, NEBRASKA.	BLUE HILL, WEBSTER
COUNTY, NEBRASKA.	The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s
To have and to hold the above described premises together will al	Il tenements, hereditaments and
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have good right and lawful authority to convey the same; and that the gran	tor warrante and will defend the
title to said premises against the lawful claims of all persons whomsoever.	- I delete the
Executed: April 21,2020	VALUE AND AND AND AND AND AND AND AND AND AND
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Marky Hold	DPR
Marilyn Gerloff, Persona	Representative of the
Estate of Ruby R. Steven	s, Grantor
STATE OF NEBRASKA )	
COUNTY OF AND )	
Before me, a notary public qualified for said county, personally came Marilyn Gerloff, Pers Ruby R. Stevens, known to me to be the identical person or persons who signed the foregoi execution thereof to be his, her, or their voluntary act and deed.	sonal Representative of the Estate of ng instrument and acknowledged the
Maria 1	6.2
witness my hand and notarial seal on (17), 2020	WOLD Shimmett
Notary Publ	lic

General Notary - State of Nebraska DAYNA C. GRIMMETT My Comm. Exp. March 4, 2021.