Cnty No.	Во	ook	Page		S	ale Date		Y			S	chool l	Dis	trict Code			
91	20	20	1370		5/2	2/2020	Base:	-0(O074 Affiliated: Unified:								
Location	m	Sale	Number	U	seabili	ty & Code #			sit. Stil			Parc	el P	Vumber			
0003403	300	1	L26		1		GeoCde	Т	wn	Rng	Se	ct Q	rt	Subdiv	Агеа	Blk	Parcel
	D	ate of Sa	ile Assessed	Val	ue		4133				0	0 ()	20065		000	0000
Land	1 3 1	Imp	rovements			Total			Γ	Date of S	Sale	Prope	rty	Classific	ation	Code	
5	,770		268,18)		273,950	Status		Pro	operty Ty	ре	Zonii	ng	Location	Cit	y Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL (3H)			A) 1		В)	01		C) 1	L	D) 1	E)	6	F) 3
			-		State of the state	Residentia	al	157		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		11.		Commer	cial	A A	
	Mul	tiple Imp	rovements:	Multi	ple. Imp	ovements.:				Multiple.	Impr	ovement	s.:				
	1.	Constru	uction Date:	Cons	truction l	Date: 1	971		\neg	Construct							
		V	Floor:	Floor	Sq. Ft. :	2,:	392			Floor Sq.	Ft.:						
		Building	g Cost New:	Cost		287,	945			Cost:							
Single Family	Style:	101		Resi	dential	Condition:	35			Comme	rcial	Occup	and	y Code:			
(100) 🗆 Mo				(10)		Worn Out			_	Primary:				her1:	(Other2:	·
(101) 🗷 One	e Story			(20)		Badly Worn			┪	Comme	rcial	Consti	ruci	tion Class:			
(102) 🗆 Two	Story			(30)	*	Average			1	(1) 🗆	Fir	ергооб	Stn	ıctural Stee	l Frame	 ;	
(103) □ Spli	it Level			(40)	Æ (Good			1	(2)	Re	inforce	dС	опстеtе Fra	me		
(104) 🗆 11/	2 Story			(50)		Very Good				(3) 🛘	Ma	asonry l	Bea	ring Walls			
(111) 🗆 Bi-I	Level			(60)		Excellent	"			(4) 🗆	W	ood or S	Stee	l Framed E	xt. Wal	İs	
(106) 🗆 Oth	er									(5) 🗆	Me	etal Frai	ne :	and Walls			
Townhouse or	Duples	Style:		Resi	dential	Quality: 30				(6)	Po	le Fram	e				
(301) 🗆 One	Story			(10)		.ow				Cost Ra	nk:		J.	C	onditi	on:	
(302) □ Two	Story			(20)		air				(10) 🗆	Lo	w		(10) 🗆	Wom	Out
(307) 🗆 1 1/2	2 Story			(30)	3	Average				(20)	Av	erage		C	20) 🗆	Badly	Worn
(308) □ Spli	t Level			(40)		J ood				(30)	Ab	ove Av	ега	ge <u>(</u>	30) 🗆	Averag	ge
(309) 🗆 21/2	2 Story			(50)	<u> </u>	Very Good			┸	(40)	Hig			(4	40) 🗆	Good	
(304) □ One	Story E	Juplex		(60)		excellent	····				<u> </u>	ş	2.	(50) 🗆	Very C	J ood
(305) □ Two	Story I	Ouplex						-					- 1	(50) 🗆	Excelle	ent
Assessor's	Adju	stment	to Sale Pr	ice	(+ or	-):											
Assessor Co	mment	s and Re	ason for A	ljust	ment:												
WD																	
																	
Commonto	nor.																
Comments fi	- ORI							JUM	me	ents:							
								h		'							
																	·····
<u> </u>																(Contin	nie on back)

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

126

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 statemen	it is signed and items 1-25 are accurately completed	•
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 05 Day 22 Yr. 2020 4 Date of Deed Mo. 05 Day	ay21 _{Yr.} 2020
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	TI
Grantor's Name (Seller) Jon A. Capps Sr. and Lori L. McCreight	Grantee's Name (Buyer) Nicholas D. Lonowski	
Street or Other Mailing Address	Street or Other Mailing Address	
515 North Willson St. City State Zip Code	522 North Willson St. City State	Zip Code
Blue Hill NE 68930	City State Blue Hill NE Phone Number Is the grantee a 501(c)(3) organi	68930
Phone Number (214) 763-6328	402-469-0711 If Yes, is the grantee a 509(a) for	
Email Address	Émail Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	AAA T
A STATE OF THE STA) 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
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Sase Personal Rep. Trust/Trustee Peral Quit Claim Warranty	Other
	Life Estate Sale Trust Partition Satisfaction of Contract C	ransfer on Death rustee to Beneficiary other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) V Yes NoNo	12 Was real estate purchased for same use? (If	No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents a	Partnership, or LLC Self Strand Grandchild Spouse	er
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.)
\$255,000	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 of the agent or title company contact.) Yes Southern	Title No
18 Address of Property 522 North Willson St. Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Same As No. 6 Above	Should be Sent
18a No address assigned 18b Vacant land	Same As No. 6 Above	
20 Legal Description Lot 9, Donn's Addition to the Village, now City of Blue Hill, Weldeeded to the City of Blue Hill, Nebraska, for public street or all Nebraska for road purposes.		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed		255,000.00
23 Was non-real property included in the purchase? Yes No (If Yes, er	nter dollar amount and attach itemized list.)	
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)	24	255,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statement correct, and that I am only authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, or	omplete, and 102:463-4591
sign Print of Tyle Name of Grantee or Authorized Representative	Droker	Phone Number 5-82.50
here Signature of Grantee of Authorized Representative	Title	Date
Register of Deed's Use On		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number S Day 22 Vr 2020 \$ 573.75	BK2040, Pg 1370	
No. Day 11. Day 17. Day 6.269-2008 Gevenue Form No. 96-269-2008 Gev. Supersedes 96-269-2008 Rev. 9-2017	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

	, , , ,
State of Nebraska ss.	J
Entered on the numerical index and filed for record in the Clerk's office of said county this Aday of Way A.D., 2000, at 3:30 o'clock D.M. Recorded in Book 2020 on Page 3:10	NEBRASKA DOCUMENTARY STAMP TAX Date 5-22-2020 \$ 573-75 By 4 b
Return to: Nicholas Lonowski, 522 N, Willson, Blue Hill, NE 68930 WAR	RANTY DEED
JON A. CAPPS SR. AND LORI L. MCC whether one or more,	REIGHT, HUSBAND AND WIFE, Grantor,
In consideration of One Dollar and Other	Valuable Consideration (\$ 1.00),
Receipt of which is hereby acknowledged	, conveys to
NICHOLAS D. LONOWSKI, A SINGLE	PERSON, Grantee,
the following described real estate (as def Nebraska:	ined in Neb. Rev. Stat. 76-201) in Webster County
Lot 9, Donn's Addition to the Village, now EXCEPT the West 20 feet thereof deeded street or alley, and EXCEPT that portion purposes.	w City, of Blue Hill, Webster Country, Nebraska, to the City of Blue Hill, Nebraska, for public deeded to the state of Nebraska for road
Grantor covenants (jointly and severally,	if more than one) with the Grantees that Grantors
easements, reservations, covenants and (2) has legal power and lawful authority	
Executed: <u>May</u> 21 , 2020	
Yon A. Capps Sr.	Lori L. McCreight
State of Nebraska	
County of Adams	
The foregoing instrument was ack JON A. CAPPS SR. AND LORI L. MCCE	nowledged before me on <u>May 21</u> , 2020 by REIGHT, HUSBAND AND WIFE.

GENERAL NOTARY - State of Nebraska CHRIS D. ESCH My Comm. Exp. August 15, 2021

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	S	ıle Date				S	School District Code							
91	20	20	1390	5/2	0/2020	Base: 9	1-00	74	Aff	iliat	ed:			Unifi	ed:		
Location	ID	Sale	Number	Useabili	Parcel Number							r					
0013038	300		127	1		GeoCde	Twn	Rng	Se	ct	Qrt	Subd	liv	Area	Blk	P	arcel
	D	ate of S	ale Assessed \	Value .		4135	4	9	7	7	1	000	00		000	28	840
Land		Imp	provements		Total	Date of Sale Property Classification Code											
44	,085		139,100		183,185	Status	Prop	erty Ty	pe	Zoning Location			ation	ı City Size Par			cel Size
		Irriga	ion Type:			A) 1	В)	01		C)	5	D)	3	E)	0	F)	7
LCG			ACRES:	VA	LUE:		LCG				ACR	ES:		7. s 1. s	VALI	JE:	
IRRIGATE	D 1A1					GR	ASSLA	ND 10	31								
	1A	4			•			1	G								
	2A1							20	31								
	2A					2G											
· ·	3A1					3G1			31								
	3A				-			3	iG								
	4A1							40	31	,							
	4A							4	G								
DRYLAND) 1D1					S	helterbe	lt/Timb	er								
	1D							Accretic	n.								
	2D1							Was	te		·						
	2D							Oth	$\overline{}$								
	3D1					AG L	AND I	OTA	L								
	3D						-	Road	İs								
	4D1						F	arm Site	es		-	1.00	0			8,	650
	4D						Н	me Site	es		1:	1.48	0			35,	435
							R	ecreatio	n								
D	wellings				96,585			Oth	er								
Outb	uildings				42,515	Non	-AG T	OTA	L		12	2.48	0			14,	085
Assessoria	Adins	etmont	to Sala Pri	ce (+ or	١٠		17	oteLl	Q _o c	oni	nro V	Zoluc	3.				

Outoundings	42,515	Non-AG TOTAL	12.480	44,065
Assessor's Adjustment to Sale Price ((+ or -):	Total Recap	ture Value:	
Assessor Comments and Reason for Adjustn	nent:	<u>'</u>		
WD				
			170	
Comments from		Comments:		
April 4. Section 1.				
				
				(Continue on back)
				DAT OR 10R OG

NEBRASKA

Real Estate Transfer Statement

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed	11 2020
5 Grantor's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Rose Hill Farms, Inc.	Matthew L. Spencer & Annette B. Spencer	
Street or Other Mailing Address 10085 N. 65th Street	Street or Other Mailing Address 1959 Road Z	
City State Zip Code 80503	City State NE NE	Zip Code 68930
Phone Number 303-818-6155	Phone Number 308-386-8213 Is the grantee a 501(c)(3) organizate If Yes, is the grantee a 509(a) found	tion? Yes Volume No Yes Volume No Yes Volume No Yes
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	_
) Property Type	(C)
Improved	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min		
9 Was the property purchased as part of an IRS like-kind exchange?		nsfer on Death
(I.R.C. § 1031 Exchange)		stee to Beneficiary er (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No	
✓ Yes	Yes No	*
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
	artnership, or LLC Self Other	
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch	<u> </u>	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	torest rate \
14,500.00	Yes V No \$	%
16 Does this conveyance divide a current parcel of land? Yes V No	17 Was transfer through a real estate agent or a title company? (if the agent or title company contact.)	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	
	Matthew & Annette Spencer	
	1959 Road Z Blue Hill. NE 68930	
18a ✓ No address assigned 18b Vacant land	Bide Tilli, NE 00930	
20 Legal Description		
see attached		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	22 \$	14500.00
	ter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	14,50 0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	-
Under penalties of law, I declare that I have examined this statemer		plete, and
correct, and that I am duly authorized to sign this statement. Mark A. Beck		402-463-4500`
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign	Attorney	05/20/2020
here Signatule of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. Day 26 Yr AO \$ 33.75	BK2020 Pa 1390	
Nebraska Department of Hevenue 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)

EXHIBIT "A"

A tract of land located in the Northeast Quarter (NE1/4) of Section 7, Township 4 North, Range 9 West of the 6th P.M., Webster Gounty, Nebraska, said tract being more particularly described as follows: Referring to the Northwest corner of said NE1/4; thence N90°00'00°E (assumed bearing) on the North line of said NE1/4 for a distance of 529.51 feet; thence S02°48'11"E for a distance of 420.79 feet to the Northeast corner of an existing tract as recorded in Book 2007, Page 781; thence N89°51'11"E on the North line of said tract for a distance of 130.00 feet to the Point of Beginning; thence \$25°02'54"E on the East line of said tract, for a distance of 38.59 feet; thence \$10°13'48"W on said East line, for a distance of 88.20 feet; thence \$89°17'26"W, on said East line, for a distance of 129.28 feet; thence \$00°49'57"E, on said East line, for a distance of 126.80 feet; thence \$89°17'26"W, on said East line, for a distance of 54.96 feet; thence \$00°41'44"E, on said East line, for a distance of 50.14 feet to the South line of said tract; thence \$89°11'38"W, on said South line, for a distance of 36.09 feet; thence N 71°39'39"W, on said South line for a distance of 88.65 feet; thence \$63°27'25"E, for a distance of 147.50 feet; thence \$07°25'56"E, for a distance of 282.50 feet; thence \$00°31'37"E for a distance of 433.00 feet; thence \$89°14'28"E for a distance of 358.50 feet; thence \$17°21'28"E for a distance of 823.24 feet; thence \$130.00 feet to the Point of Beginning, containing 10.50 acres, more or less.

BK2020, fg 1390

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 day of May A.D., 2000, at 11.42 o'clock a. M. Recorded in Book 2020 on Rage 1390-1391

days feith County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 5-26-20 \$_33.7≤ By. Q.)

Return to: Charter Title & Escrow 747 N. Burlington, Ste G208 Hastings, NE 68901

WARRANTY DEED

ROSE HILL FARMS, INC., a Nebraska Corporation, GRANTOR, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, received from GRANTEE, MATTHEW L. SPENCER and ANNETTE B. SPENCER, Husband and Wife, conveys to GRANTEE as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northeast Quarter (NET/4) of Section 7, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, said tract belog more particularly described as follows: Referring to the Northwest corner of said NET/4; thence N90°00'00'E (assumed bearing) on the North line of said NET/4 for a distance of 529.51 feet; thence S02°48'11"E for a distance of 420.79 feet to the North line of said tract for a distance of 420.79 feet to the North line of said tract for a distance of 420.79 feet to the North line of said tract for a distance of 420.79 feet; thence S25°02'54"E on the East line of said tract, for a distance of 38.59 feet; thence S10°13'48"W on said East line, for a distance of 88.20 feet; thence S89°17'26"W, on said East line, for a distance of 129.28 feet; thence S00°49'57"E, on said East line, for a distance of 126.80 feet; thence S89°17'26"W, on said East line, for a distance of 54.96 feet; thence S00°41'44"E, on said East line, for a distance of 50.14 feet to the South line of said tract; thence S89°11'38"W, on said South line, for a distance of 36.09 feet; thence S07°25'56"E, for a distance of 282.50 feet; thence S00°3'37'25 Thence S00°3'37'25 Thence S89°14'28"E for a distance of 388.50 feet; thence S00°3'4'28"E for a distance of 823.24 feet; thence S00°3'37'25 Thence S89°14'28"E for a distance of 623.24 feet; thence N70°50'02"W, for a distance of 192.00 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N61°55'40"W, for a distance of 230.84 feet; thence N

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 except for easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed as of the \iint day of May, 2020.

Rose Hill Farms, Inc.

By: Dennis P. Jones, President

STATE OF COLORADO)

COUNTY OF **Boulder**)

The foregoing instrument was acknowledged before me on this day of May, 2020, by Dennis P. Jones, President of Rose Hill Farms, Inc., a Nebraska Corporation.

Notary Public Parley

Erin M Barber
Notary Public
State of Colorado
Notary ID 20074029333
My Commission Expires July 31, 2023

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	chool	Dist	rict Code			
91	20	20	1400	5/27	/2020	Base: (1-01	23	Aff	iliated	:	,	Unif	ied:	
Location	ID	Sale	Number	Useability	& Code#			Parc	el N	umber					
0020016	500		128	1		GeoCde	Twn	Rng	Se	ect (2rt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4245	3	11	8	В	0	00000	1	000	9365
Land		Im	provements	To	otal	Date of Sale Property Classification Code									
298	,390			2	198,390	Status Property Type			pe	Zoning Location			City Size Parcel Siz		
		Irriga	tion Type:			A) 2 B) 05				0)	5	D) 3	E)	0	F) 9
LCG			ACRES:	VAL	UE:		LCG			I	ICRI	ES:		VAL	UE:
IRRIGATE	D IAI					GR	ASSLA	ND 10	31			3.000			4,095
	1A	-	•			1G				3.	5.000	47,775			
	2A1					2G1									
	2A							2	2G						
	3A1							30	Gl						
	3A							3	3G						
	4A1	1						40	31						
	4A							4	lG			•			
DRYLANI) 1D1		78.000	1	82,130	S	helterbe	lt/Timb	er						
	1D		4.000		9,340			Accretic	on						
	2D1							Was	te		(5.000			1,080
	2D		15.000		29,400			Oth	ет						
	3D1					AG L	AND T	OTA	\mathbf{L}		154	4.000		2	98,390
	3D							Roa	ds		•	5.000	1. 7		
	4D1		13.000		24,570		F	arm Sit	es						
	4D						Н	me Sit	es						
				and the second s			R	ecreatio	n						
	wellings			***				Oth	-		· - · · ·				
Outh	vildings					Nor	-AG T	OTA	\mathbf{L}		6	5.000			
						•									

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
SPECIAL WD	
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 applicable the item number

FORM 521

DEPARTMENT OF REFERENCE	,		action and the transfer approaches and the transfer				
	not be recorded unless this s	statemer	nt is signed and items 1-25 are accurately	y com	pleted.		
1 County Name	2 County Number		3 Date of Sale/Transfer		e of Deed	CASH .	
Webster	91		Mo 5 Day _ 27 Yr 2020			y <u>21 </u>	2020
5 Grantor's Name, Address, and Teleph	one (Please Print)		6 Grantee's Name, Address, and Telepho	ne (Pl	ease Print)		
Grantor's Name (Seller) Carol A. Engel as Trustee of the Carol	A. Engel Trust under agreen	nent	Grantee's Name (Buyer) Daren O. Niemeyer, Trustee of the Nier	never	Trust U/A	dated Januar	v
Street or Other Mailing Address 706 Briarwood Ave	7. Engol mact and a agreen		Street or Other Mailing Address 942 Road T	noyer	Trust of A	accu barruar	,
City	State Zip Coo	de	City	St	ate	Zip C	Code
Hastings	NE 68901		Bladen	N		6892	28
Phone Number n/a			Phone Number Is the grantee a 501 If Yes, is the grantee	(c)(3) c a 509	rganization? (a) foundation	Yes Yes	No No
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. Che	eck C if p	roperty is also a mobile home.)—2. II II — 199——		
(A) Status		(B) Property Type			(C)	
☐ Improved ☐ Single Family ☐ Unimproved ☐ Multi-Family ☐ Commercial	☐ Industrial ☑ Agricultural ☐ Recreational		☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing	State / Exemp	Assessed ot	☐ Mobile	Home
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - T	Distribution Easement ransfer on Death Executor	Lan		Trustee		ner	_
part of an IRS like-kind exchange? (IRC § 1031 Exchange)	ype of Transfer Distribution Auction Easement Court Decree Exchange	Forec	losure		Trust	sfer on Death ee to Beneficiar r (Explain)	у
11 Was ownership transferred in full? (If No, ex	plain the division.)		12 Was real estate purchased for sa	me use	? (If No, state	the intended u	se.)
13 Was the transfer between relatives, or if to a Yes No Aunt or Und Brothers an	cle to Niece or Nephew Family Grand	y Corp., P	artnership, or LLC Self and Grandchild Spouse		Other		_
14 What is the current market value of the real \$416,000.00			15 Was the mortgage assumed? (If Yes, state the		nt and interest	t rate.)	
16 Does this conveyance divide a current parce	I of land?		17 Was transfer through a real estate agent or a f		npany? (If Yes arter Title [ime
18 Address of Property			19 Name and Address of Person to Whom Tax St Daren O. Niemeyer, Trustee of the Nieme	atemer	nt Should be S	Eent	
Webster Co., NE		1	28,2010 Same as #6			•	
18a ☐ No address assigned 18b ☒	Vacant Land		Same as #0				
20 Legal Description Tract 1: The East Half of the Northeas Range 11, West of the 6th P.M., Webst	Quarter (E1/2NE1/4) and the er County, Nebraska.	East Ha	alf of the Southeast Quarter (E1/2SE1/4)	of Sed	ction 8, Tov	vnship 3 Nor	th,
21 If agricultural, list total number of acres	40						т
22 Total purchase price, including any lial	oilities assumed			22	\$	416,000	00
23 Was non-real property included in the	purchase? 🗌 Yes 🛛 No (If Y	es, ente	er dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real e				24	\$	416,000	00
25 If this transfer is exempt from the docu							
correct, and that I am duly auth		tement an	d that it is, to the best of my knowledge and belief	true, c		701	
	of the Niemeyer Trust U/A dated Jar e or Authorized Representative	nuary 28,2	2010		Phone Nur	756-1016 nber	
sign Can	and				es escara a Colorada		
here Signature of Grantee or Author	rized Representative	C	Grantee or Authorized Representative le		May 27. Date	2020	
	Register of	F Deada'	Liea Only			r Dont II C)nl:
26 Date Deed Recorded	27 Value of Stamp or Exempt Nur		28 Recording Data	**********	FO	r Dept. Use C	my
Mo. 5 Day 28 Yr. 2020	\$ 931 P	iibei	BK2020 Pg 1400				
Nebraska Department of Revenue	Ψ 10φ.		Authorized by N	lob De	Stat 85 76 04	4 77 1207 (0)	
orm No. 96-269-2008 6-2019 Rev. Supersedes 96-269-	2008 Rev. 9-2017		Authorized by N	ou. Rel	, otat. 99 /0-21	4, 77-1327 (2) RQ 0109	

State of Nebraska Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 38 day of May A.D., 2030, at 3:43 o'clock 0 M. Recorded in Book 2020 on Page H00-1403

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-28-2020
\$ 136.60 By 00

AFTER RECORDED PLEASE RETURN TO: Charter Title & Escrow, 747 N. Burlington Avenue, Hastings, Nebraska 68901

SPECIAL WARRANTY DEED

CAROL A. ENGEL, Trustee of the Carol A. Engel Trust U/A dated August 24, 2017 ("Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from DAREN O. NIEMEYER, Trustee of the Niemeyer Family Trust, a separate trust share established under the Lyle Dean Niemeyer Revocable Trust U/A dated January 28, 2010 ("Grantee"), conveys to Grantee that certain real estate located in Webster County, Nebraska, and legally described in Exhibit "A" attached hereto and incorporated by reference herein.

Grantor covenants with Grantee that Grantor:

- 1. Is lawfully seized of such real estate and that it is free and clear of all liens and encumbrances, but subject to the Permitted Encumbrances identified in Exhibit "B" attached hereto and incorporated by reference herein;
- 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 claiming by, through, or under Grantor, but not otherwise.

[Signature Page to Follow]

Dated <u>Μαψ ΖΙ</u> , 2020.	
	ol 17. Engel
	ENGEL, Trustee of the Carol A. st U/A dated August 24, 2017
STATE OF Nebroska	
COUNTY OF Adams) ss.	
The foregoing instrument was acknowledged be by Carol A. Engel, Trustee of the Carol A. Engel Trust	efore me on <u>May 2 /</u> , 2020, U/A dated August 24, 2017.
GENERAL NOTARY - State of Nebraska ROBERT J. PARKER, JR.	BC
My Comm. Exp. September 19, 2023	TARY PUBLIC

EXHIBIT "A"

Legal Description

The East Half of the Northeast Quarter (E½NE¼) and the East Half of the Southeast Quarter (E½SE¼) of Section Eight (8), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

EXHIBIT "B"

Permitted Encumbrances

- 1. Current taxes and assessments which are a lien not yet delinquent;
- 2. Applicable laws, regulations, zoning regulations and ordinances, whether federal, state or local;
- 3. Easements, covenants, restrictions and reservations of record;
- 4. Any Conservation Reserve Program, Natural Resource District, or similar governmental program contracts currently affecting the real estate; and
- 5. Any matter or encumbrance resulting from any act or omission of the Grantee or its agents.

Cnty No.	Во	ok	Page		Sa	le Date				Sc	hool Dis	strict Cod	e			
91	20	20	1417		5/2	2/2020	Base: 9	91-0	074	Affi	liated:		Uni	fied:		
Location	ID III	Sale	Number	U	Useability & Code #					Parcel Number						
0003241	100	:	129		4	05	GeoCde	Twi	n Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assesse	d Val	ue		4133			00) 0	20030		001	0000	
Land		Imp	rovements		1	[otal		The section	Date of	Sale	Property	Classific	ation	Code		
3	,550		148,08	5		151,635	Status	P	roperty T	coperty Type Zoning Location City Siz					Parcel Size	
Assessor Lo	cation:	BLUE	HILL (BH)			A) 1	B)	01		C) 1	D) 1	E)	6	F) 2	
					7 - 1 - 194 23	Residentia						Commer	cial			
1 4 1.5	Mul	tiple Imp	provements:	Multi	ple. Impro	vements.:			Multiple	. Impro	vernents.:					
		Constr	uction Date:	Cons	truction D	ate: 19	81		Construc	tion D	ate:					
			Floor:	Floor	Sq. Ft. :	1,2	28		Floor Sq	. Ft. :						
		Buildin	g Cost New:	Cost	:	209,9	35		Cost:							
Single Family	Style:	101	. 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Resi	dential (ondition: 3	5		Comme	ercial	Occupan	cy Code:				
(100) 🗆 Mo	bile Hon	ne		(10)	□ Ŵ	∕om Out			Primary	r:	Ot	her1:	(Other2:		
(101) 🗷 One	e Story			(20)	□В	adly Wom		-,	Comme	ercial	Construc	tion Class:				
(102) 🗆 Two	Story			(30)	≇ A	verage			(1)] Fire	proof Stn	uctural Stee	l Frame	;		
(103) □ Spli	it Level			(40)	(40) 🗷 Good					l Rei	nforced C	oncrete Fra	me			
(104) 🗆 1 1/	2 Story			(50)	(50) □ Very Good (3) □ Masonry Bearing Walls											
_(111) 🗆 Bi-I	Level			(60)	□ E:	kcellent			(4) □] Wo	od or Stee	el Framed E	xt. Wal	ls		
(106) 🗆 Oth	er							A	(5)	l Me	tal Frame	and Walls				
Townhouse or	Duplex	Style:		Resi	dential (uality: 30		de e	(6)	l Pol	e Frame					
(301) 🗆 One	Story			(10)	□ L	ow			Cost Ra	ınk:		(Conditio	on:		
(302) 🗆 Two	Story			(20)	□ Fa	nir			(10) □	l Lov	v	(10) 🗆	Worn	Out	
(307) 🗆 1 1/2	2 Story			(30)	⅓ A	verage			(20) □	l Ave	таде	(20) 🗆	Badly	Worn	
(308) 🗆 Spli				(40)	□ G	ood			(30) □	l Abo	ove Avera	ge (30) 🗆	Averag	ge	
(309) 🛘 21/2	2 Story			(50)		ery Good			(40) □	Hig	h	(40) 🗆	Good		
(304) 🗆 One				(60)	□ E2	ccellent						(50) 🗆	Very C	ood	
(305) □ Two	Story E	Ouplex										(60) 🗆	Excelle	ent	
Assessor's	Adjus	stment	to Sale P	rice	(+ or -):										
Assessor Co	mments	s and Re	eason for A	djust	ment:										***	
QCD; NZ	ME C	HANGE				· · <u>-</u>										
Co					·			w								
Comments fi	rom			•	•••		C	omm	ents:							
			•									<u>_</u>				
200 40																
														(Contin	ue on back)	

NEBRASKA Scool Life Great Service.

Real Estate Transfer Statement

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

129

FORM **521**

DEBASTMENT DE DEVENUE 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 Mo. 05 Day _ WEBSTER - 91 22 Mg. 05 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) Elizabeth Olson Elizabeth Olson f/k/a Elizabeth Menke & Cale Olson Street or Other Mailing Address 905 W. York St. Street or Other Mailing Address 905 W. York St. City Blue Hill Zip Code 68930 Zip Code 68930 Blue Hill NE ΝE Phone Number (402) 984-4740 Phone Number (402) 984-4740 Is the grantee a 501 (c)(3) organization? Yes √]No If Yes, is the grantee a 509(a) foundation? Yes √ No Email Address N.A Émail 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 Agricultural Unimproved Multi-Family Mineral Interests-Producing ☐ Exempt IOLL Commercial Recreational Conservator 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Corrective Bill of Sale Essement Lease Personat 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 axchange (I.R.C. § 1031 Exchange) 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Sale Life Estate Trustee to Beneficiary ✓ No Yes Court Decree Exchange Satisfaction of Contract Grantor Trust Partition Other (Explain) Name Change 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No. ✓ Yes □No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$118,905 **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 Adams Land Title Co Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 905 W. York St. See Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description The West Ten (10) Feet of Lot Two (2), and all of Lots Three (3) and Four (4), Block One (1), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 0!00 22 23 Was non-real property included in the purchase? Tyes V No (If Yes, enter dollar amount and attach itemized list.) 0010 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Pfill of Type Name of G Phone Number Escrow Closing Agent 05-22-2020 here Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number \$ Exe Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 6-2019 Rev. Supers

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY **STAMP TAX**

> Date: 05/29/20 By AS

\$ Ex05a

Bk 2020, Pg 1417

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 29 day of May A.D., 2020, at 04:00 o'clock PM. Recorded in Book 2020 on Page 1417

Tetsch County Clerk Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

Quitclaim Deed

The Grantor, ELIZABETH OLSON F/K/A ELIZABETH MENKE AND CALE OLSON, WIFE AND HUSBAND , in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, quitclaim and convey to ELIZABETH OLSON, A MARRIED PERSON, as sole owner, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The West Ten (10) Feet of Lot Two (2), and all of Lots Three (3) and Four (4), Block One (1), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

Executed: <u>May 22</u>, 2020

Olson F/K/A Elizabeth Menke

STATE OF NEBRASKA COUNTY OF ADAMS

On this 22nd day of May, 2020, before me personally appeared Elizabeth Olson F/K/A Elizabeth Menke and Cale Olson, wife and husband.

GENERAL NOTARY - State of Nebraska DANIELLE L, KELLEY My Comm. Exp. Sept. 27, 2020

Notary Public - Danielle L Melley My Commission Expires: Sept. 07, 2020

Cnty No.	Во	ok	Page			Sale	Date					Sch	ool Dis	strict C	ode			
91	20	20	1442	5/29/2020 Base: 91-							I	Affilia	Unif	Unified:				
Location	Location ID Sale Number Useability & Code #										Parcel Number							
0001190	001		130		4		05	GeoCde	Tw	n R	ıg	Sect	Qrt	Subdi	y	Агеа	Blk	Parcel
	D	ate of S	ale Assessed	Vz	ılue			4371				00	0	1001	.0		001	0000
Land	+. II	Imp	orovements			Te	otal			Date	of Sa	ale P	roperty	y Class	fica	ion (ode	
	475		33,01	5			33,490	Status	I	roperty	тур Тур	е	Zoning	Loca	tion	Cit	y Size	Parcel Size
Assessor Lo	cation:	RED	CLOUD (1	RC)				A) 1	В) 0	3	C	3	D)	1	E)	6	F) 1
				.			Residential	J. N. Sterry	<u>.</u>					Comn	nerci	al		
	Mul	tiple Im	provements:	Mu	ltiple. In	iprov	ements.:			Multi	ple. Ir	nprove	ements.:	2		,	••	············
	1 2	Constr	uction Date:	Cor	structio	n Dat	e :			Cons	ructio	n Date	e :	2013				
	1		Floor:	FĮo	or Sq. Fi	::				Floor	Sq. F	t.:		980				
		Buildin	ıg Cost New:	Cos	st:	•				Cost			102	2,310				
Single Family	Style:			Re	sidenti	al Co	ndition:		: 1	Com	merc	cial O	ccupan	cy Code			and t	
(100) 🗆 Mo	bile Hon	ne		(10)) 🗆	Wo	om Out			Prim	агу:	353	3 01	ther1:		(Other2:	
(101) 🗆 One	e Story			(20)) 🏻	Bac	ily Wom			Com	merc	ial C	onstruc	tion Cla	ss:	4		
(102) 🗆 Two	o Story	·		(30)) 🗆	Av	erage			(1)		Firep	roof Str	uctural S	teel l	Frame		
(103) 🗆 Spli	it Level			(40)) 🗆	Go	od			(2)		Reini	forced C	Concrete	Fram	ie		
(104) 🗆 1 1/	2 Story			(50)) 🗆	Ver	ry Good			(3)		Masc	лгу Веа	ning Wa	lls			
(111) 🗆 Bi-I	Level			(60)) 🗆	Exc	cellent			(4)	蒾	Woo	d or Ste	el Frame	d Ex	t. Wal	s	
(106) 🗆 Oth	er			- -						(5)		Meta	l Frame	and Wa	ls			
Townhouse or	Duplex	Style:		Re	sidenti	al Qı	uality:		- 12	(6)		Pole 1	Frame					
(301) 🗆 One	Story			(10)) 🗆	Lo	W			Cost	Ran	k: 2	0		Co	nditio	n: 30	<u>)</u>
(302) 🗆 Two	Story			(20) 🗆	Fai	•			(10)		Low			(10) 🗆	Worn	Out
(307) 🗆 1 1/3	2 Story			(30) 🗆	Av	erage			(20)		Avera			(20) 🗆	Badly	Worn
(308) □ Spli	t Level			(40) 🗆	Go	od			(30)		Abov	e Avera	ge	(30) 🗷	Averag	ge
(309) 🗆 2 1/2) 🗆		y Good			(40)	П	High			(40		Good	
(304) 🗆 One	Story D	uplex		(60) 🗆	Exc	ellent				1.7		V	The second	:		Very (
(305) □ Two	Story D	Ouplex				<u></u>									(60) 🗆	Excelle	ent
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NEBRASKA Good Life, Great Service, DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded diffess this statement	is signed and items 1-25 are accurately completed.		
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 05 Day 29 Yr. 20 4 Date of Deed Mo. 05 Day 29 Yr. 20		
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller) Elwin L. and Gwen R. Lewis	Grantee's Name (Buyer) Jared S. and Ashley A. Lewis		
Street or Other Mailing Address 1082 DD Road	Street or Other Mailing Address 1051 DD Road		
City State Zip Code Lebanon KS 66952	City State Zip Code Lebanon KS 66952		
Phone Number (785) 745-2602	Phone Number Is the grantee a 501(c)(3) organization? ☐ Yes ☐ No ☐ No ☐ Yes ☐ No ☐ No ☐ Yes	Email Address NA	Email Address NA
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 ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ✓ Commercial ☐ Recreational	Mineral Interests-Producing State Assessed Mobile Home Exempt		
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mine			
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No Court Decree Exchange Grantor 11 Was ownership transferred in full? (If No. explain the division.)	Life Estate Sale Trustee to Beneficiary		
Yes No	Yes No		
☐ Brothers and Sisters ☐ Grandparents at ☐ Ex-spouse ☐ Parents and Chi	artnership, or LLC Self Other and Grandchild Spouse Step-parent and Step-child		
Control of the Contro	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)		
\$52,655 16 Does this conveyance divide a current parcel of land?	L Yes ✓ No \$ % 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 Vo		
	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee		
18a No address assigned 18b Vacant land			
20 Legal Description			
The east One-half (E1/2) of the following described real Nine Feet (9') of Lot Eleven (11) Block One (1), Williams			
21 If agricultural, list total number of acres			
22 Total purchase price, including any liabilities assumed			
23 Was non-real property included in the purchase? Yes No (If Yes, ent	ter dollar amount and attach itemized list.)		
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 r Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Jared S. Lewis	number 5a		
Sign Print of Type Name of Grantee or Authorized Representative	Phone Number		
here signature of Grantee or Authorized Representative	S/29/2020 Date		
Register of Deed's Use Only	y For Dept. Use Only		
	28 Recording Data		
Mo. 6 Day 1 valdo \$ Exempt # Sa	BK2020, Pa 1442		
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)		

State of Nebraska County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of June A.D., 2020, at 1:55 o'clock O.M. Recorded in Book 2020 on Page 1442

Entered on the numerical index and filed for record in the clerk county Clerk county Clerk peputy

Assessor_

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-1-2020
SEXENDT#S BY QA

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

Comp

JOINT TENANCY WARRANTY DEED

Elwin L. Lewis and Gwen R. Lewis, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jared S. Lewis and Ashley A. Lewis, a married couple, 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):

The East One-half (E1/2) of the following described real estate: Lots Eight (8), Nine (9) and Ten (10) and the South Nine feet (9') of Lot Eleven (11), Block One (1), Williams Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed: May 29_, 2020.

Elwin L. Lewis

Steen R Lewis
Gwen R. Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER)s

The foregoing instrument was acknowledged before me on May 29, 2020 by Elwin L. Lewis and Gwen R. Lewis, husband and wife.

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

Notary Public

Cnty No.	Во	ok	Page			Sale Date				S	cho	ol Dis	strict Co	de			
91	20	20	1464		5/	22/2020	Base: 91-0074 Affiliated: Unified:										
Location	D	Sale	Number	Useability & Code #													
0003251	100		131		1	,	GeoCde	Tw	n Rng	Se	ect	Qrt	Subdiv	Ar	ea	Blk	Parcel
	D	ate of S	ale Assesse	l Val	ue		4133			0	0	0	2003)		005	8590
Land		Imp	rovements		10 Mer 10 Mer	Total			Date of	Sale	Pr	opert	y Classii	icatio	m (ode	
4	,035		186,62	5		190,660	Status	T	Property T	ype	z	oning	Locati	on	Cit	y Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL (BH)		<u>-</u> -	A) 1	В	01		C)	1	D) 1	. 1	Ξ)	6	F) 3
					maniya Xili	Residentia	i						Comm	ercial			
	Mul	tiple Im _l	provements:	Mult	iple. In	provements.:		·. · ·	Multiple	. Impi	roven	nents.:					
		Constr	uction Date:	Cons	truction	1 Date : 19	02		Construc	tion I	Date	:					
			Floor:	Floor	Sq. Ft	.: 2,3	50		Floor So	. Ft. :						•	
		Buildin	g Cost New:	Cost		348,2	50		Cost:								
Single Family	Style:	101	W + 21 1 1	Res	denti	al Condition: 3	5		Comm	ercia	l Oc	cupan	cy Code:		72.4		
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out	·		Primary	·:		Ot	ther1:		(Other2:	
(101) 🗷 One	e Story			(20)		Badly Wom			Comm	ercia	l Co	nstruc	tion Clas	s:			
(102) 🗆 Two	o Story		·	(30)	*	Average			(1) [] Fi	терго	oof Str	uctural St	eel Fra	me		
(103) 🗆 Spli	it Level			(40)	*	Good			(2)	l Re	einfo	rced C	Concrete F	rame			
(104) 🗆 11/	2 Story			(50)		Very Good			(3)] M	ason	иу Веа	aring Wall	s			
(111) 🗆 Bi-I	Level			(60)		Excellent			(4) E	1 W	ood	or Ste	el Framed	Ext. V	Wall	s	
(106) 🗆 Oth	er								(5) [J M	etal l	Frame	and Wall	\$			
Townhouse or	Duplex	Style:		Resi	dentia	l Quality: 50		- 1	(6)] Pc	ole Fi	rame					
(301) 🗆 One	Story			(10)		Low			Cost Ra	nk:				Conc	litio	n:	
(302) 🗆 Two	Story			(20)		Fair			(10)	Lo	w			(10)		Worn	Out
(307) 🗆 1 1/2	2 Story			(30)	. 🗆	Average			(20) [I Av	verag	ge		(20)		Badly '	Wom
	t Level			(40)		Good			(30)	l Al	bove	Ачега	ge	(30)		Averag	ŗe
(309) 🗆 21/				(50)		Very Good			(40) E	l Hi	gh		,	<u> </u>			
(304) □ One				(60)		Excellent				<u> </u>				(50)		Very C	ood
(305) □ Two	Story D	ouplex			9 1.1		jaranê e.							(60)		Excelle	ent
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NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

FO	RM
52	21

The deed will not be recorded unless this statement is signed and litens 123 are accurately completed. County Name 2 County Number 2 Co	The deed will not be recorded unless this statement is signed and items 1:25 are accurately completed. County Number 2 County Number	DEPARTMENT OF REVENUE	 If additional space is neede 	d, add an attach	ment and identify the applicable item number.	
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Travis J. Lowery and Sara E. Lowery	Travis J. Lowery and Sara E. Lowery set of Dieny Maline Address of Dieny Maline Address Sol S. Cherry St. September Step Color St.	Grantor's Name, Addre	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Solution State S	Substitute Sub	Bernard E. Hainy			Travis J. Lowery and Sara E. Lowery	
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March Was the property purchased as property 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 Co.	Influence Company Co	Blue Hill	State NE			6893
Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status Status Gisp Family Industrial Mineral Interests-Nonproducing Stata Assessed Mobile I Industrial Mineral Interests-Nonproducing Stata Assessed Mobile I Industrial Mineral Interests-Producing Stata Assessed Mobile I Mineral Interests-Producing Stata Assessed Mobile I Mineral Interests-Producing Stata Assessed Mobile I Mobile I Mineral Interests-Producing Stata Assessed Mobile I Mobile I Mineral Interests-Producing Stata Assessed Mobile I Mobil	Property Classification Number. Check one box in categories A and B. Check Cil property is also a mobile home. (A) Status Single Family Industrial Mineral Interests-Nonproducing Single Assosabed Mobile H		Na		16 Yes, is the grantee a 509(a) for	zation? Yes ✓ Nundation? Yes ✓ N
A status	Ab Status (B) Property Type (C)		na		na	
Industrial Ind	Industrial Ind		n Number. Check one box in categories A	and B. Check C i	f property is also a mobile home.	
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Stephanow Step	Yes No No No No No No No N	p	Aunt or Uncle to Niece or Nephew Brothers and Sisters	Family Corp., F	Partnership, or LLC Self Other	ner
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Legal Description The W 1/2 of Lot 4, and all of Lots 5 and 6, block 5, Sweezy's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. If agricultural, list total number of acres Total purchase price, including any liabilities assumed Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) Adjusted purchase price paid for real estate (line 22 minus line 23) 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. Travis J. Lowery Print or Type Name of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use O	No address assigned 18b	Address of Property				
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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. Travis J. Lowery Print or Type Name of Grantee or Authorized Representative Grantee Grantee Fhone Number 5-22-20 Date Register of Deed's Use Only For Dept. Use Only	Travis J. Lowery Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title Register of Deed's Use Only ate Deed Recorded Day 3 yr. 2020 Stamp or Exempt Number 28 Recording Data BK2020, Pa 1464 Stamp or Exempt Number 28 Recording Data SK2020, Pa 1464 SK2020, Pa 1464				\$. 55,555,55
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. Travis J. Lowery Print or Type Name of Grantee or Authorized Representative Grantee Grantee Fhone Number 5-22-20 Date Register of Deed's Use Only For Dept. Use Only	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. Travis J. Lowery Print or Type Name of Grantee or Authorized Representative Grantee Signature of Grantee or Authorized Representative Register of Deed's Use Only ate Deed Recorded Day 3 yr. 2020 \$ 371. 25 BK2020 Pay 1464	Adjusted purchase p	rice paid for real estate (line 22 minus	line 23)		165,000 00
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	Disace, Fa 116	ate Deed Recorded		Number	0(1), -0 ()	

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 3_day June A.D., 2020 at 10:40 o'clock a.M. Recorded in Book abato on Page 1464 County Clerk മ്വധം 0.50 Deputy _Carded_ Comp Assessor_

NEBRASKA DOCUMENTARY

Return To: Travis and Sara Lowery, 601 S. Cherry Street, Blue Hill, NE 68930

JOINT TENANCY WARRANTY DEED

BERNARD E. HAJNY AND DESIREE A. HAJNY, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, convey to TRAVIS J. LOWERY AND SARA E. LOWERY, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

The West Half (W ½) of Lot Four (4), and all of Lots Five (5) and Six (6), Block Five (5), Sweezy's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

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

STATE OF NEBRASKA COUNTY OF A dams

The foregoing warranty deed was acknowledged before me on May 13th , 2020, by Bernard E. Hajny and Desiree A. Hajny.

GENERAL NOTARY - State of Nebraska Anne E Halbert My Comm. Exp. July 12, 2023

Executed: May 13th_

anne E. Dalbert

My commission expires: July 12, 2023.

Cnty No.	Во	ok	Page			Sale Date						Scho	ool Dis	trict Co	le	Š.Š.				
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(302) 🗆 Two	Story			(20)) 🗆	Fair		•		(10)		ow			(10)		Worn (Out		
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Real Estate Transfer Statement

FORM

For Dept. Use Only

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

 To be filed with the Register of Deeds.
 Read instructions on reverse side · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Day 28 2020 2020 WEBSTER - 91 Mo. Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer)
Douglas Pierce James & Tèresa Richardson Street or Other Mailing Address 1270 Rd 2000 Street or Other Mailing Address 1705 K St Guide Rock State Zip Code 68942 ^{City} Franklin State 68939 Phone Number (402) 257-7118 Is the grantee a 501(c)(3) organization? Phone Number (916) 201-5600 Yes If Yes, is the grantee a 509(a) foundation? 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 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 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 Life Estate ✓ Sale Fasement Gift (I.R.C. § 1031 Exchange) 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 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 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 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 320 E Republican St same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description The South one-half of Lot Eighteen (18), and all of Lots Nineteen (19) and Twenty (20), in Block Six (6), Original Town of Guide Rock, Webster County, Nebraska. 21 If agricultural, list total number of acres 10.000!00 22 23 Was non-real property included in the purchase? 🔲 Yes 🗸 No (If Yes, enter dollar amount and attach itemized list.) 0,00 23 10.000100 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 Authorized Representative Phone Number sign Attorney Signature of Grantee or Authorized Representative Title here

26 Date Deed Recorded

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number



Entered on the numerical index and filed for record in the Clark's office of said county this 3 day June_A.D., 20<u>20</u> at <u>2225</u> D M. Recorded in Book 2020 Deputy

WARRANTY DEED

James A. Richardson & Teresa C. Richardson, husband and wife, GRANTOR, in consideration of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) receipt of which is hereby acknowledged, convey to Douglas Pierce, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South one-half of Lot Eighteen (18), and all of Lots Nineteen (19) and Twenty (20), in Block Six (6), Original Town of Guide Rock, 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 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.

ames A. Richardson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ______

2020, by James A. Richardson & Teresa C. Richardson, husband and wife.

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

Comm. expires

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					Residential						Comp	nerc	ial		
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File No.: 0284848

EXHIBIT "A"

Easement in Gross as created by Conservation and Preservation Easement by and between Brandon Meyer and Kami Meyer, a married couple to The Nebraska Land Trust Incorporated, a Nebraska non-profit corporation in the records of Webster County, Nebraska for the purpose of conserving the present status and natural values over the following land to-wit:

All of Section Thirty-Six (36), and that part of Section Thirty-Five (35) lying East of Highway No. 281, in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for highway by deed recorded in Book 22, Page 444, and in Book 2014. Page 636, AND EXCEPT a tract conveyed in County Commissioners Deed recorded in Book 94, Page 1801;

The West Half and the Southeast Quarter (W½ SE¼) of Section Thirty-One (31), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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Bk 2020, Pg 1495

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 04 day of June A.D., 2020, at 01:34 o'clock PM. Recorded in Book 2020 on Pages 1495-1518

Fee: \$148.00 By: AS Deputy
Electronically Recorded

NEBRASKA DOCUMENTARY STAMP TAX Date 6-4-320 \$ Exempt*33 By ひ

After recording return to:

The Nebraska Land Trust

3201 Pioneers Blvd., Suite 107 Lincoln, NE 68502

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MEYER GRASSLAND CONSERVATION EASEMENT

The Agricultural Conservation Easement Program, 16 U.S.C Section 3865 et seq., facilitated and provided funding for the purchase of an Agricultural Land Easement (ALE) on approximately 1,147 acres of real property in Webster County, Nebraska as described in *EXHIBIT A*, hereafter referred to as "the Protected Property," for the primary purpose of protecting grazing uses and related conservation values by restoring and conserving the Protected Property.

THIS AGRICULTURAL LAND CONSERVATION EASEMENT (hereinafter "Easement" or "Agricultural Land Easement" or "ALE") executed this day of June, 2020 by and between Brandon Meyer and Kami Meyer, husband and wife, whose address is 1459 Aa Rd. Blue Hill, NE 68930, (hereinafter "Grantors") and The Nebraska Land Trust, Incorporated (hereinafter "Grantee"), a Nebraska nonprofit association, with its principal office located at 3201 Pioneers Blvd., Suite 107, Lincoln, Nebraska, 68502, and with a right of enforcement to the UNITED STATES OF AMERICA ("United States") acting by and through the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) on behalf of the Commodity Credit Corporation (CCC) (jointly referred to as the "Parties"), who acknowledge that the ALE is acquired by the Grantee to protect grazing uses and related conservation values by restoring and conserving the Protected Property.

The Grantee shall have the primary responsibility for management and enforcement of the terms of this Conservation Easement, subject to the rights of the United States.

RECITALS:

- WHEREAS, the Grantors own in fee simple approximately 1,147 acres of real property in Webster County, Nebraska as described in the attached <u>EXHIBIT "A"</u> (herein referred to as the "Protected Property"), which possesses agricultural, aesthetic, historical, and ecological value in its present condition; and
- WHEREAS, this Easement is acquired with funds provided, in part, under the Agricultural Conservation Easement Program (ACEP) 16 U.S.C. Section 3865 et seq. and 7 CFR Part 1468 for the primary purpose of protecting grazing uses and related conservation values by restoring and conserving the Protected Property.
- WHEREAS, Baseline conditions of the Protected Property are set forth in a Baseline Documentation Report, dated October 25, 2019, a copy of which is maintained in the files of the Grantee and incorporated herein by reference.
- WHEREAS, the Protected Property includes open grassland, which is agriculturally productive and an important part of the agricultural landscape in Webster County, providing grasslands for haying, grazing and livestock production; and
- WHEREAS, the Protected Property includes a riparian woodland along a spring-fed stream; and
- WHEREAS, the Protected Property encompasses a large expanse of grassland that provides key habitat for grassland wildlife, including but not limited to prairie chickens; and
- WHEREAS, the protected property includes several ponds that provide water for livestock and habitat for migratory waterfowl; and
- WHEREAS, the Protected Property provides scenic views of Nebraska's native prairie landscape from the adjacent Willa Cather Memorial Prairie and U.S. Highway 281 as it enters Nebraska from Kansas; and
- WHEREAS, all of the above constitute the Conservation Values of the Protected Property; and
- WHEREAS, the Grantors desire to conserve the Conservation Values and present status of the Protected Property by conveyance to Grantee of this Easement for the purpose of conserving the present status and Conservation Values of the Protected Property and to prevent the use or development of the Protected Property for any purpose or in any manner which would conflict with the maintenance of the Protected Property in the present condition for both this and all future generations except as explicitly provided for herein; and
- WHEREAS, the Parties hereto recognize the agricultural, natural, historic, and scenic character of the Protected Property and the Parties hereto have the common purpose of conserving the aforesaid Conservation Values of the Protected Property (hereinafter "Conservation Purposes" or "Purpose of the Easement"); and

WHEREAS, the Grantee wishes to accept the Easement as provided in the Conservation and Preservation Easement Act (as hereinafter defined); and

WHEREAS, the Conservation Purposes of this Easement are recognized by, and this Easement will serve, at least and without limitation, the following clearly delineated governmental conservation statutes, policies, and programs:

- The USDA-NRCS Agricultural Conservation Easement Program, 16 U.S.C Section 3865 et seq.;
- The policy of the State of Nebraska to conserve fish and wildlife resources for future generations, which the Nebraska Legislature has memorialized through various conservation-related statutes:

WHEREAS, the Grantee has, among its purposes, the preservation of land providing open space, agricultural productivity, wildlife habitat, historical sites, and scenic qualities to ensure its continuing availability for these uses; and

WHEREAS, the Grantee is a publicly supported tax exempt not-for-profit organization qualified under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). The Grantee is therefore qualified under Section 170(h) of the Code and possesses the authority to acquire a Conservation and Preservation Easement under the provisions of Rev. Stat. §76-2,111 et seq. (Reissue 2009), as hereafter amended or modified, called the "Conservation and Preservation Easement Act" (the "Act"); and

WHEREAS, the Grantors are the sole owner of the fee simple interest in the Protected Property; and

NOW, THEREFORE, for and in consideration of One Dollar (\$ 1.00), the mutual intentions expressed in the foregoing recitals, the mutual covenants, terms, conditions and restrictions herein contained and other good and valuable consideration, Grantors voluntarily grant and convey to the Grantee, and Grantee voluntarily accepts, a perpetual Conservation Easement, an immediately vested interest in real property defined by the Act and of the nature and character described in this Easement, exclusively for the purpose of conserving and forever maintaining the Conservation Purposes of the Protected Property. Furthermore, Grantors and Grantee hereto agree as follows:

ARTICLE I Grant of Easement

Grantors, for themselves, their current and future principals, officers, invitees, beneficiaries, successors and assigns (collectively, "Grantors"), hereby irrevocably grant, transfer and convey to Grantee, its successors and assigns, this Easement encumbering the Protected Property in perpetuity as authorized by and subject to all pertinent provisions of the Code and the Act. This Easement conveyance is a sale from Grantors to the Grantee.

ARTICLE II Covenants Relating to the Protected Property

Even if the Protected Property consists of more than one parcel for real estate tax or any other purpose or if it was previously acquired as separate parcels, it shall be considered one parcel for purposes of this Easement, and the restrictions and covenants of this Easement shall apply to the Protected Property as a whole.

All activities that are inconsistent with the Conservation Purposes of this Easement are prohibited. Additionally, the terms and conditions of the Easement run with the land and are binding upon the Grantors and Grantee and their respective heirs, successors, agents, assigns, lessees, and any other person claiming under them must comply with all terms and conditions of this Easement, including the following:

- A. Limitation on Impervious Surfaces: Impervious surfaces will not exceed 2 percent of the Protected Property, excluding NRCS-approved conservation practices. Impervious surfaces are defined as material that does not allow water to percolate into the soil on the Protected Property; including, but not limited to, buildings with or without flooring, paved areas, and any other surfaces that are covered by asphalt, concrete, or roofs. This limitation does not include public roads or other roads owned and controlled by parties with rights superior to those rights conveyed to Grantee by this Easement. For the purposes of this Paragraph A, a gravel surface shall not constitute an impervious surface.
- B. Limitations on Nonagricultural Uses: Any activities inconsistent with the purposes of the Easement are prohibited. The provisions of this Easement limit the types of agricultural operations that can occur on the Protected Property to those that restore or conserve grassland, and protect grazing uses, and related conservation values. Other agricultural uses that do not negatively impact the grazing uses and related Conservation Values for which this ALE was acquired may be authorized to produce forage for livestock. The following activities are inconsistent with the purposes of ALE and are specifically prohibited, subject to the qualifications stated below:
 - 1. Subdivision: Separate conveyance of a portion of the Protected Property or division or subdivision of the Protected Property is prohibited.
 - 2. Industrial or Commercial Uses: Industrial or commercial activities on the Protected Property are prohibited except for the following, and Reserved Rights explicitly listed under Article III:
 - a) Agricultural production and related uses in accordance with the terms and conditions of this Easement;
 - b) The sale of excess power generated in the operation of renewable energy structures and associated equipment or other energy structures that Grantee approves in writing as being consistent with the Purpose of the Easement and in accordance with the terms and conditions of this Easement;

- c) Temporary or seasonal outdoor activities or events that do not harm the Conservation Purposes of the Easement; and
- d) Commercial enterprises related to agriculture or forestry including but not limited to agritourism, processing, packaging, and marketing of farm or forest products, farm machinery repair, and small-scale retail enterprises compatible with agriculture or forestry, including but not limited to cafés, shops, and studios for arts or crafts; and
- 3. Construction on the Protected Property: All new structures and improvements must be located within one Building Envelope containing no more than 10 acres. Grantors must receive prior written approval of the location and boundaries of the 10-acre building envelope from the Grantee and the Chief of NRCS, following which, the Grantors and Grantee shall amend this Easement to add an exhibit that describes the approved boundaries and locations of the 10-acre Building Envelope.

The Grantors reserve the right to construct or place new structures within the Building Envelope including some or all of the following in each Envelope: one single-family residence, cabins, and associated outbuildings. Grantors shall notify Grantee in writing prior to the commencement of any construction within the Building Envelope. Grantee, at its discretion, may require the Grantors to provide a survey of Building Envelope boundaries prior to the commencement of any new construction.

The identified boundaries and locations of the approved Building Envelope may be adjusted only with prior written approval from the Grantee and the Chief of NRCS. The adjusted Building Envelope may not be larger than the approved Building Envelope and must provide equal or greater protection of the Conservation Purposes of the Easement. Following receipt of written approval to adjust identified Building Envelope, the Grantors and Grantee shall amend this Easement to add an exhibit that describes the subsequently approved boundaries and locations of the Building Envelope.

Agricultural structures and utilities to serve approved buildings or structures, including on-farm energy structures allowed under Article III, Paragraph A (3) and Article II, Paragraph B (2) (b) that neither individually nor collectively have an adverse impact on the Conservation Purposes of this Easement, may be built outside of the Building Envelope with prior written approval of the Grantee.

New roads may be constructed if they are approved in advance by Grantee, within impervious surface limits, and are necessary to carry out the agricultural operations or other allowed uses on the Protected Property.

Maintenance of existing roads documented on the Baseline Documentation Report is allowed; however, existing roads may not be widened or improved unless widening and improving is within impervious surface limits, approved in advance by Grantee, and necessary to carry out the agricultural operations or other allowed uses on the Protected Property.

Fences may be maintained and replaced, and new fences installed if they are necessary for agricultural operations or other allowed uses on the Protected Property or to mark boundaries of the Protected Property. Maintenance, replacement, and installation of fences must be conducted in a manner consistent with the Purpose of the Easement.

- 4. Granting of Easements for Utilities and Roads: The granting or modification of easements for utilities and roads is prohibited when the utility or road will adversely impact the Conservation Purposes of this Easement as determined by the Grantee in consultation with the Chief of NRCS.
- 5. Surface Alteration: Grading, blasting, filling, sod farming, earth removal, or any other activity that will disturb the soil surface or materially alter the topography, surface or subsurface water systems, or wetlands of the Protected Property is prohibited, except for the following:
 - a) Dam construction pursuant to a plan approved by the Grantee to create ponds for agricultural use, fire protection, or wildlife enhancement, including enhancement through wetland restoration, enhancement, or creation;
 - b) Erosion and sediment control pursuant to a plan approved by the Grantee;
 - c) Soil disturbance activities required in the construction of approved buildings, structures, roads, and utilities provided that the required alteration has been approved in writing by Grantee as being consistent with the Conservation Purposes of this Easement; and
 - d) Grazing uses or grassland restoration and related conservation activities conducted in accordance with the terms and conditions of this Easement.
- 6. Surface and Subsurface Mineral Exploration and Extraction: Mining or extraction of soil, sand, gravel, oil, natural gas, fuel, coal, or any other mineral substance owned by Grantors as of the date of this ALE Deed or later acquired by Grantors, using any surface mining, subsurface mining, or dredging method, from the Protected Property is prohibited. If a third party owns or leases the oil, natural gas, or any other mineral rights associated with the Protected Property at the time this ALE Deed is executed, and their interests have not been subordinated to this ALE, the Grantors must require, to the greatest extent possible, that any oil, natural gas, and mineral exploration and extraction conducted by such third party is conducted in accordance with this Paragraph. Any mineral leases or other conveyances of minerals entered into or renewed after the date of this ALE Deed are subordinate to the terms of this ALE Deed and must incorporate by reference this ALE Deed.

Limited mining activities for materials (e.g., sand, gravel, or shale) used to facilitate the agricultural operations on the Protected Property are allowed where the extraction of such materials is limited, localized, and small with a defined area and acreage identified in "EXHIBIT A" and does not harm the Purpose of this Easement.

- 7. Crop Cultivation: Except for grazing uses, grassland restoration and conservation permitted in Article III, the cultivation or production of crops, non-perennial forages for human or domestic animal consumption, crop seed production, or planting of orchards, vineyards, berries, tree farms, or other perennial non-grassland agricultural product is prohibited.
- C. Other Conditions and Restrictions: The following added conditions and restrictions apply to the use and enjoyment of the Protected Property:
 - 1. Access: There shall be no public access to the Protected Property without the prior consent of Grantors. "Public" shall not include Grantee, or guests and invitees of Grantee subject to Grantors' approval. Grantors hereby give consent to Grantee and its designated agents (a) to make an annual inspection of the Protected Property and (b) such other inspections as may be reasonably necessary to confirm the status of the Protected Property in the event Grantee has cause to believe there has been a violation of this Easement. In no event shall Grantee or its agents access the Protected Property without prior reasonable notice to Grantors. Grantee shall have no right to limit the access of Grantors or any guest or invitee, licensee or tenant of Grantors or any parties who shall farm or ranch the Protected Property as tenants.
 - 2. Development: There shall be no development of the Protected Property for industrial, commercial or residential purposes, including but not limited to: buildings, billboards, telecommunications towers, motocross tracks, golf courses, power lines, mobile homes, mining, and/or water development for sale or transport off-site, and oil or gas development, except as provided for in Article II, Paragraph B (3).
 - 3. New Roads: The Grantors shall not construct any new roads, except as provided for under Article II, Paragraph B (3) and Article III, Paragraph B (11). Any new roads constructed on the Protected Property using impervious surfaces must be within the impervious surface limits defined in Article II, Paragraph A in this Easement.
 - 4. Commercial Wind and Solar Power Generation: The construction of commercial wind and solar energy generation facilities are prohibited anywhere on the Protected Property, except in conformance with the requirements in Article III, Paragraph A (3) and Article II, Paragraph B (2) (b).

- 5. Noxious and Detrimental Species. The Grantors will not knowingly introduce into the Protected Property any plant species designated as noxious or detrimental to wildlife by local, state, federal or wildlife agencies.
- 6. Commercial Feed Lot: The Grantors shall not establish or maintain any commercial feedlot on the Protected Property. For the purposes of this Easement, a commercial feed lot shall be defined as a permanently constructed, confined area or facility within which the land is not grazed or cropped annually, for purposes of engaging in the business of the reception and feeding of livestock. Nothing in this Paragraph shall prevent Grantors from confining their own livestock into an area for feeding.
- 7. Dumping and Deposit of Hazardous Waste: No trash, debris, and other non-compostable refuse may be dumped or otherwise disposed of on the Protected Property, except livestock manure associated with normal agricultural activities, and permitted by applicable state and federal laws. If the Grantors become aware of any accidental, illegal, or other placement or spilling of hazardous substances or waste or toxic materials, including oil and petroleum products, on the Protected Property, the Grantors shall notify the Grantee on a timely basis and shall comply with the requirements in Article IV, Paragraph C below.
- 8. Timber Harvesting: The Grantors shall not harvest timber on the Protected Property except as specifically allowed in Article III, Paragraph A (2).
- 9. Game Proof Fences: Grantors shall not construct any big game proof fences, which are defined as any fence that cannot be crossed by deer or other big game wildlife, except in conformance with and provided for in Article III, Paragraph B (2).
- 10. Plowing of Grassland: Grantors shall not plow or destroy grassland on the Protected Property except as allowed under Article II, Paragraph B (3) and Article III, Paragraphs B(3), B(4) and (B)11, unless it is for the purpose of prairie restoration subject to a plan and use of a weed-free seed mix, consisting of mostly native grass and forbs appropriate for the region and approved by the Grantee.
- 11. Water Rights: There shall be no commercial development of, or transfer, sale, lease, or other separation of water rights from the Protected Property.

ARTICLE III Grantors' Reserved Rights

Except as expressly limited by this Easement, Grantors reserve for themselves, their heirs, devisees, successors, assigns, invitees, licensees, tenants, and guests all rights of an owner of the Protected Property, including the right to use it for all purposes consistent with this Easement. Permitted uses of the Protected Property include but are not limited to the following activities, subject to the qualifications stated below:

- A. Preserving Agricultural Uses: No uses will be allowed that violate Federal laws, including Federal drug laws, or that decrease the Easement's protection for the Conservation Purposes of this Easement. Allowed uses of the Protected Property include the specific uses allowed in ARTICLE II, Paragraph B (1-7) and the following activities, subject to the qualifications stated below:
 - 1. Agricultural Production: The production, processing, and marketing of livestock and agricultural products compatible with the Conservation Purposes of this Easement are allowed, provided these activities are conducted in a manner consistent with the terms of this Easement.
 - 2. Forest Management and Timber Harvest: Forest management and timber harvesting are allowed, provided these activities are carried out, to the extent practicable, in accordance with current, generally accepted best management practices for the sites, soils, and terrain of the Protected Property and in accordance with a written forest management plan prepared by a professional resource manager, in consultation with the Grantee.

A forest management plan will not be required for the following allowed noncommercial activities: (i) cutting of trees for the construction of allowed roads, utilities, buildings and structures on the Protected Property, (ii) cutting of trees for trail clearing, (iii) cutting of trees for domestic use as firewood or for other domestic uses by Grantors, (iv) removal of trees posing an imminent hazard to the health or safety of persons or livestock, including removal of dead, diseased, dying, and downed trees to maintain roads, trails and fence lines, or (v) removal of invasive species, including but not limited to eastern red cedar, Siberian elm and honey locust.

- 3. On-Farm Energy Production: Renewable energy production is allowed for the purpose of generating energy for the agricultural and residential needs of the Protected Property. Renewable energy sources must be built and maintained within impervious surface limits and consistent with the purposes of this Easement.
- 4. Grassland Uses of the Protected Property: Grantors are allowed to graze, hay, harvest for hay and non-crop seed production, mow, construct fire breaks, conduct fire pre-suppression and rehabilitation activities, and conduct common grazing practices, including cultural practices, consistent with the provisions of this Easement and the Conservation Purposes. The term "common grazing practices" means those practices customary to the region where the Protected Property is located related to livestock grazing, forage management, and maintenance of infrastructure required to conduct livestock grazing on the Protected Property. Grantors must not hay, mow, or harvest for seed during certain nesting seasons for birds whose populations are in significant decline. Determinations of birds whose populations are in significant decline, nesting seasons for such birds, and the areas of the Protected Property affected by this restriction will be set forth within the Baseline Documentation Report.

- B. Other Allowed Uses: Other uses may be allowed if they do not harm the grazing uses and related Conservation Values of the Protected Property, and are consistent with the purposes of this Easement, including but not limited to the following:
 - 1. Non-developed and Non-Consumptive Recreation and Educational Activities: Recreational and educational activities that are both non-developed and non-consumptive are permitted if they do not negatively affect the soils and the agricultural operations, grassland, grazing uses and related Conservation Values, and are consistent with the Conservation Purposes of this Easement. The following recreational uses are expressly permitted:
 - a) Hunting: Hunting, fishing, and trapping, with Grantors' permission in a manner consistent with state and federal laws and regulations, are permitted on the Protected Property, including the leasing of hunting and fishing rights to a third party.
 - b) Horseback Riding: Horseback riding with Grantors' permission, for agricultural, ranching and recreational purposes, in a manner consistent with permitted activities and local, state, and federal laws.
 - c) Hiking: Hiking with the Grantors' permission.
 - d) Tent Camping: Tent camping anywhere on the Protected Property with Grantors' permission.
 - 2. Fences: Fences may be maintained and replaced and new fences installed in accordance with Article II, Paragraph B (3) and Paragraph C (9). Localized fences may be constructed as needed to control drifting snow without permission from the Grantee. Big game proof fences may only be constructed around haystacks to protect them from depredation, within Building Envelopes to protect gardens and yards, or areas for the establishment or restoration of wildlife habitat.
 - 3. Building Envelope: Grantors have the right to build, maintain, repair or replace a single-family residence, associated outbuildings, cabins and structures necessary for agricultural production in one 10-acre Building Envelope as described in Article II, Paragraph B (3).
 - Grantors shall notify Grantee in writing prior to the commencement of any new construction within the Building Envelope and Grantee, at its discretion, may require a survey of Building Envelope boundaries prior to the commencement of new construction. Within the Building Envelope, Grantors also have the right to construct, reconstruct, maintain and repair, if necessary, utilities and access roads to the residences and associated outbuildings. Any utility corridor and/or roadway must follow the least damaging feasible route with regard to or within the Protected Property.
 - 4. Agricultural Structures and Improvements: All major existing agricultural buildings and agricultural structures located within the Protected Property may be

used for agricultural purposes and be repaired, reasonably enlarged and replaced without further permission of the Grantee. Loafing sheds, corrals, water lines, water tanks and other minor agricultural structures and improvements without foundations may be constructed anywhere on the Protected Property, subject to the limitations in Article II, Paragraph B (3), provided however, that any such structures shall be located where they would cause the least possible disturbance.

- 5. Hunting Blinds: Hunting and/or wildlife viewing blinds may be constructed anywhere on the Protected Property, subject to the limitations in Article II, Paragraph B (3).
- 6. Water Resources: In accordance with applicable laws and regulations, and subject to the restrictions in Article II, Paragraph C (2), the Grantors may maintain, enhance and develop any new or existing water resources which may include but are not limited to wells, windmills, buried water pipelines, irrigation, stock tanks with concrete aprons subject to Article II, Paragraph A, and stock ponds on the Protected Property for permitted agricultural activities, domestic needs, fish and wildlife uses, and private recreation.
- 7. Brush Piles: Grantors may place tree stumps, logs, and brush originating from the Protected Property in piles for burning, decay, or disposal.
- 8. Habitat Improvement Projects: Subject to other provisions of this Easement, Grantors reserve the right to undertake habitat improvement projects subject to a plan approved by the Grantee, which will enhance native terrestrial and/or aquatic wildlife habitat. All such activities shall be undertaken in accordance with the terms of this Easement in order to protect the Conservation Purposes of the Protected Property.
- 9. Prescribed Burning: Grantors reserve the right to conduct prescribed burning of rangeland to improve grassland health and control invasive woody vegetation, in compliance with applicable laws and regulations, and so long as this activity is conducted in a manner that does not impair the Conservation Values of the Protected Property.
- 10. Agrichemicals and Biological Controls: The Grantors may use agrichemicals and biological controls, including but not limited to insects, fertilizers, biocides, herbicides, pesticides, insecticides and rodenticides, but only in accordance with all applicable laws and in those amounts and with that frequency of application constituting the minimum necessary to accomplish reasonable ranching and farming objectives and/or to improve wildlife habitat. The use of such agents shall be conducted in such a manner as to minimize any adverse effect upon the Conservation Values of the Protected Property and to avoid any impairment of the natural ecosystems and their processes.

11. Roads and Firebreaks:

(i) Subject to the provisions of Article II, Paragraph A and Article II, Paragraph B (3), Grantors may construct, reconstruct and maintain access roads to the

Building Envelopes and any permitted or existing structures. Any roadway must follow the least damaging practicable route within the Protected Property and must be located and constructed in a manner that minimizes adverse effects on the Conservation Values.

- (ii) Subject to the provisions of Article II, Paragraph A and Article II, Paragraph B (3), Grantors may construct, maintain and use new and existing roads and trails for agricultural purposes, including the use of gravel, culverts, bridges and cattle guards,
- (iii) Grantors may allow the construction of firebreaks and/or fire access roads if needed in the event of wildfire, to protect people, property and structures in the locality. In the event that a fire road and/or firebreak is constructed through native grassland as identified in the Baseline Documentation Report, Grantors shall restore the plowed area to native grassland within a reasonable amount of time depending on the growing season, using a certified weed-free seed mix comprised of native grass and forbs appropriate for Webster County, Nebraska and approved by the Grantee in advance.
- 12. Septic Systems: Septic or other solid waste disposal systems associated with any permitted structures on the Protected Property are allowed subject to all local, state, and federal rules and regulations.
- 13. Agritourism: Low impact Agritourism activities are permitted, including but not limited to farm and ranch tours, work experiences, guided field trips, lodging, hay rides, picnicking, wildlife viewing, outfitting, and any other recreational or educational activities which do not have an adverse effect on the agricultural operations, grassland, grazing uses, and related conservation values, and are consistent with the Conservation Purposes of this Easement.
- 14. Installation of Utilities: Subject to Article II, Paragraph B (4), Grantors may install utilities for serving those uses permitted on the Protected Property by the terms of this Easement. To the extent practicable, such utilities shall follow the least damaging feasible route with regard to or within the Protected Property.
- 15. Erosion Control: Subject to Article II, Paragraph B (5) (b), local, state, and federal rules, regulations, and permits, Grantors may take measures to control erosion and prevent head-cutting of streams, including stream bank stabilization and the construction of erosion control structures and small dams. A written plan to implement erosion control measures must be submitted to and approved by the Grantee prior to any action being taken.
- 16. Wildlife Food Plots: The planting of food plots for wildlife is allowed, not to exceed one acre for any individual plot or an aggregate total of ten acres for all plots.

- 17. Signage: Small signage may be displayed to state the name of the owner of the Protected Property and that the property is protected by this Easement, to prohibit any unauthorized entry or use, or to advertise for the sale of the Protected Property or goods or services produced on the Protected Property.
- 18. Off-Road Vehicle Use: Grantors may utilize recreational or other vehicles for off-road non recreational use, including but not limited to property management, timber management, livestock management, fire suppression, emergency access, retrieval of game animals, or other activities required in the day to day operation of the Protected Property. Grantors will exercise reasonable effort and care to minimize damage to the natural landscape and the natural resources of the Protected Property.
- 19. Leasing: Grantors have the right to lease any allowed use on the Protected Property to another person or entity, subject to the terms of this Easement.
- 20. Residual Rights: Except as limited by this Easement, Grantors may exercise and enjoy any and all property rights as owner of the Protected Property, including the right to use the Protected Property for any purpose consistent with this Easement.

ARTICLE IV Protection of United States Interests

A. United States Right of Enforcement: Pursuant to 16 U.S.C. Section 3865 et seq., the United States is granted the right of enforcement that it may exercise only if the terms of the Easement are not enforced by the Grantee. The Secretary of the United States Department of Agriculture (the "Secretary") or the Secretary's assigns, on behalf of the United States, may exercise this right of enforcement under any authority available under State or Federal law if the Grantee, or its successors or assigns, fails to enforce any of the terms of this Easement, as determined in the sole discretion of the Secretary.

In the event the United States exercises this right of enforcement, it is entitled to recover any and all administrative and legal costs associated with any enforcement or remedial action related to the enforcement of this Easement from the Grantors, including, but not limited to, attorney's fees and expenses related to Grantors' violations. In the event the United States exercises this right of enforcement, it is entitled to recover any and all administrative and legal costs associated with any enforcement of this Easement from the Grantee, including, but not limited to, attorney's fees and expenses related to Grantee's violations or failure to enforce the Easement against the Grantors, up to the amount of the United States's contribution to the purchase of the ALE.

The Grantee will annually monitor compliance and provide the United States with an annual monitoring report that documents that the Grantee and Grantors are in compliance with the Easement. If the annual monitoring report is insufficient or is not provided annually, or if the United States has a reasonable and articulable belief of an unaddressed violation, as determined by the Secretary, the United States may exercise its right of

inspection. For purposes of inspection and enforcement of the Easement and the United States ALE Agreement with the Grantee, the United States will have reasonable access to the Protected Property. Prior to its inspection of the Protected Property, the United States shall provide advance notice to Grantee and Grantors and provide Grantee and Grantors a reasonable opportunity to participate in the inspection.

In the event of an emergency, the United States may enter the Protected Property to prevent, terminate, or mitigate a potential or unaddressed violation of this Easement and will give notice to Grantee and Grantors at the earliest practicable time.

- B. General Disclaimer and Grantors Warranty: The United States, its employees, agents, and assigns disclaim and will not be held responsible for Grantee's or Grantors' negligent acts or omissions or Grantee's or Grantors' breach of any representation, warranty, covenant, or agreements contained in this Easement, or violations of any Federal, State, or local laws, including all Environmental Laws (defined below) including, without limitation, those that give rise to liabilities, claims, demands, losses, expenses, damages, fines, fees, penalties, suits, proceedings, actions, costs of actions, or sanctions asserted by or on behalf of any person or governmental authority, and other liabilities (whether legal or equitable in nature and including, without limitation, court costs, and reasonable attorneys' fees and attorneys' fees on appeal) to which the United States may be subject or incur relating to the Protected Property.
- C. Environmental Warranty: As used herein, "Environmental Law" or "Environmental Laws" means any and all Federal, State, local or municipal laws, rules, orders, regulations, statutes, ordinances, codes, guidelines, policies, or requirements of any governmental authority regulating or imposing standards of liability or standards of conduct (including common law) concerning air, water, solid waste, hazardous materials, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, subdivision, inland wetlands and watercourses, health protection, and similar environmental health, safety, building, and land use as may now or at any time hereafter be in effect.

As used herein, "Hazardous Materials" means any petroleum, petroleum products, fuel oil, waste oils, explosives, reactive materials, ignitable materials, corrosive materials, hazardous chemicals, hazardous wastes, hazardous substances, extremely hazardous substances, toxic substances, toxic chemicals, radioactive materials, infectious materials, and any other element, compound, mixture, solution, or substance that may pose a present or potential hazard to human health or the environment.

Grantors warrant that they are in compliance with, and will remain in compliance with, all applicable Environmental Laws. Grantors warrant that there are no notices by any governmental authority of any violation or alleged violation of, noncompliance or alleged noncompliance with, or any liability under, any Environmental Law relating to the operations or conditions of the Protected Property. Grantors further warrant that they have no actual knowledge of an undisclosed release or threatened release of Hazardous Materials, as such substances and wastes are defined by applicable Federal and State law.

Furthermore, Grantors warrant the information disclosed to Grantee and United States regarding any past violations or noncompliance with Environmental Laws and associated remedial actions, or any past releases of Hazardous Materials and any associated remedial actions is complete and accurate.

Moreover, Grantors hereby promise to hold harmless and indemnify Grantee and the United States against all litigation, claims, demands, penalties and damages, including reasonable attorneys' fees, arising from or connected with the release or threatened release of any hazardous materials on, at, beneath or from the Protected Property, or arising from or connected with a violation of any Environmental Laws by Grantors or any other prior owner of the Protected Property. Grantors' indemnification obligation will not be affected by any authorizations provided by Grantee or the United States to Grantors with respect to the Protected Property or any restoration activities carried out by Grantee on the Protected Property; provided, however, that Grantee will be responsible for any Hazardous Materials contributed after this date to the Protected Property by Grantee.

D. Extinguishment, Termination, and Condemnation: The interests and rights under this Easement may only be extinguished or terminated with written approval of the Grantee and the United States. Due to the Federal interest in this Easement, any proposed extinguishment, termination, or condemnation action that may affect the United States's interest in the Protected Property must be reviewed and approved by the United States.

With respect to a proposed extinguishment, termination, or condemnation action, the Grantee and the United States stipulate that the fair market value of this Easement is fifteen percent (15%), hereinafter the "Proportionate Share," of the fair market value of the land unencumbered by this Easement. The Proportionate Share will remain constant over time.

If this Easement is extinguished, terminated, or condemned, in whole or in part, then the Grantors must reimburse Grantee and the United States an amount equal to the Proportionate Share of the fair market value of the land unencumbered by this Easement. The fair market value will be determined at the time all or a part of this Easement is terminated, extinguished, or condemned by an appraisal that meets the Uniform Standards of Professional Appraisal Practice (USPAP) or Uniform Acquisition Standards or Federal Land Acquisition (UASFLA). The appraisal must be completed by a certified general appraiser and be approved by the Grantee and the United States.

The allocation of the Proportionate Share between the Grantee and the United States will be as follows: (a) to the Grantee or its designee, fifty percent (50%) of the Proportionate Share; and (b) to the United States fifty percent (50%) of the Proportionate Share. Until such time as the Grantee and the United States receive the Proportionate Share from the Grantors or the Grantors' successor or assign, the Grantee and the United States each have a lien against the Protected Property for the amount of the Proportionate Share due each of them. If proceeds from termination, extinguishment, or condemnation are paid

directly to Grantee, the Grantee must reimburse the United States for the amount of the Proportionate Share due to the United States.

E. Amendment: This Easement may be amended only if, in the sole and exclusive judgment of the Grantee and United States, by and through the Chief of NRCS, such amendment is consistent with the Purpose of the Easement and complies with all applicable laws and regulations. The Grantee must provide timely written notice to the Chief of NRCS of any proposed amendments. Prior to the signing and recordation of the amended Easement, such amendments must be mutually agreed upon by the Grantee, Grantors, and United States, by and through the Chief of NRCS. Any purported amendment that is recorded without the prior approval of the United States is null and void.

ARTICLE V General Provisions

- A. Enforcement: The Grantee may enforce this Easement in law or in equity against Grantors, their officers, principals, successors, assigns, licensees, tenants and permittees. If there is a violation of any of the provisions of this Easement, the Grantee shall have the right to notify the Grantors, which shall promptly cure the violation by:
 - 1. Ceasing the violation; or
 - 2. Restoring the Protected Property to its condition before the violation; or
 - 3. Both, as the case may be.

If the violation continues, the Grantee shall have the right, but not the obligation, to pursue legal actions or proceedings at law or in equity to cause such violation to be cured. Grantors shall reimburse the Grantee for all expenses incurred, including legal fees whether in or out of court and all other related or incidental costs of proceedings, legal or otherwise, brought to cure an alleged violation of this Easement or to collect such reimbursement. Failure to enforce any restriction or covenant herein contained shall in no way be deemed a waiver of a right to do so thereafter as to the same violation or breach or as one occurring prior or subsequent thereto. The Grantee shall resolve violations within 60 days of their discovery in accordance with 7 CFR 1491.30. Failure to cure the violation may result in enforcement of the terms of the Easement by the United States.

Notwithstanding anything herein to the contrary, Grantors agree and acknowledge that they have no legal right or claim whatsoever arising against Grantee in the event that Grantee in the future does not enforce any restriction in the Easement or elects to become released from the Easement.

B. Baseline Documentation Report: The Grantors and Grantee agree that the present status of the agricultural, historic, scientific, ecological and natural condition of the

Protected Property at the date this Easement becomes effective, shall be evidenced by reports, photographs, maps and scientific documentation possessed at the present time. Said evidences of the condition of the Protected Property are referred to collectively as the Baseline Documentation Report, which has been signed and acknowledged by the Grantors and representatives of Grantee and is incorporated herein by reference.

- C. Title Warranty: Grantors warrant that they have good title to the Protected Property; that the Grantors have the right to convey this Easement, and that the Protected Property is free and clear of any encumbrances.
- **D. Rights of Nebraska Environmental Trust:** This Easement was acquired in part with grant funds provided by the Nebraska Environmental Trust and will be managed for the purposes set out in the grant, in accordance with applicable State law. The Protected Property may not be sold, leased, transferred, exchanged, mortgaged or encumbered in any manner, or used for purposes inconsistent with the grant without prior written notification to the Nebraska Environmental Trust, P.O. Box 94913 Lincoln, NE 68509-4913.
- E. Responsibilities of Grantors and Grantee Not Affected: Other than as specified herein, this Easement is not intended to impose any legal or other responsibility on Grantee, or in any way to affect any existing obligation of Grantors as owners of the Protected Property. Among other things, this shall apply to:
 - 1. Taxes: Grantors shall continue to be solely responsible for payment of all taxes and assessments levied against the Protected Property. If Grantee is ever required to pay any taxes or assessments on its interest in the Protected Property, Grantors will reimburse Grantee for the same.
 - 2. Upkeep and Maintenance: Grantors shall continue to be solely responsible for the upkeep and maintenance of the Protected Property, to the extent it may be required by law. Grantee shall have no obligation for the upkeep or maintenance of the Protected Property.
 - 3. Liability and Indemnification: Grantors shall indemnify and hold harmless Grantee, its employees, agents, and assigns for any and all liabilities, claims, demands, losses, expenses, damages, fines, fees, penalties, suits, proceedings, actions, and costs of actions, sanctions asserted by or on behalf of any person or governmental authority, and other liabilities (whether legal or equitable in nature and including, without limitation, court costs, and reasonable attorneys' fees and attorneys' fees on appeal) to which Grantee may be subject or incur relating to the Protected Property, which may arise from, but is not limited to, Grantors' negligent acts or omissions or Grantors' breach of any representation, warranty, covenant, agreements contained in this Easement, or violations of any Federal, State, or local laws, including all Environmental Laws.

In addition, Grantors shall indemnify and hold harmless the United States, its employees, agents, and assigns for any and all liabilities, claims, demands, losses, expenses, damages, fines, fees, penalties, suits, proceedings, actions, and costs of

actions, sanctions asserted by or on behalf of any person or governmental authority, and other liabilities (whether legal or equitable in nature and including, without limitation, court costs, and reasonable attorneys' fees and attorneys' fees on appeal) to which the United States may be subject or incur relating to the Protected Property, which may arise from, but are not limited to, Grantors' negligent acts or omissions or Grantors' breach of any representation, warranty, covenant, agreements contained in this Easement, or violations of any Federal, State, or local laws, including all Environmental Laws.

- 4. Recording/Fees: Promptly following its execution by Grantors and Grantee, Grantors shall record the Easement with the Webster County Registrar of Deeds and pay any fees associated with such recording. Notwithstanding the foregoing, the Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Easement; for such purpose, the Grantors appoint the Grantee as Grantors' attorney-in-fact to execute, acknowledge and deliver any necessary instrument on Grantors' behalf. Without limiting the foregoing, the Grantors agree to execute any such instruments upon request.
- F. Monitoring: It is the obligation of both Grantors and Grantee to monitor the Protected Property so as to keep all grasslands, springs, creeks, ponds, wooded areas and other natural conditions in the state and condition as they exist at the date hereof, and in accordance with the Baseline Documentation Report, subject to the terms and conditions specifically permitted herein.
- G. Perpetuity of Easement: The covenants, terms, conditions, restrictions, and purposes imposed with this grant shall bind the Parties, their agents, personal representatives, heirs, assigns, and all other successors to them in interest and shall run with the land and continue in perpetuity as servitude upon the Protected Property.
- **H.** Partial Invalidity: Invalidation of any provision of this Easement, by court judgment, order, statute or otherwise, shall not affect any other provision which shall remain in force and effect.
- I. Notice of Condemnation: In the event all or any part of the Protected Property is ever proposed for condemnation by the State or local government, the Grantee and the NRCS must be notified immediately, and the consent of the United States obtained, before the action may proceed.
- J. Property Transfer: Grantors agree to incorporate the terms of this Easement in any deed or other legal instrument by which they divest themselves of any interest in all or a portion of the Protected Property, including, without limitation, a leasehold interest. Grantors further agree to give written notice to the Grantee, including the name and address of the transferee(s), of the transfer of any interest at least forty-five (45) days prior to the date of such transfer. Grantee may notify such transferee(s) directly regarding the terms of this Easement. The failure of Grantors or Grantee to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

- K. Subordination: Any mortgage, easement, lien or other cloud on the Protected Property's title shall be subordinated to the terms of this Easement.
- L. Governing Law: This Easement shall be construed to promote the purposes of the Act, which authorizes the creation of Conservation and Preservation Easements for purposes including those set forth in the Recitals herein, and the Conservation Purposes of this Easement, including such purposes as are defined in Sections 170 (h)(4)(A) of the Internal Revenue Code.
- M. Acts of Nature: Unless otherwise specified, nothing in this Easement shall require Grantors to take any action to restore the condition of the Protected Property after any fire or other Act of Nature. Grantors understand and agree that nothing in this Easement relieves it of any obligation or restriction on the use of the Protected Property imposed by law.
- N. Entire Agreement: This document sets forth the entire agreement of the Grantors and the Grantee with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement. If any provision is found to be invalid, the remainder of the provisions of this Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.
- O. "Grantors" and "Grantee": The term "Grantors," as used in this Easement, and any pronouns used in place thereof shall mean and include the above-named Grantors, and their principals, officers, registered agent, representatives, successors and assigns. The term "Grantee," as used in this Easement, and any pronouns used in place thereof shall mean The Nebraska Land Trust, Incorporated, and its successors and assigns.
- P. Titles: Article, Section and Paragraph titles and subtitles are for convenience only and shall not be deemed to have legal effect.
- Q. Costs, Liabilities, and Insurance: Grantors assume all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Protected Property, and shall maintain adequate comprehensive general liability insurance coverage that includes any and all commercial hunting operations, and/or other recreational activities, and/or lodging facilities. Grantee's name shall be listed among the insured parties on the policy. Grantors shall keep the Grantee's interest in the Protected Property free of any liens arising out of any work performed for, materials furnished to or obligations incurred by Grantors.
- R. Correspondence, Notices and Notifications: All required notifications shall be delivered to all parties to this Easement in writing by U.S. or certified mail. All correspondence or notices related to this Easement must be sent to the parties at the addresses listed below or to such address as either party may, from time to time, designate in any notice to the other. A notice given by certified or registered mail shall be deemed effective on the day when such notice is deposited in the United States mail, whether or not such notice is actually received by the addressee.

Grantors:

Brandon and Kami Meyer 1459 Aa Rd. Blue Hill, NE 68930

Grantee:

The Nebraska Land Trust, Inc. 3201 Pioneers Blvd., Suite 107 Lincoln, NE 68502

United States:

Natural Resources Conservation Service Nebraska State Conservationist Federal Building, Room 152 100 Centennial Mall North Lincoln, NE 68508-3866

S. Effective Date: This Easement shall be effective when signed by the Grantors and Grantee and recorded in Webster County.

assigns forever.	
IN WITNESS WHEREOF, the Grant Conservation Easement on the date and year first he	ors and the Grantee have executed this erein set forth.
By: Mandon Meyer, Owner	<u>63-2020</u> Date
By: OM Myr Kami Meyer, Owner	
STATE OF NEBRASKA) COUNTY OF () ss.	
The foregoing instrument was acknowledged, 2020, by Brandon Meyer and Karageneral Market State of Nebraska KARLY TRUJILLO My Comm. Exp. May 26, 2023	ledged before me on this day of mi Meyer NOTAR & PUBLIC
ACCEPTA	NCE
This Conservation Easement is hereby access INCORPORATED, Grantee herein. By Javid S. Sands, Executive Director	pted by THE NEBRASKA LAND TRUST June 3, 2020 Date
STATE OF NEBRASKA) COUNTY OF) ss.	
The foregoing instrument was acknowled a comporated. Incorporated. GENERAL NOTARY - State of Nebraska KARLY TRUJILLO My Comm. Exp. May 26, 2023	lged before me on this 30 day of ive Director of The Nebraska Land Trust

TO HAVE AND TO HOLD the above described Conservation Easement unto The

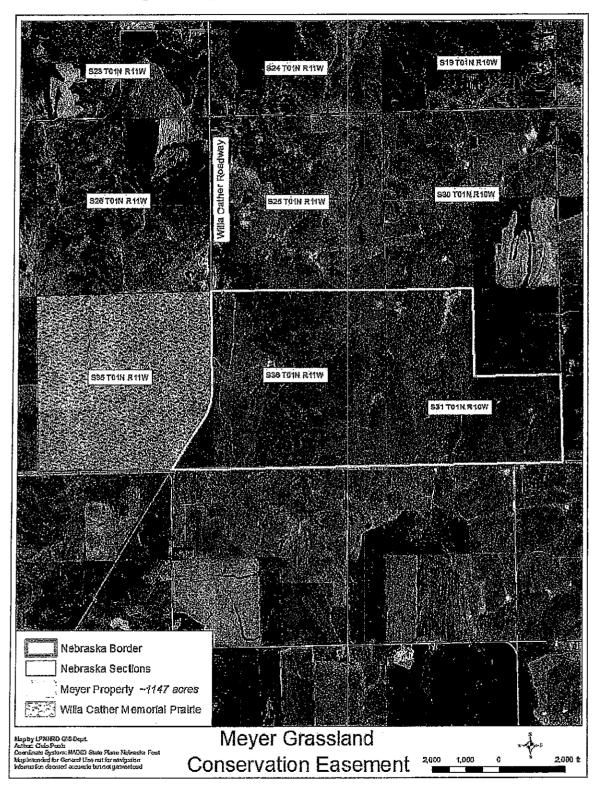
Nebraska Land Trust, Incorporated, the United States of America, and their successors and

ACTION OF BOARD OF COMMISSIONERS OF WEBSTER COUNTY, NEBRASKA

Chairman, Board of Commissioners of

Webster County, Nebraska

EXHIBIT "A" (Page 1 of 2) Maps and Legal Description of the Protected Property



Ingress and Egress to the Protected Property is provided from U.S. Highway 281, which labeled as the Willa Cather Roadway on the above map.

EXHIBIT "A" (Page 2 of 2) Maps and Legal Description of the Protected Property

LEGAL DESCRIPTION

All of Section Thirty-Six (36), and that part of Section Thirty-Five (35) lying East of Highway No. 281, in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for highway by deed recorded in Book 22, Page 444, and in Book 2014, Page 636, AND EXCEPT a tract conveyed in County Commissioners Deed recorded in Book 94, Page 1801; and

The West Half and the Southeast Quarter (W½ SE¼) of Section Thirty-One (31), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page					School District Code							
91	20	20	1525	6/4	Base: 01-0123 Affiliated:						Unified:				
Location	ED	Sal	e Number	Useability	& Code#					Parcel N	umber				
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	D	ate of	Sale Assessed	Value		4245	3	11	1	7 2	00000	1	000	9590	
Land		Im	provements	T	otal		Date of Sale Property Classification Code								
249,	050				249,050	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size	
		Irriga	tion Type:			A) 2	B)	05		ෆ 5	D) 3	E)	0	F) 9	
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	2A							2	2G						
	3A1							30	G1					<u>.</u>	
	3.A.							3	3G						
	4A1							40	G1						
	4A						<u> </u>		4G						
DRYLAND	1D1		22.000	,	51,370	\$	Shelterb	lt/Timb	рег						
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	2D1							Was	ste						
	2D		2.000		3,920			Oth	-				_		
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Outb	uildings					Noi	n-AG	ГОТА	$\mathbf{L} $		4.000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; FAMILY CORP	
Comments from Co	mments:
	(Continue on back)

FORM Real Estate Transfer Statement 521 Good Life. Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. . If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2020 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Duval Farms, LLC Kathleen M. Duval Street or Other Mailing Address Street or Other Mailing Address Zip Code 68901 ^{City} Hastings State 08928 Yes VNo Is the grantee a 501(c)(3) organization? V No 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. (C) (A) Status (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Agricultural Mineral Interests-Producing Exempt ✓ Unimproved Multi-Family IOLL Commercial Recreational Other Land Contract/Memo Sheriff 8 Type of Deed Conservator Distribution Partition Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Transfer on Death 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Life Estate Trustee to Beneficiary Auction Yes V No Partition Satisfaction of Contract Other (Explain) clear title Court Decree Exchange Grantor Trust 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 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? \$208,000 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 Southern Title, LLC Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Agland 18b Vacant land 18a No address assigned 20 Legal Description The Northwest Quarter (NW1/4) of Section Seventeen (17), Township Three (3) North, Range E(even 911) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres $0^{1}.00$

Register of Deed's	Use Only		For Dept. Use Only
here Signature of Grantee or Authorized Representative	Title		Date
sign Print or Type Name of Granter of Authorized Representative	Grantee		Phone Number 6/4/2020
Under penalties of law, I declare that I have examined this correct, and that I am duly authorized to sign this statement. James L. Duval, Member, Duval Farms, LLC	statement and that it is, to the best of my knowledge and	d belief, true, co	(402) 239-9747
25 If this transfer is exempt from the documentary stamp tax, list the ex	emption number 5b		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .		24	Ol'00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)	23	

Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

4202r

26 Date Deed Recorded

Day

22 Total purchase price, including any liabilities assumed . . .

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

28 Recording Data

27 Value of Stamp or Exempt Number

BK2020, fg 1525

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 4 day of 4 day. A.D., 20 20, at 3.04 o'clock PM. Recorded in Book 20 on Page 10.05 Pottor County Clerk D.05 Deputy Ind Comp Assessor Carded

NEBRA	SKA DOCUMENTARY
Date_	STAMP TAX 6-4-2020
	Sb By ab

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

QUITCLAIM DEED

Kathleen M. Duval, a married person, spouse of James L. Duval, GRANTOR, whether one or more, in consideration of One and no/100 Dollars (\$1.00), receipt of which is hereby acknowledged, quitclaims and conveys to Duval Farms, 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:

The Northwest Quarter (NW ¼) of Section Seventeen (17), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

EXECUTED: June 4, 2019

STATE OF NEBRASKA

)) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on June 4, 2020, by Kathleen M. Duval, a married person, as GRANTOR.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Pa	ge	Sale Date	ing said	School District Code															
91	20	20	15	26	6/4/202	0	Base: 01-0123 A				filiated:			Unified:								
Location ID Sale Number Useabi				Useability & Co	de#		radiāli Saltint,			Parcel Number												
0020107	700		135		1		GeoCde	Twn	Rng	S	ect Q	rt	Subdiv	Area	Blk	Parcel						
	D	ate of S	ale Asse	ssed ${f V}$	alue		4245	3	11	1	7 :	2	00000	1	000	9590						
Land		Imp	roveme	nts	Total		经有效	D	ate of	Sal	e Prope	erty	Classific	ation (ode							
249	,050		-		249,	050	Status	Pro	perty Ty	ре	Zoni	ng	Location	n City Size		Parcel Size						
		Irrigat	tion Type	:			A) 2	B)	05		C) :	5	D) 3	E)	0	F) 9						
LCG			ACRES:	2 .	VALUE:			LCG			A	CR	ES:		VALI	J ie:						
IRRIGATE	D 1A1						GR	ASSLA	ND 10	Gl		_	4.000									
	1A									lG												
	2A1								20	31	24.000		24.000			32,760						
	2A								2	2G												
	3A1								30	3 1												
	3A.								3	3G												
	4A1								40	31												
	4A								4	IG												
DRYLANI) ID1		22.0		51,3		S	helterbe	lt/Timb	er												
	1D		14.0	000	32,6	590			Accretic	эп		**										
	2D1								Was	te												
	2D		2.0	00	3,9	920	- -		Oth	er												
	3D1						AG L	AND T	ГОТА	\mathbf{L}			6.000		2	49,050						
	3D								Roa	ds		4	4.000									
	4D1							F	arm Sit	es												
	4D	SOUTH OF THE PARTY						He	ome Sit	es												
								R	ecreatio	m												
	wellings					į			Oth													
Outb	nuildings						Nor	i-AG T	OTA	L		4	4.000									
	4 7 .	, ,							n , a ,				7 1									

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

Good Life, Great Service

Real Estate Transfer Statement



FORM

uthorized 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. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2020 2020 O Day WEBSTER - 91 -6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Troy Jones and Renae Jones Grantor's Name (Seller) Duval Farms, L.L.C Street or Other Mailing Address 474 Road Y Street or Other Mailing Address Zip Code 68928 State State ^{City} **Bladen** Phone Number 239.9747 Is the grantee a 501(c)(3) organization? Yes Phone Number 02-756 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mobile Home Industrial Mineral Interests-Nonproducing State Assessed Improved Single Family ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt TIOLL Recreational Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Lease Trust/Trustee Bill of Sale Corrective Fasement Personal Rep. Quit Claim ✓ Warranty Mineral Cemetery Death Certificate - Transfer on Death Executor 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) Gift Life Estate ✓ Sale Trustee to Beneficiary Auction Easement Court Decree **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.) Yes No. Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Yes Aunt or Uncle to Niece or Nephew 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.) \$208,320 Yes V No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.)

Yes Southern Title, LLC Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Ag Land Grantees 18a V No address assigned 18b Vacant land 20 Legal Description The Northwest Quarter (NW1/4) of Section Seventeen (17), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska 160+-21 If agricultural, list total number of acres 208,320,00 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 208,320,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. lones Print or Type Name of Grantee or Authorized Representative Grantee Signature of Grantee of Authorized Representative Register of Deed's Use Only For Dept. Use Only

42020

26 Date Deed Recorded

Day

27 Value of Stamp or Exempt Number

28 Recording Data

BK2020, Pg 1526

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 day of JUAL A.D., 20 20, at 3.07 o'clock PM. Recorded in Book 2020 on Page 1526-1527 County Clerk 16.80 Deputy Ind Comp Assessor Carded

Printer
NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-4-2020
(4-1-10-03 BY (17)

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

JOINT TENANCY WARRANTY DEED

Duval Farms, L.L.C., a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Troy Jones and Renae Jones, 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 Northwest Quarter of Section Seventeen (17), Township Three (3) North, Range Eleven (11) West of the 6^{th} 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

June 4,2020.

Duval Farms, L.L.C., a Nebraska limited liability company

BY: Shirley Ewing, Trustee of the Shirley
Ann Vance Revocable Trust, Member

BY: James L. Duval, Member

STATE OF Nebraska)
COUNTY OF ADAM 5) ss.
The foregoing instrument was acknowledged before me on May 4, 2020 by Shirley Ewing, Trustee of the Shirley Ann Vance Revocable Trust, Member of Duval Farms, L.L.C., a Nebraska limited liability company.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021 Notary Public
My commission expires: 8/27/2021
STATE OF WEBRASKA
COUNTY OF Adam 5) ss.
The foregoing instrument was acknowledged before me on May /, 2020 by James L. Duval, Member of Duval Farms, L.L.C., a Nebraska limited liability company.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021
My commission expires: 8/27/2021

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	5. E	S	ale Date			School District Code								
91	20	20	1536		5/:	29/2020	Base: 9	91-(0002	Affili	ated:	Unit					
Location	ID	Sa	le Number	τ	seabili	ity & Code#				J	arcel :	Number					
000164800 136					1		GeoCde	Tw	n Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of	Sale Assessed	l Va	lue		4491			00	0	10105		002	0000		
Land		In	provements			Total			Date of	Sale P	ropert	y Classifi	cation (Code			
1	,365		97,88	5		99,250	Status	F	roperty Ty	ре	Zoning	Locatio	n Cit	y Size	Parcel Size		
Assessor Lo	cation:	RED	CLOUD (RC)			A) 1	B)	01	С) 1	D) 1	E)	6	F) 2		
			e de la companya della companya della companya de la companya della ٠,		Residential						Comme	rcial					
	Mul	tiple I	mprovements:	Mul	tiple. Imp	provements.:			Multiple.	Improv	ements. :			_			
		Cons	truction Date:	Con	struction	Date : 19	20		Construc	tion Dat	e :						
			Floor:	Floo	r Sq. Ft.	1,4	75		Floor Sq.	Ft. :							
		Build	ing Cost New:	Cost	t:	195,8	45	·	Cost:								
Single Family	Style:	101		Res	identia	Condition: 3	5		Comme	rcial O	ссиран	cy Code:		5			
(100) 🗆 Mo	bile Hon	ne		(10) 🗆	Wom Out			Primary	:	0	ther1:		Other2:			
(101) 🗷 One	Story			(20) 🗆	Badly Worn			Comme	rcial C	onstruc	tion Class	•				
(102) 🗆 Two	Story			(30) 🗷	Average			(1)	l Firep	roof St	uctural Ste	el Frame)			
(103) 🛘 Spli	it Level			(40) 🗷 Good				(2) Reinforced Concrete Frame									
(104) 🗆 11/	2 Story			(50) U Very Good				(3) Masonry Bearing Walls									
(111) 🏻 Bi-I	Level			(60) Excellent				(4) Wood or Steel Framed Ext. Walls									
(106) □ Oth	.er								(5)								
Townhouse or	Duplex	Style:		Residential Quality: 30						Pole	Frame						
(301) □ One	Story			(10)) 🗆	Low			Cost Ra	nk:	V. T. S. L.		Conditi	on:			
(302) □ Two				(20)		Fair			 `` 	Low			`	Wom			
(307) 🗆 1 1/				(30)		Average			(20)				-	Badly			
(308) □ Spli	t Level			(40)		Good			(30)				• /	Avera	ge		
(309) 🗆 21/						Very Good			(40)	High			(40)				
(304) 🗆 One				(60)) 🗆	Excellent	9 8 7 82 72 7					1.25	(50) 🛘				
(305) □ Two	Story I	Duplex		. 1				4.7		A. D			(60) 🗆	Excell	ent		
Assessor's	Adju	stme	nt to Sale P	rice	(+ or	· -):											
Assessor Co	mment	s and	Reason for A	.djus	tment:												
SPECIAL	L WID																
															-		
<u> </u>																	
Comments f	rom					••	ſ	lomr	nents:								
Comments 1	A CARA																
														(Conti	nue on back)		

Guestine, Great Service,

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 applicable the item number

DEPARTMENT OF REVENUE	 If additional space 	ce is needed, add an at	tachmen <mark>t</mark> and identify applicable the iter	n numbe	ræD	U _ I
Th	e deed will not be record	ed unless this statemer	nt is signed and items 1-25 are accuratel	y compl	eted.	
1 County Name	2 County Num	ber	3 Date of Sale/Transfer	4 Date o	of Deed	
Webster	91		Mo. <u>5</u> Day <u>29</u> Yr. <u>2020</u>	Mo.	5 Day	19 Yr. 202
5 Grantor's Name, Address	s, and Telephone (Please P	rint)	6 Grantee's Name, Address, and Telepho			
Grantor's Name (Seller)			Grantee's Name (Buyer)			
Wells Fargo Bank, N.A.			Leah Lynne Deisley, Howard Allen Dei	sley		
Street or Other Mailing Address 1 Home Campus, MAC F23			Street or Other Mailing Address 326 N. Franklin St.			
City Des Moines, IA	State	Zip Code	City Red Cloud, NE 68970	State		Zip Code
Phone Number NA			Phone Number 402-469-1764 If Yes, is the grante			Yes No
Email Address dwiebe@charter-title.net			Email Address dwiebe@charter-title.net			
	nber. Check one box in categ	ories A and B. Check C if p	property is also a mobile home.			
(A) Status		(B	B) Property Type			(C)
	Multi-Family	Industrial Agricultural Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Ass Exempt	sessed	☐ Mobile Home
Bill of Sale Corre	servator ective h Certificate - Transfer on Death	Easement Lea	and the second s	Trustee	Othe	r
9 Was the property purchased part of an IRS like-kind excha (IRC § 1031 Exchange) Yes No		Easement Gift	closure		Trustee	er on Death e to Beneficiary (Explain)
11 Was ownership transferred in Yes No	n full? (If No, explain the division	1.)	12 Was real estate purchased for sales	ame use?	(If No, state t	he intended use.)
13 Was the transfer between re	latives, or if to a trustee, are the Aunt or Uncle to Niece or N Brothers and Sisters Ex-spouse	ephew	ves? (If Yes, check the appropriate box.) Partnership, or LLC Self and Grandchild Spouse hild Step-parent and Step-c		Other	
14 What is the current market v \$50,001.00	alue of the real property?		15 Was the mortgage assumed? (If Yes, state the Yes No \$			%
16 Does this conveyance divide Yes No	a current parcel of land?		17 Was transfer through a real estate agent or a of the agent or title company contact.)	title comp Yes Cha i	eany? (If Yes, rter Title	include the name No
18 Address of Property 326 N. Franklin St. Red Cloud, NE 68970			19 Name and Address of Person to Whom Tax S Leah Lynne Deisley, Howard Allen Deisl 326 N. Franklin St. Red Cloud, NE 68970	tatement : ey	Should be Se	int
18a No address assigned	18b Vacant Land					
20 Legal Description Lots 17, 18, 19 and 20, Blo	ock 2, Platt's First Addition	n to the City of Red Clo	ud, Webster County, Nebraska.			
21 If agricultural, list total number	er of acres					50.004.05
22 Total purchase price, inc				22		50,001 00
23 Was non-real property in	cluded in the purchase?	Yes 🔀 No (If Yes, ent	er dollar amount and attach itemized list.)	23	\$	
			number	24	B	50,001 00
Under pena		e examined this statement a	nd that it is, to the best of my knowledge and belie	f, true, cor	mplete, and	
Leah Lynne D	Deisley and Howard Allen Deisle	у			402-4	169-1764
Print or Type	Name of Grantee or Authorized	Representative			Phone Numl	ber
here Signature of G	Grantee or Authorized Represen	tative	Grantee or Authorized Representative itle		May 29 2 Date	2020
11010		Register of Deeds	s' Use Only		For	Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 4 Y		tamp or Exempt Number	28 Recording Data BKADAD PA 1536			200
			/ Y	Nob Dec	Ctat	4 77 1227 /21

BK2020, Pg 1536

Property Address: 326 N Franklin St., Red Cloud, NE 68970

State of Mediaski	a 1 👡
County of Webste	eri ^{ss.}
	Entered on the
numerical index a	nd filed for record in the
Clerk's office of sa	id county this 4 day
of June 2	LD., 2020, at 3:3
o'clock PM	Recorded in Book 2020
on Page 15:	SA-KST BOOK AGE
a Quise F	1766
1/ 10	County Clerk
	UDeputy
IndComp A	ssessor Carded

SPECIAL WARRANTY DEED

(Nebraska)

THE GRANTOR, Wells Fargo Bank, N.A., a national banking association duly organized and existing under the laws of the United States, and its principal place of business at 1 Home Campus, Des Moines, IA 50328, hereby conveys and specially warrants to Leah Lynne Deisley, A Single Woman, and Howard Allen Deisley, A Single Man, Joint Tenants, all the following described REAL ESTATE in the County of Webster, and State of NEBRASKA, towit;

LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), BLOCK TWO (2), PLATT'S FIRST ADDITION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA.

Property Address: 326 N Franklin St., Red Cloud, NE 68970

for the sum of one dollar and other good and valuable consideration.

SUBJECT to the: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

And the Grantor specially warrants the title against its acts and none other.

BK2020, Pg 1537

Dated this
Wells Fargo Bank, N.A. S-(9-20) By: Its: LINDSAY DORAN Vice President, Loan Documentation
State of Iowa
County Dallas
On this
Notary Public (Signature) (Stamp or Seal)
CHINA LEM F Commission Number 766656 My Commission Expires February 10, 2023

Residential & Commercial Sales Worksheet

Cnty No.	Вс	ok	Page		Sal	e Date		100		School District Code											
91	20	20	1557	6/4/2020 Base: 0					55-	0011											
Location	ID	Sale	Number	Use	ability	% Code #	∮														
000611200 137					1		Geo	Cde	Tw	n Rng	Sec	t Qı	rt	Subdiv	Агеа	Blk	Parcel				
11 m	D	ate of S	ale Assessec	l Valu	e		44	87			00	0	,	40010		009	0000				
Land		Imp	orovements		T	otal		Date of Sale Property Classifi						Classific	ation Code						
	470					470	St	atus	I	Property T	operty Type Zoning Loc					y Size	Parcel Size				
Assessor Lo	cation:	GUII	E ROCK	(GR)			A)	2	В	01		්) 1		D) 1	E)	7	F) 3				
						Resident	ial						73. (- 79	Commer	cial						
	Mul	tiple Im	provements:	Multip	le. Impro	vements.:				Multiple	Multiple. Improvements. :										
			ruction Date:		etion D					Constru	ction D	ate:									
			Floor:	Floor S	Sq. Ft. :					Floor Sq. Ft. :											
		Buildir	ıg Cost New:	Cost:						Cost:											
Single Family	Style:		Ž	Resid	ential (ondition:				Comm	ercial	Occup	anc	y Code:							
(100) 🗆 Mo		ne		(10) Worn Out							Primary: Other1: Other2:										
(101) 🗆 One	Story			(20) □ Badly Worn							Commercial Construction Class:										
(102) 🗆 Two	Story			(30) □ Average							(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spli	t Level			(40) □ Good							(2) ☐ Reinforced Concrete Frame										
(104) 🗆 11/	2 Story			(50) Uery Good						(3)	(3) Masonry Bearing Walls										
(111) 🗆 Bi-I	Level			(60) Excellent							(4) Uood or Steel Framed Ext. Walls										
(106) 🗆 Oth	er			(5)																	
Townhouse or	Duplex	Style:		Residential Quality: (6) Pole Frame																	
(301) 🗆 One	Story			(10) Low Cost Ra								Cost Rank: Condition:									
(302) 🗆 Two	Story			(20) □ Fair						(10)							Out				
(307) 🛘 1 1/	2 Story			(30) □ Average							(20) □ Average (2						0) 🛘 Badly Wom				
(308) 🗆 Spli	t Level			(40)] Ab	ove Av	30) 🗆								
(309) 🗆 21/	2 Story			(50) □ Very Good] Hig	gh	40) 🗆								
(304) 🗆 One	Story I	Duplex		(60) □ Excellent							(50) □ Very Good										
(305) 🗆 Two	Story I	Duplex										1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		(60) 🛚	Excell	ent				
Assessor's	Adju	stmen	t to Sale P	rice (+ or -) :															
Assessor Co	mment	s and F	teason for A	djustr	nent:																
QCD																					
																	_				
Comments f	rom								omi	ments:											
					··· <u>-</u>																
		.	<u>.</u>				• •														
			· · · · · ·													(Conti	inue on back)				

Real Estate Transfer Statemen

FORM 521

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

Good Life, Great Service

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

. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name . 2020 2020 06 06 04 .Day . Mo WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) Ron L. Sunday and Elizabeth R. Sunday Village of Guide Rock Street or Other Mailing Address 150 W Washington Street Street or Other Mailing Address PO Box 41 City Guide Rock Zip Code 68942 Zip Code 68942 NE Guide Rock Phone Number is the grantee a 501(c)(3) organization? √No Phone Number If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status State Assessed Mobile Home Mineral Interests-Nonoroducing improved Single Family Industrial ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Recreational IOLL Commercial Distribution Land Contract/Memo Sheriff Other_ 8 Type of Deed Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Mineral ✓ Quit Claim Warranty Cemetery Death Certificate - Transfer on Death Executor 10 Type of Transfer Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Was the property purchased as Distribution part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Gift Life Estate V Sale Trustee to Beneficiary Auction ∃ Fasement Grantor Trust Partition Satisfaction of Contract Other (Explain) Yes ✓ No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) 7 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 Yes Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No V No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 155 W Washington Street Same as Grantee Guide Rock, NE 68942 18b Vacant land 18a No address assigned 20 Legal Description Lot Sixteen (16), Seventeen (17), and Eighteen (18), Block Nine (9), Vance's Addition to Guide Rock, Webster County, Nebraska 21 If agricultural, list total number of acres 1,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 1000 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. 4626210677 Ron Sunday Phone Number Grantee or Authorized Representative sian 06/05/2020 Date Signature rantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 2020 \$

Nebraska Department of Revenue

BK2020, fg 1557

State of Nebraska 355.	
County of Webster J Entered on the	
numerical index and filed for record in the Clerk's office of said county this 15 day	
of Tulks AD 70 20, at 11 09	NEBRASKA DOCUMENTARY
o'clock A.M. Recorded in Book 2000 on Page 1551	STAMP TAX
on Page 15 Petrch County Clerk \$	te 6-5-2020 2.25 By (1)
Ind CompAssessorCarded	
IndCompAssessorCarded	
	•
	
RETURN TO: John V. Hodge, Attorney, 155 S Main St/	
QUITCLÁIN	1 DEED
THE LOT OF CHAPT POST AND THE CONTRACT OF THE	
VILLAGE OF GUIDE ROCK, WEBSTER COUNT organized and existing under and by virtue of the la	Y, NEBRASKA, a Municipal Corporation ws of the State of Nebraska, GRANTOR, in
consideration of ONE DOLLAR (\$1.00), receipt of wh	ich is hereby acknowledged, quitclaims and
conveys to RON L. SUNDAY and ELIZABETH R. St of GRANTOR'S interest in the following described r	JNDAY, Husband and Wife, GRANTEE, all
Statutes § 76-201) in Nuckolls County, Nebraska, to-wit	
,	
Lot Sixteen (16), Seventeen (17), and Eighte	en (18), Block Nine (9), Vance's
Addition to Guide Rock, Webster County, Ne	braska.
Executed: June 4, 2020.	
Executed. June 4, 2020.	
Mha Strit	2.11
Lisa Streit, Village Trustee	Lela Doughman, Village Trustee
End outly vinage Trustee	Leta D vaginially vinage 17 astee
0 10 11	
Jessey frith	Buda Selesings
Denny Smith Village Trustee	Gordon Schiermeyer, Villåge Trustee
STATE OF NEBRASKA)	
) SS.	entre de la companya del companya de la companya del companya de la companya de l
COUNTY OF WEBSTER)	e de la companya de l
The foregoing Quitclaim Deed was acknowledge	
Village Trustee, Lela Doughinan, Village Trustee, D Schiermeyer, Village Trustee, on behalf of the Village of	enny Smith, Village Trustee, and Gordon of Guide Rock, Webster County, Nebraska a
Nebraska Municipal Corporation.	

JOHN VOYLE HODGE General Notary State of Nebraska My Commission Expires July 11, 2021.

My commission expires: July 11,2021

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date				Sc	hool Dis	trict Cod	ė i				
91	20	20	1599		6/3	/2020	Base: 6	55-0	0011	Affi	liated:	Unified:					
Location	Ю	Sale	Number	Usea	bility	& Code#					Parcel I						
0006031	138	4		05	GeoCde	Twi	n Rng	Sec	t Qrt	Subdiv	Агеа	Blk	Parcel				
	Da	ate of S	ale Assessed	Value	3.5		4487			00	0	40005		006	0000		
Land	provements		Т	otal			Date of	Sale	Property	y Classific	ation	Code					
	15,81	0		16,260	Status	Status Property Type Zoning Locati					ı Cı	Parcel Size					
Assessor Lo	E ROCK	(GR)			A) 1	B)			C) 1	D) 1	E)	7	F) 2				
	1. V 1.2	4.				Residential				179		Comme	cial				
	Muli	tiple Im	provements:	Multiple.	Improv	/ements.:			Multiple	. Impro	vements.:	•					
		Constr	uction Date:	Construc	ion Da	te: 18	90		Construc	tion D	ate :						
	4	14 4	Floor:	Floor Sq.	Ft. :	7	55		Floor Sq	. Ft. :							
		Buildin	ig Cost New:	Cost:		82,6	70	'	Cost:								
Single Family	Style:	101		Residen	tial C	ondition: 3	0		Comme	rcial	Occupan	cy Code:					
(100) □ Mo	bile Hom	ie		(10)	W	orn Out			Primary	:	Ot	ther1:		Other2:			
(101) 🗷 On	e Story			(20) □	Ва	dly Wom			Comme	ercial	Construc	tion Class:			1 14		
(102) 🗆 Tw	o Story			(30) 🗷	Av	erage			(1)] Fire	eproof Str	uctural Stee	l Frame	9			
(103) □ Spl	it Level			(40)	Go	ood			(2)] Rei	nforced C	Concrete Fra	me				
(104) 🗆 11/	² Story			(50)	Ve	ry Good			(3)	l Ma	sonry Bea	ring Walls					
(111) 🗆 Bi-l	Level			(60)	Ex	cellent			(4) U Wood or Steel Framed Ext. Walls								
(106) □ Oth	ier							4 2	(5)	l Me	tal Frame	and Walls					
Townhouse or	r Duplex	Style:		Residen	tial Q	uality: 30	7 N.C.		(6) □	l Pol	e Frame	-,	n*, *		.,		
(301) 🗆 One	e Story			(10)	Lo	W			Cost Ra	nk:			Conditi	on:	<u> </u>		
(302) □ Tw	o Story			(20)	Fa	ī			(10) □	Lov	× .	(10) 🗆	Worn	Out		
(307) 🗆 11/				(30) 🗷		erage			(20) □		erage		20) 🗆				
	it Level			(40)	Go				(30) □		ove Avera	ge (30) 🗆	Averag	ge		
(309) 🗆 21/				(50)		ry Good			(40) □	l Hig	h			Good			
(304) 🗆 One				(60)	Ex	cellent	The Control of the					91.0		Very (
(305) 🗆 Two	o Story D	uplex										JA 40 (60) 🏻	Excelle	ent		
Assessor's	Adjus	tment	to Sale P	rice (+	or -)	:											
Assessor Co	mments	and R	eason for A	djustme	nt:												
JTWD;	BETWE	EN PA	RENT &	CHILD											•		
												,					
0	p.,								-								
Comments f	rom							omn	aents:								
															·····		
														(Contin	nue 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. 2 County Number County Name 3 Date of Sale/Transfer 4 Date of Deed 2020 06 Mo. 06 Day 03 Day WEBSTER - 91 Mo. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) Douglas Pierce & Steven D. Pierce **Douglas Pierce** Street or Other Mailing Address 1705 K St Street or Other Mailing Address 1705 K St Zip Code 68939 City Franklin State Franklin State Zip Code 68939 Phone Number (916) 201-5600 Phone Number (916) 201-5600 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Mineral Interests-Nonproducing Mobile Home ✓ Improved Single Family Industrial State Assessed Unimproved Agricultural Mineral Interests-Producing Exempt Multi-Family IOLL Commercial Recreational Sheriff 8 Type of Deed Distribution Land Contract/Memo Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty 9 Was the property purchased as 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Distribution part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Sale Auction Gift Life Estate Trustee to Beneficiary Fasement Satisfaction of Contract Other (Explain) created JT Grantor Trust Partition Yes ✓ No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Brothers and Sisters ✓ Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) **√** No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 320 E Republican St same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description The South one-half of Lot Eighteen (18), and all of Lots Nineteen (19) and Twenty (20), in Block Six (6), Original Town of Guide Rock, Webster County, Nebraska. 21 If agricultural, list total number of acres 0,00 22 0,00 23 Was non-real property included in the purchase? Tyes Volume No (If Yes, enter dollar amount and attach itemized list.) 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Print or Type Name of Grante Phone Number Attorney Title gnature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number Date Deed Recorded Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

BK2020, Pg 1599

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 10 day of Jiho A.D., 20 20, at 11:59 o'clock AM. Recorded in Book 2020 on Page 1599 County Clerk

Comp



JOINT TENANCY WARRANTY DEED

_Deputy

_Carded

Douglas Pierce, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Douglas Pierce and Steven D. Pierce, father and son as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South one-half of Lot Eighteen (18), and all of Lots Nineteen (19) and Twenty (20), in Block Six (6), Original Town of Guide Rock, 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 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 Tune 3, 2020.

Douglas Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on <u>Julee</u>, 2020, by Douglas Pierce, a single person.

Comm. expires 10-22-2022

Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	В	ok	Page		S	ale Date			School District Code												
91	20	20	1605	6/12/2020			Base:	1-0	0002	Affi	iliated:		Unified:								
Location	ID	Sale	Number	τ	Jseabil	ity & Code#			Parcel Number												
0001237	700		139	1			GeoCde	Twi	n Rng	Sec	ct Qrt	Sı	ubdiv	Агеа	Blk	Parcel					
	D	ate of S	ale Assessed	l Va	lue		4371			0(0 0	10	0020		006	0000					
Land Improvements					Total Date of Sale Property Classification								ation (Code							
	635		14,07	5	•	14,710	Status	P	roperty Ty	roperty Type Zoning I				Cit	Parcel Size						
Assessor Lo	cation:	RED	CLOUD (1	RC) A) 1			B)	01		C) 1	Г) 1	E)	6	F) 1						
	• 4584					Residentia				V, A		Cc	ommere	ial							
	Mul	tiple Im	provements:	Mul	tiple. Imp	rovements.:			Multiple. Improvements.:												
		Const	ruction Date:	Con	struction	Date: 18	90		Construc	tion D	ate:										
			Floor:	Floo	or Sq. Ft.	: 7	48		Floor Sq.	. Ft. :											
		Buildi	ıg Cost New:	Cos	t :	75,5	80		Cost:												
Single Family	Style:	101		Res	identia	Condition: 2	0		Comme	rcial	Occupar	ıcy C	ode:								
(100) 🗆 Mo	bile Hor	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-	Level			(60) 🗆	Excellent	(4) U Wood or Steel Framed Ext. Walls														
(106) □ Oth	ner			(5) 🗆 Metal Frame and Walls																	
Townhouse o	r Duplex	x Style:		Residential Quality: 20 (6) Pole Frame								_ 									
(301) 🗆 One	e Story			(10) 🗆	Low			Cost Ra	mk:			C	onditi	on:						
(302) 🗆 Tw	o Story			(20)) *	Fair			<u> </u>	Lo			(1		Worn						
(307) 🗆 11/				(30)) 🗆	Average					erage				Badly						
(308) 🗆 Spl				(40) Good						(30) Above Average (30) Average											
(309) 🗆 21/			<u></u>	(50) Very Good						(40) ☐ High (40) ☐ Good (50) ☐ Very Good											
(304) 🗆 Ons				(60) 🗆	Excellent			13	1			1 11								
(305) 🗆 Two	o Story I	Duplex							13 13	#15			(6	0) 🗆	Excell	ent					
Assessor's	Adju	stmen	t to Sale P	rice	(+ oı	·-):															
Assessor Co	mment	s and I	Reason for A	djus	stment		·														
QCD																					
				<u> </u>																	
																					
	F							٦٥	monte:												
Comments 1	rom		•					- VIIIII	nents:												
			<u>+,</u>					-	·												
													•								
															(Conti	nue on back)					

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Nebraska Department of REVENUE

Real Estate Transfer Statement

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

FORM **521**

			if adactificate and fociaty are form.	
1 County Name	2 County Number		ent is signed and items 1-25 are accurated a Date of Sale/Transfer	4 Date of Deed
vebster	Select County & County	——————————————————————————————————————	Mo. 6 Day 12 Yr 2020	Mo 6 Day 12 1, 2020
	ress, and Telephone (Please Print)		E Grantee's Name, Address, and Telephor	
Grantor's Name (Seller)	10		Grantee's Name (Brives	
rerese			1 3 newarenerson	and Daniel Peterson J
Street or Other Mailing A	LAVE		Street or Other Mailing Address	
city Frankli	IN NE 68951	Zip Code	City Red Cloyd N.	E 68970 Code
Phone Number 301	7-331-1953		Phone Number 1s the grantee 306-380-6125 If Yes, is the grantee	a 501(c)(3) organization? Yes No rantee a 509(a) foundation? Yes No
Email Address	H		Email Address	, , , , , , , , , , , , , , , , , , ,
7 Property Classificati	on Number. Check one box in cate	gorles A and B. Check C	If property is also a mobile home.	
(A) Status		(3) Property Type	(C)
Improved Unimproved	Multi-Family	ndustriai gricultural Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Mobile Home Exempt
	Conservator		and Contract/Memo Partition	Sheriff Other
	Corrective Death Certificate - Transfer on Death	Easement L		Trust/Trustee Warranty
9 Was the property pure part of an IRS like-kin (I.R.C. § 1031 Exchan	d exchange? Auction Court Decree		closure Inrevocable Trust Revocable Tr Include Estate Sale tor Trust Partition Satisfaction of	Trustee to Beneficiary
Yes No				for same use? (If No, state the intended use.)
			atives? (If Yes, check the appropriate box.)	
∐ Yes ⊠ No	_	phew Family Corp.,	Partnership, or LLC Self	Other
	Brothers and Sisters		and Grandchild Spouse	
	Ex-spouse	Parents and C		A Transport of the Control of the Co
14 What is the current mai	rket value of the real property?		15 Was the mortgage assumed? (If Yes, state	e the amount and interest rate.)
17, 110	divide a current parcel of land?	<u> </u>	Yes Yo \$	%
Yes SNo			17 Was transfer through a real estate agent of the agent or title company contact.)	or a title company? (If Yes, include the name Yes No
18 Address of Property			19 Name and Address of Person to Whom the	e Tax Statement Should be Sent
741, NEI	n. 15 10000		Shewa Peterson a	nd Danielleterscin cls
Ked Clou	d, NE 68970		741 NEIM	
18a 🔲 No address assig	ned 18b Vacant land		741 NEIM Red Cloud, NE	68970
20 Legal Description	()	() ()		
Lots 2	two) and 3	three, ble	ock b (six)	
5mith am	d Moore's Had	ition to	A/-1 1	
Red Clou	d Moore's Add ad City, webs	ter Count	, Nebraska	
ri ir agricultural, list total n	umber of acres	_ •		
22 Total purchase price	, including any liabilities assume	ed		. 22 17500 00
23 Was non-real proper	rty included in the purchase?	Yes No (If Yes, e	nter dollar amount and attach itemized list.	23 200
24 Adjusted purchase p	price paid for real estate (line 22	minus line 23)	e Kitchen Range	. 24 \$ 17,300 mo
	mpt from the documentary stamp			
Under	penalties of law, I declare that I ha	ave examined this stateme	nt and that it is, to the best of my knowledge a	and belief, true, complete, and
Sheele	that I am duly authorized to sign this a Peterson and	Danielleter	son dr	308-380-6125
sign Print or Type	Name of Grantee or Authorized Rep	presentative, 4 . F.T.	MAT.	Phone Number
- Merla	Grantee or Authorized Representative	<u> veruu sursel</u> v	Title	Date Date
· · · · · · · · · · · · · · · · · · ·	Regi	ster of Deed's Use Or	dy	For Dept. Use Only
6 Date Deed Recorded Mo. 6 Day 12	27 Value of Stamp or l	Exempt Number	28 Recording Data BK-2020, Pa 1605	
ebraska Department of Revenue				Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK2020, Pg 1605

Prepared By	NEBRASKA DOCUMENTARY STAMP TAX Date
Name: Teresa J Denney Address: 209 14th Ave	\$ 40 50 By W
State: NE Zip Code: 68939 After Recording Return To feterson Sheila Deriekson and	State of Nebraska Ss. County of Webster Sn. Entered on the
Sheila Deriekson and Name: Daniel Peterson Jr. Address: 741 N Elm Red Cloud	numerical index and filed for record in the Clerk's office of said county this day of Lune A.D., 2020, at 3.0 control of Page 1600 1600 County Clerk
State: <u>NE</u> Zip Code: <u>68970</u>	On Page The Stock County Clerk Is a Deputy Ind _ Comp _ Assessor _ Carded
	Space Above This Line for Recorder's Use
NEBRASKA QUI	CLAIM DEED
STATE OF NEBRASKA	
COUNTY OF Webster	
KNOW ALL MEN BY THESE PRESENTS, The eventeen thousand, three hundres 17,3 Teresal Denney, a Marriel Wou	oo) in hand paid to
County of Franklin, City of Franklin (hereinafter known as the "Grantor(s)") hereby	, State of Nebraska
a and Daniel Peterson Ur. a married Coup	residing at 741 NEIm,
County of <u>webster</u> , City of <u>Redelector</u> (hereinafter known as the "Grantees(s)") all the following described real estate, situated in to-wit:	e rights, title, interest, and claim in or to
Lots 2 (two) and 3 (three	Block 6 (Six)
Smith and Moore's Addition	to
Red Cloud City, Webster C	
To have and to hold, the same together with thereunto belonging or in anywise appertainin lien, equity and claim whatsoever for the said only proper use, benefit and behoof of the said	g, and all the estate, right, title, interest, first party, either in law or equity, to the

Grantor's Signature

Grantor's Signature

Grantor's Signature

Grantor's Name

Grantor's Name

Grantor's Name

Address

Franklin NE 68939

City, State & Zip

STATE OF NEBRASKA)

COUNTY OF Franklin

Lithe undersigned a Notany Public in and for said County in said State, hereby certify

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that <u>Tereso Denney</u> whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 12 day of 110e, 2010.

GENERAL NOTARY - State of Nebraska
DEBRA McGUIRE
My Comm. Exp. July 6, 2021

Notary Public

Notary Public

My Commission Expires: 4021

Agricultural Land Sales Worksheet

Cnty No. Boo	ok Page	Sale Date				S	chool Dis	trict Code						
91 202	20 1610	6/5/2020	Base:	01-01	23	Aff	iliated:		Unif	ed:				
Location ID	Sale Number	Sale Number Useability & Code # Parcel Number												
002107300	140	4 05	GeoCde	Twn	Rng	Se	ect Qrt Subdi		Area	Blk	Par	rcel		
D	ate of Sale Assessed	te of Sale Assessed Value		le Assessed Value 4131 4				5	0	00000	1	000	01	00
Land	Improvements		D	ate of	Sale	Property	Classific	ation (ode					
549,575	11,615	561,190	Status	Pro	perty Ty	pe	Zoning	Location	Cit	7 Size	Parce	l Size		
	Irrigation Type:	<u> </u>	A) 1	В)	05		c) 5	D) 3	E)	0	F) 1	10		
LCG	ACRES:	VALUE:		LCG			ACR	ES:		VAL	UE:			
IRRIGATED 1A1	108.200	408,995	GF	RASSLA	ND 10	G1								
IA]	ιG		_						
2A1	1.000	3,780	_		20	G1								
2A					2	2G								
3A1					30	31								
3A						3G								
4A1	28.000	101,640			- 40	G1	·			_				
4A		·				1G								
DRYLAND 1D1			;	Shelterb	elt/Timb	er	<u> </u>							
1D	4.000	9,340			Accreti	on .								
2D1	3.000	6,315			Was	ste		7.800			1,4	105		
2D					Oth									
3D1			AGI	AND		-		7.000		5	40,9	925		
3D			_		Roa	-+		4.000						
4D1	3.000	5,670			arm Sit	+		1.000			8,6	550		
4D	2.000	3,780			ome Sit	-						•		
			2	F	Recreati	on	·							
Dwellings			3.7	Other							0 /			
Outbuildings		11,615	No	n-AG '	LOTA	<u> </u>		5.000			8,6	220		

Assessor's Adjustment to Sale Price (+ or -):								Total Recapture Value:						
Assessor Comm	ents a	nd Reaso	n for Adjı	ustment:										
PERSONAL	REP	DEED;	COURT	DECREE	TAKING	HOLLY	L '	TIMM'S	18.52%	INT				
		·												
							•							
Comments from	1					·	Con	ments:						
									,					
				·								_		
				· <u>- · · · · · · · · · · · · · · · · · ·</u>								_		
										_		_		
											(Continue on back	()		

Real Estate Transfer Statement

FORM

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

	is signed and items 1-25 are accurately completed.	Street St
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	5 2020
WEBSTER - 91	Mo. 6 Day 5 Yr. 2020 Mo. 6 Day	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Chad R. Timm and Traci L. Olson, PR Estate Holly L. Timm	Grantee's Name (Buyer) Rodney W. Timm	
Street or Other Mailing Address 1402 apache	Street or Other Mailing Address 200 West J St	7.0
City State Zip Code Hastings NE 68901	City State NE	Zip Code 68901
Phone Number	Phone Number Is the grantee a 501(c)(3) organiz. If Yes, is the grantee a 509(a) four	
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status (B)	Property Type	(C)
☐ Improved ☐ Single Family ☐ Industrial ✔ Unimproved ☐ Multi-Family ✔ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min-		Other
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No Output Distribution Forecle Auction Easement Gift Court Decree Exchange Granton 11 Was ownership transferred in full? (If No, explain the division.)	osure	ansfer on Death ustee to Beneficiary her (Explain)
✓ Yes No	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatively. Yes No Aunt or Uncle to Niece or Nephew Family Corp., Part Brothers and Sisters Grandparents a Ex-spouse Parents and Ch	artnership, or LLC Self Other	er
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	nterest rate.)
\$40,000	Yes	%
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes Southern	(If Yes, include the name Title, LLC No
18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement S Grantee	hould be Sent
18a No address assigned 18b Vacant land		
20 Legal Description		/A> > 1
All Interest in the East Half of the North Half (E½N ½ Range bleven (11) West of the 6th P.M., Webster C		(4) North,
range pieven (11) west of the out 1 livil, wester o	ounty, restracta	
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	\$	0.00
San 20100	ster dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 12	
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	
Teresa Theobald Print or Type Name of Grantee or Authorized Representative		(402) 746-2246 Phone Number
sign Sign Sign Sign Sign Sign Sign Sign S	Title Ins. Agent	6/15/2020
here Signature of Grantee or Authorized Representative	Title Title	Date
Register of Deed's Use On	•	For Dept. Use Only
26 Date Deed Recorded Mo. Q Day 15 Yr. 2020 \$ F. Work # 12	28 Recording Data PAC 2020 Rg 1/010	
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017		ev. Stat. §§ 76-214, 77-1327(2)

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-15-20
\$ Exempt # LA By KO

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 15 day of June A.D., 20 aD, at 2:12 o'clock A.R. Recorded in Book 2020 on Page 1010

County Clerk

Assessor

10.00

Comp

CO Deputy

Carded

Return to: Galen E. Stehlik, P.O. Box 400, Grand Island, NE 68802

PERSONAL REPRESENTATIVE'S DEED

Chad R. Timm and Traci L. Olson, Personal Co-Representatives of the Estate of Holly L. Timm, Deceased, GRANTOR, in consideration of the terms of a certain Settlement Agreement and Mutual release approved by the Buffalo Court on April 7, 2020, conveys to Rodney W. Timm, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

All of the estate's interest in an 18.52% interest of the East Half of the North Half (E1/2N1/2) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6^{th} P.M., Webster County Nebraska.

subject to easements, reservations, covenants and restrictions of record.

This instrument also conveys to GRANTEE the option held by the Estate of Holly L. Timm.

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

DATED June 5 , 2020.

Chad R. Timm, Personal Co-Representative of the Estate of Holly L. Timm, Deceased

Traci L. Olson, Personal Co-Representative of the Estate of Holly L. Timm, Deceased

STATE OF NEBRASKA) ss COUNTY OF HALL Adams

The foregoing instrument was acknowledged before me on <u>June 5</u>, 2020, by Chad R. Timm, Personal Co-Representative of the Estate of Holly L. Timm, Deceased.

Notary Public

STATE OF NEBRASKA) ss COUNTY OF HALL Adams GENERAL NOTARY - State of Nebraska
V. ROBERT WATERMAN
My Comm. Exp. November 25, 2020

The foregoing instrument was acknowledged before me on <u>June 5</u>, 2020, by Traci L. Olson, Personal Co-Representative of the Estate of Holly L. Timm, Deceased.

A September 1

Notary Public

GENERAL NOTARY - State of Nebraska
V. ROBERT WATERMAN
My Comm. Exp. November 25, 2020

Agricultural Land Sales Worksheet

Cnty No. Boo	ok Page	Sale	Date			S	School District Code						
91 202	20 1654	6/8/	2020	Base: 01-0123 Af				liate	ed:	<u> </u>	Unif	ied:	
Location ID	Sale Number	Useability	& Code#					Parcel Number					
002008600	141	4	05	GeoCde Twn Rng S			Se	ect Qrt Subdiv		Subdiv	Area	Blk	Parcel
Da	ate of Sale Assessed	Value		4245	4245 3		2		0	00000	1	000	9415
Land	Improvements	To	otal			Date of	Sale	Pro	perty	Classifica	ntion (lode	
346,940		3	46,940	Status	Pı	operty Ty	pе	Z	oning	Location	Cit	y Size	Parcel Size
	Irrigation Type:	1		A) 2	В)	05		0)	5	D) 3	E)	0	F) 9
LCG	ACRES:	VAL	UE:		LCG			ia. A s L. La	ACR	ES:		VALU	J E:
IRRIGATED 1A1				GR		AND 1	G1		12	1.000		1	65,165
1A							1G			8.000			10,920
2A1						26	G1		7	1.000			96,915
2A							2G						
3A1						30	G1						
3A					_	=	3G						
4A1						40	G1						
4A							4G						
DRYLAND 1D1	26.000		60,710		Shelter	belt/Timb					<u> </u>		_
1D						Accreti	on						
2D1			-			Wa	- +						
2D						Otl	<u> </u>						15.016
3D1			-	AG L	AND	TOTA	_			3.000	Targe de la	3	46,940
3D						Roa				7.000		<u></u>	
4D1	7.000		13,230			Farm Si	_						
4D				 -	140	Home Si	_						
			2.00			Recreati	\dashv						<u> </u>
Dwellings				T&T		Oth				7.000			<u> </u>
Outbuildings		L		180	n-AG	TOTA	т			7.000			

Assessor's Adjustment to Sale	Price (+ or -):		Total R	Recapture Value:	
Assessor Comments and Reason for	Adjustment:				
DEED OF DISTRIBUTION;	BETWEEN PARENT	& CHILD; IN	CLUDES	PARCEL #20089	
	· · · · · · · · · · · · · · · · · · ·				
		 -			
Comments from		Comar	nents:		
		,			
					_
	-				(Continue on back)



Real Estate Transfer Statement

FORM 521

REVENUE				Read instruct attachment and identified in the second			de.		521
	The deed will not be recorded	d unless this sta	temeni	is signed and ite	ms 1-25	are accur			
1 County Name	2 County Number			3 Date of Sale/Trans		2000	4 Date of De		2020
	WEBSTER - 91			Mo. <u>06</u> Day	08 YI	r. <u>2020</u>	Mo	Day <u>08</u>	Yr. 2020
	ss, and Telephone (Please Print)			6 Grantee's Name,		and Teleph	one (Please P	rint)	
	ey, Ttee - Lewis Family Tr	ust		Grantee's Name (Bu Kurt S. Lewis					
Street or Other Mailing Add 14065 W Silverlak	e Rd			Street or Other Maili 3120 S Glence	ing Addres oe Stre	et			
^{City} Bladen	State NE	Zip Co 68	ode 3928	City Denver			State		Zip Code 80222
Phone Number (402) 984-5136				Phone Number			e a 501(c)(3) o grantee a 509	organization? (a) foundation'	Yes VN
Email Address				Email Address					
7 Property Classification	n Number. Check one box in categ	ories A and B. Ch	eck C if	property is also a m	nobile hor	me.			
(A) Status			(B)	Property Type					(C)
☐ Improved ☑ Unimproved ☐ IOLL	Multi-Family Ag	dustrial gricultural ecreational		Mineral Interests-N Mineral Interests-P		ing	State Ass	sessed	Mobile Home
<u> </u>	Conservator Corrective	Distribution Easement	Lan	d Contract/Memo	Partition Persona	_	Sheriff Trust/Trustee	Other_	
	eath Certificate - Transfer on Death	Executor	Min	eral	Quit Cla	aim	Warranty		
9 Was the property purch part of an IRS like-kind (I.R.C. § 1031 Exchang	nased as exchange? 10 Type of Transfer	Distribution Easement Exchange	Foreclo	Life Estate	_	Revocable Sale Satisfaction	Trust	☐ Transfer of Trustee to ☐ Other (Ex	Beneficiary
TOTAL STATE OF THE PERSON	red in full? (If No, explain the division			12 Wa	as real esta				the intended use
	en relatives, or if to a trustee, are the	trustor and benefici	iarv relat			riate box.)			
✓ Yes No	Aunt or Uncle to Niece or Ne			artnership, or LLC	Self		Г	Other	
	Brothers and Sisters	,		nd Grandchild	☐ Spo	use			
	Ex-spouse	Parents	s and Ch	ild	Step	o-parent and	Step-child		
4 What is the current mark	ket value of the real property?	102-102		15 Was the mortgag	ge assume	ed? (If Yes, s	tate the amou	nt and interest	rate.)
\$420,00						\$			%
	ivide a current parcel of land?			17 Was transfer thro of the agent or tit	ough a rea	l estate age	nt or a title cor	npany? (If Yes	include the name
☐ Yes ✓ No				19 Name and Addre			10 3 (90) 27 (9	mant Chauld h	
8 Address of Property Rural Property						son to whom	the lax State	ment Snould b	e Sent
Webster County, NE				same as Gra	antee				
8a No address assign	ned 18b Vacant land								
Legal Description									
	the Northeast Quarter), Township Three (3) N								
21 If agricultural, list total no	umber of acres240 +/-								
22 Total purchase price	, including any liabilities assume	ed					22		0,00
23 Was non-real proper	ty included in the purchase?	Yes No (If	Yes, en	ter dollar amount a	and attach	itemized I	ist.) 23 \$		0 00
24 Adjusted purchase p	rice paid for real estate (line 22	minus line 23)					24		000
25 If this transfer is exe	mpt from the documentary stam	p tax, list the exe	mption	number 20					
Under correct, and	penalties of law, I declare that I h that I am duly authorized to sign this . Garwood	ave examined this s	statemer	t and that it is, to the	e best of n	ny knowledg	ge and belief, t		, and 02) 746-3613
Brint or Type	Name of Grantee of Authorized Re	presentative	<u>'</u>						ne Number
sign (/ h	vel / Min	750 K			Atto	orney		6	-17-21
10 1111	Grantee of Authorized Representat	ive		Title				Date	
regiones (FFE 2007/10) TV	Reg	ister of Deed's U	Use On	ly				For	Dept. Use Only
Mo. 6 Day 18	27 Value of Stamp or	Exempt Number		28 Recording Data	o.P.	1654	3		
ebraska Department of Revenu	e ev. Supersedes 96-269-2008 Rev. 7-2014			1-1	19	- 1	Authorized b	y Neb. Rev. Stat.	§§ 76-214, 77-1327(

BK2020, Pg 1654

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 1440 A.D., 2020 at 2.08 o'clock A.M. Recorded in Book 28.20 on Page 1654 1656 County Clerk 22.0 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-18-20
SExempt 20By 45

DEED OF DISTRIBUTION FROM TRUST

Dianne M. Danehey, Trustee of the Lewis Family Trust under agreement dated May 3, 2002, as Amended, GRANTOR, pursuant to the Delegation of Authority by Trustee, Kurt S. Lewis, hereto attached, and in consideration of ONE AND NO/100 DOLLARS (\$1.00) and distribution from trust, receipt of which is hereby acknowledged, conveys to Kurt S. Lewis, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northeast Quarter (E½NE½) of Section Nine (9), and the Northwest Quarter (NW½) of Section Ten (10), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

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

Dianne M. Danehey, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on June ______, 2020, by Dianne M. Danehey, Trustee of the Lewis Family Trust Trust.

Comm. expires 11-02-2073

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

Notary Public

20202110 BK2020, Pg 1655

DELEGATION OF AUTHORITY BY TRUSTEE

(Pursuant to Neb. R.R.S. §30-3859(c)

Whereas, Dianne M. Danehey and Kurt S. Lewis are now the duly qualified and acting Co-Trustees of the LEWIS FAMILY TRUST dated May 3rd, 2002, with all the authority granted to Trustees by law;

Now therefore, pursuant to Nebraska Probate Code §30-3859(c) hereto attached, the undersigned, Kurt S. Lewis, hereby delegates his authority to Dianne M. Danehey for:

	ALL TRANSACTIONS	
	Dated February 17th, 2	020 Must Service
		Kurt S. Lewis, Trustee
4	E OF COLORADO, COUNT Subscribed, sworn to and ack	knowledged before me by Kurt S. Lewis, Trustee of
the Lev	vis Family Trust, on Februar	y /9 4 , 2020.
	CECILE STRANGE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19904017069 MY COMMISSION EXPIRES APRIL 24, 2023	Clcclestrage Notary Public

20202110 BK2020, B 1656

Nebraska Revised Statutes

Chapter 30. Decedents' Estates; Protections of Persons and Property

Article 38, Nebraska Uniform Trust Code

Part 7. Office of Trustee

Current with changes through 2019

§ 30-3859. (UTC 703) Cotrustees

(UTC 703)

(a)

Cotrustees who are unable to reach a unanimous decision may act by majority decision, except that any cotrustee may act independently as provided in section 30-901.

(b)

If a vacancy occurs in a cotrusteeship, the remaining cotrustees may act for the trust.

(c)

Subject to section 30-4312, a cotrustee must participate in the performance of a trustee's function unless the cotrustee is unavailable to perform the function because of absence, illness, disqualification under other law, or other temporary incapacity or the cotrustee has properly delegated the performance of the function to another trustee.

(d)

If a cotrustee is unavailable to perform duties because of absence, illness, disqualification under other law, or other temporary incapacity, and prompt action is necessary to achieve the purposes of the trust or to avoid injury to the trust property, the remaining cotrustee or a majority of the remaining cotrustees may act for the trust.

(e)

A trustee may not delegate to a cotrustee the performance of a function the settlor reasonably expected the trustees to perform jointly. Unless a delegation was irrevocable, a trustee may revoke a delegation previously made.

(f)

Except as otherwise provided in subsection (g) of this section, a trustee who does not join in an action of another

trustee is not liable for the action.

(g)

Subject to section 30-4312, each trustee shall exercise reasonable care to:

(1)

prevent a cotrustee from committing a serious breach of trust; and

(2)

compel a cotrustee to redress a serious breach of trust.

(h)

A dissenting trustee who joins in an action at the direction of the majority of the trustees and who notified any cotrustee of the dissent at or before the time of the action is not liable for the action unless the action is a serious breach of trust.

Cite as Neb. Rev. Stat. § 30-3859

Source: Laws 2003, LB 130, § 59.

History. Amended by Laws 2019. LB 536, \$23, eff. 9/5/2019.

Amended by Laws 2019, LB 55, §4, eff. 9/1/2019.

Agricultural Land Sales Worksheet

Book	n		to the support the same of	the specific property of the	2.00									
	Page	Sale	e Date					Scho	ol Dis	trict Coc	e			
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Sal	e Number	Useability	& Code#					Pa	rcel N	umber				
	142	4	05	GeoCde	Twn	Rng	s	ect	Qrt	Subdiv	Area	Blk	Pare	cel
Date of S	Sale Assessed	Value		4133	4	10	2	26	1	00000 1 000 701				
Im	provements	Te	otal	Date of Sa				е Рг	operty	Classifi	cation Code			
5	120,595	•	778,870	Status Property Type Zoning Location			n Ci	y Size	Parcel	l Siz				
Irriga	tion Type:	1		A) 1	B)	05		C)	5	D) 3	E)	0	F) 9	9
11.14	ACRES:	VAI	LUE:		LCG	wallet a Sal			ACR	ES:		VAL	UE:	
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IA							1G		3	9.110			53,3	85
A1				2G1 25.000						34,1	.25			
2A							2G		5	3.000			72,3	45
A1						3	G1							
3A							3G				<u> </u>			
Al						4	G1							
4A							4G							
D1				S	Shelterb	elt/Tim	ber							
1D	65.890	1	153,850			Accret	ion							
_							\rightarrow			5.200	<u> </u>		9:	35
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			<u>!</u>	No	1-AG '						<u> </u>		28,0	75
	Date of S Im 5	Sale Number 142 Date of Sale Assessed Improvements 5	Sale Number Useability 142 4 Date of Sale Assessed Value Improvements T 5	Sale Number Useability & Code # 142 4 05 Date of Sale Assessed Value	Sale Number Useability & Code #	Sale Number	Sale Number	Sale Number Useability & Code # 142 4 05 GeoCde Twn Rng S	Sale Number Useability & Code #	Sale Number Useability & Code # Parcel N 142 4 05 GeoCde Twn Rng Sect Qrt	Sale Number Useability & Code # Parcel Number Total 4133 4 10 26 1 00000	Sale Number Useability & Code # Parcel Number 142 4 05 GeoCde Twn Rng Sect Qrt Subdiv Area	Sale Number	Sale Number Useability & Code # Parcel Number Parcel N

•						·		
Assessor's Adjusti	ment to Sale	Price (+	or -):	-	Total Re	ecapture V	Value:	
Assessor Comments a	nd Reason for	Adjustmer	nt:			<u> </u>		
WD; TRANSFER	PROPERTY	INTO A	REVOCABLE	TRUST; I	NCLUDES 1	PARCEL #	‡17178	
						 -		
						. ••		,
		•	-					
Comments from				Com	ments:			
				-				
								(Continue on back)



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

142

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. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 18 Yr. 2020 2020 Mo. 06 Day Mo. 06 Day 18 WEBSTER - 91 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) Ronald E. Bolte Ronald E. Bolte, Ttee - Ronald E. Bolte Revocable Trust Street or Other Mailing Address 2073 Rd 1800 Street or Other Mailing Address 2073 Rd 1800 Zip Code 68930 Zip Code 68930 Blue Hill Blue Hill Is the grantee a 501(c)(3) organization? √ No Phone Number (402) 756-2107 Phone Number (402) 756-2107 Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Industrial √ Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt OLL Commercial Recreational Distribution Conservator Land Contract/Memo Sheriff Other 8 Type of Deed Partition Bill of Sale Corrective Fasement Personal Ren Trust/Trustee Lease Cemetery ✓ Warranty Death Certificate - Transfer on Death Executor Mineral Quit Claim 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust | Revocable Trust Transfer on Death 10 Type of Transfer Foreclosure Auction Easement Gift Life Estate Sale Trustee to Beneficiary Yes Satisfaction of Contract Other (Explain) ✓ No Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes 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 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.) ✓ 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 V No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 2073 Rd 1800 Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 0.00 22 0,00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Signature of Grantee or Authorized Representative Title here Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day 19 1665 KK 202 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

The Northeast Quarter (NE½) of Section Twenty-six (26), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND The Northeast Quarter (NE½) and the East Half of the Northwest Quarter (E½NW¼) of Section

The Northeast Quarter (NE¼) and the East Half of the Northwest Quarter (E½NW¼) of Section Thirty-three (33), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

BK2020, Pg 1665

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of 1444.D., 20 20, at 11:54 o'clock 6 M. Recorded in Book 2020 on Page 10.05 A Deputy Ind Comp Assessor Carded



WARRANTY DEED

Ronald E. Bolte, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Ronald E. Bolte, Trustee of the Ronald E. Bolte Revocable Trust, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

The Northeast Quarter (NE¼) of Section Twenty-six (26), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska: AND

The Northeast Quarter (NE¼) and the East Half of the Northwest Quarter (E½NW¼) of Section Thirty-three (33), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

Executed June 16, 2020.

Ronald E. Bolte

STATE OF NEBRASKA, COUNTY OF WEBSTER $\,$) ss.

The foregoing instrument was acknowledged before me on June 1, 2020, by Ronald E. Bolte, a single person.

Comm. expires

GENERAL NOTARY - State of Netraska KORY MCCRACKIEN
My Comm. Exp. August 27, 2022

Notary Public

NEBRASKA

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**

DESCRIPTIONS OF REACHING						
The deed	d will not be recorded unless this statem	nent is signed and items 1-2	25 are accu	rately completed.		
1 County Name	2 County Number	3 Date of Sale/Transfer		4 Date of Deed		
Webster	91	Мо. <u>(а</u> Day <u>3</u>				<u> Yr. 202</u> 0
5 Grantor's Name, Address, and Tele	phone (Please Print)	6 Grantee's Name, Addre	ess, and Te	lephone (Please Pri	int)	
Grantor's Name (Seller) Brandon Meyer and Kami Meyer	er	Grantee's Name (Buyer) The Nebraska Land Tr a Nebraska non-profit				
Street or Other Mailing Address		Street or Other Mailing Address 3201 Pioneers Bouleva	ess			
City Blue Hill	State Zip Code NE 68930	City Lincoln		State NE		Zip Code 68502
Telephone Number (402) 756 - 2488		Phone Number (402) 438-5263		tee a 501(c)(3) organiz le grantee a 509(a) fou		Yes No
Email Address		Email Address				
7 Property Classification Number. Check	k one box in categories A and B. Check C	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	home.			
(A) Status	(B) Property Type				(C)
☐ Improved ☐ Single Family ☐ Unimproved ☐ Multi-Family ☐ IOLL ☐ Commercia	y Agricultural	☐ Mineral Interests-Nonpro ☐ Mineral Interests	ducing	State Assess	ed	☐ Mobile Home
8 Type of Deed				Sherriff Trust/Trustee Warranty	Other_	
9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) ☐ Yes ☑ No	0-10-11	not shoot	_		_	to Beneficiary
11 Was ownership transferred in full? (Yes No	190 Soles 0	ensemer	Vt6	use? (If No, state th	ne intended	use.)
13 Was the transfer between relatives, . ☐ ☐ Yes ☐ No ☐ Aun ☐ Brot	No Sales u as ullis is no form so have been c	zi Should)	☐ Oth	her	
Ex-s 14 What is the current market value of the \$318,000.00	have been c	done.		Step-child state the amount a	and interest	rate.)
16 Does this conveyance divide a current	, –			ent or a title compa	any? (If Yes	s, include the
☐ Yes No				Yes Net		
18 Address of Property				yer:	snould be 5	era
18a No address assigned 18b						
20 Legal Description See Attached Exhibit "A"						
21 If agricultural, list total number of acres				16		
22 Total purchase price, including any				. 22 \$		318,000 00
23 Was non-real property included in the				23		318,000 00
24 Adjusted purchase price paid for rea 25 If this transfer is exempt from the do				24. 3		
Under penalties of law, correct, and that I am duly a				illef, true, comp		
David S. Sands Print or Type Name of Gra Sign here Signature of Grantee or Au	JEK			_	402) 438-5 none Numbe Tuno 3, ate	
	Register of Dee				For De	pt. Use Only
26 Date Deed Recorded Mo. 4 Day 4 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 23	28 Recording Data BK 2020	Pa 14	95		
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-	-269-2008 Rev. 9-2017		<u> </u>	Authorized by Neb.	. Rev. Stat. §	§ 76-214, 77-1327 (2)

Real Estate Transfer Statement 133

Good Life Great Service. • To be file • If additio	ed with the Register mal space is neede	r of Deeds. • Read d. add an attachme	l instructions on rev nt and identify the a	erse side. opplicable item numl	er.	521	
				s 1-25 are accurately		<u> l</u>	
1 County Name	2 County Number		3 Date of Sale/Transfer		Date of Deed	j	
Webster	91		Mo. 💪 Day	3 Yr. 2020	Mo. 6	Day 3 Yr. 20	<u> </u>
5 Grantor's Name, Address, and Tele	phone (Please Print)		6 Grantee's Name, A	ddress, and Telephor	ne (Please Pri	int)	
Grantor's Name (Seller) Brandon Meyer and Kami Meyer	ər		Grantee's Name (Buyer The Nebraska Lan a Nebraska non-pi	d Trust Incorporate	ed,		
Street or Other Mailing Address 1459 Road AA			Street or Other Mailing 3201 Pioneers Bou	Address			
City Blue Hill	State ルE	Zip Code 68930	City Lincoln		State NE	Zlp Cod 68502	!
Telephone Number (402) 756 - 2488			Phone Number (402) 438-5263	Is the grantee a 50 If Yes, Is the grant			
Email Address			Email Address				
7 Property Classification Number. Chec	cone box in categorie		_ 	bile home.			
(A) Status		(B) Property Type			(C)	
☐ Improved ☐ Single Family ☐ Unimproved ☐ Multi-Family ☐ IOLL ☐ Commercia	/ Agric	ultural	Mineral Interests-No Mineral Interests-Pre	· · · =	State Assess Exempt	eed Mobile I	Home
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate		Easement L	ease [Partition She Personal Rep. Tru Quit Claim Wa	st/Trustee	Other	
	Type of Transfer	Distribution Fore		e Trust 🔲 Revocable T	rust [Transfer on Death Trustee to Beneficiar Other (Explain)	ry
11 Was ownership transferred in full? (If No.	, explain the division.)		· · · - · · - ·	ourchased for same use' No	(If No, state ti	ne intended use.)	
	Uncle to Niece or Napho and Sisters	_	Partnership, or LLC [and Grandchild [e appropriate box.) Self Spouse Step-parent and Step	☐ Ot	her	
14 What is the current market value of the re \$318,000.00	eal property?		4 7.7	e assumed? (If Yes, sta No \$	te the amount a	•	.%
16 Does this conveyance divide a current pa ☐ Yes ☑ No	rcel of land?		name	ough a real estate agent tle company contact.)			
18 Address of Property			19 Name and Addre Brandon Meye 1459 Road	ss of Person to Whom T er and Kami Mey AA	ax Statement S		<u>J</u>
18a 🗌 No address assigned 18b	☐ Vacant Land		Blue Hill !	NE 18830			
20 Legal Description See Attached Exhibit "A"							
21 If agricultural, list total number of acres _	•				\$	240,000	loo
22 Total purchase price, including any l			**********************		\$ 8	318,000	
23 Was non-real property included in th	•	·			966 CZZ +	318,000	00
24 Adjusted purchase price paid for rea 25 If this transfer is exempt from the do	•	=		***************************************	24 \$	310,000	100
Under penalties of law, correct, and that I am duly a			and that it is, to the best	of my knowledge and b	ellef, true, com	plete, and	
▶ David S. Sands	A 1				(4	402) 438-5263	
Print or Type Name of Gra	riee or Authorized Rep	resentative			Pi	none Number	Æ
here Signature of Grantee of Au	thorized Representative		xecutive Director Itle		S	June 5, 2024 Pate	<u>O_</u>
		Register of Deeds	s' Use Only			For Dept. Use Or	nly
26 Date Deed Recorded	27 Value of Stamp or	Exempt Number	28 Recording Data	D 1495			
Mo (a Day 4 vraluato	1 26 Lane	~+ TL] 4 !	K	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\			

Nebraska Department of Revenue
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.

NTC2019
2020 Jun 04

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

NEBRASKA Good Life. Great Service.

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

DEPARTMENT OF REVENUE	п шашпаны орыз					• • • • • • • • • • • • • • • • • • • •			
1 County No.		The state of the s	s statemer			-25 are acc		(•	
i County Name		iber		10	A 1	v. 20	4 Date of Deed	الم ير عال	5
5 Grantor's Name Ado		rint)						ay Ly Yr. Cac	
Grantor's Name (Seller)		,		Grantee's N	lame (Buyer)				
Industrial Tower	West, LLC						S, LLC		
1224 W Platte A	ve.		- 0-1-	1025 Le	nox Park	Blvd	01.1	7. 0	
Fort Morgan	CO		80701				GA	30	0319
(970) 542-3199			1	Phone Num	50. OEK	Is the gra			✓ No
Email Address									
7 Property Classificat	ion Number. Check one box in	categories A and B	. Check C i	f property is	also a mobile	home.			
Place Number State Sta									
✓ Improved	Single Family	✓ Industrial		Mineral In	terests-Nonpro	oducing	State Assesse	d Mobile	Home
			[Mineral In	terests-Produc	eing	Exempt	MS -9 - +0	
			ion II a	nd Contract/M	emo	tition	□ Shariff □	Other	
		=			=				
Cemetery	Death Certificate - Transfer on D	Death Executor	r Mir	neral	Qui	t Claim	Warranty		
9 Was the property pur	rchased as 10 Type of Trans	sfer Distribution	Forec	osure Irr	evocable Trus	t Revocal	ble Trust	Transfer on Death	,
(I.R.C. § 1031 Excha	nge)Auction		=			Sale			
			Grante	or Trust Pa					
Yes V	io Lease	vision.)				estate purch. ✓ No Ì	ased for same use? (II	No, state the intende	a use.)
	The state of the s	e the trustor and be	neficiary rela	tives? (If Yes	, check the ap	propriate box.	.)		
Yes✓No		- =	\$ 20 %		=		Ot	her	
		=			=	COLUMN TO THE REAL PROPERTY OF THE PERSON OF			
14 What is the current m	1 MAGE	Pa	erents and Ci	2010220		SHOUNDER - METALOGONIANON	or rocers consistent • security of the const	distance to the N	
Augustion Committee Committee	arker value of the real property?				10000 10000		s, state the amount and	ınterest rate.)	D/
	divide a current parcel of land?						gent or a title company	v? (If Yes, include the	name
☐ Yes ✓ N	0						—		
18 Address of Property	20 0			19 Name ar	nd Address of	Person to Wh	om the Tax Statement	Should be Sent	
						and, LLC			
A CONTRACTOR OF THE PROPERTY O				Complete and the State of the Complete and		701			
	gried 100 Vacant land			T OIT WOIG	gan, 00 00	7701			
	Fivo (5) Six (6) an	d Savan (7)	Plook	Thron (2) Origin	aal Taw	n of Diva I III	:- \ \ / a b = 4 =	
		u Seven (7)	, DIOCK	Tillee (s), Origii	iai TOW	n oi blue nill,	in webster	
- i ii ayircunural, iist total	number of acres	•					T¢		
22 Total purchase price	ce, including any liabilities ass	sumed		****		*******	22 ¢	0	00
							d list.) 23		
				100	_		24	010	00
25 If this transfer is ex	cempt from the documentary	stamp tax, list the	exemption	number 2					
correct, an	er penalties of law, I declare that nd that I am duly authorized to sig	at I have examined n this statement.	this stateme	nt and that it	is, to the best	of my knowle	edge and belief, true, o	complete, and	
Kw	stan Kesler							952.250	300
sign Print or Ty	pe Name of Grantee or Authorize	ed Representative		21 E	ctoto 8 Como			Phone Number	
	of Grantee or Authorized Repres	entative			THE R. C. S. P. S.	THE HOM WIN	18ger		0
TICIG	A'							For Dont Use (Only
26 Date Deed Recorded					g Data	0		For Dept. Use C	Jilly
		mpt# 22		BK	2020,+	6 1483	3		
	Rev. Supersedes 96-269-2008 Rev. 9-2				,_		Authorized by Neb.	Rev. Stat. §§ 76-214, 77-	1327(2)
	Gran	ntee—Retain a	copy of th	is docume	nt for your	records.			

EXHIBIT A – LEGAL DESCRIPTION

Tower and ground space as more particularly defined in the Master Service Agreement between the parties, which is located on the following described real estate:

Lots Four (4), Five (5), Six (6) and Seven (7), Block Three (3), Original Town of Blue Hill, Webster County, Nebraska.

BK2020, Fg 1683

State of Nebraska 355. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of The A.D., 20 20, at 12:50 o'clock P.M. Recorded in Book 2020 on Page 1683-1686 County Clerk Assessor

NEBRASKA DOCUMENTARY

THIS AGREEMENT IS THE PROPERTY OF

(and after recording return to):

New Cingular Wireless PCS, LLC

1025 Lenox Park Blvd.

Atlanta, Georgia 30319

Cell Site ID: NEL02627A / Blue Hill, NE

City:

Blue Hill

County:

Webster

State:

Nebraska

Memorandum of Lease

MADE as of the 16 day of July, 20 20

BY AND BETWEEN

Industrial Tower West, LLC, a Colorado limited liability company with a principal place of business located at 1224 West Platte Ave., Fort Morgan, CO 80701 ("Landlord"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company with a place of business at 1025 Lenox Park Blvd., Atlanta, Georgia 30319, together with its current communications Affiliates which may elect to participate in the Lease (collectively either "Tenant").

WITNESSETH:

WHEREAS, as of the date hereof, Landlord and Tenant entered into a certain Site Lease (the "Lease"); and

BK a020, Pg 1684

WHEREAS, Landlord and Tenant are desirous of entering into this Memorandum of Lease pursuant to the provisions of the laws of the State of Nebraska.

NOW, THEREFORE, intending to be legally bound, Landlord and Tenant hereby set forth the following information with respect to the Lease:

- 1. The name of the Landlord is Industrial Tower West, LLC, a Colorado limited liability company.
- 2. The name of the Tenant is New Cingular Wireless PCS, LLC, a Delaware limited liability company.
- 3. The addresses set forth in the site Lease as addresses of the parties are as set forth in the preamble to this Memorandum of Lease.
- 4. The Lease is dated as of the date hereof.
- 5. The description of the demised premises as set forth in the Lease is as set forth in Exhibit A attached hereto.
- 6. The date of the commencement of the term of the Lease is June 20, 2020.
- 7. The term of the Lease is 8 years.
- 8. The Tenant has the right to renew the Lease for four (4) successive renewal terms of five (5) years each.
- 9. All property brought onto the demised premises by Tenant shall remain Tenant's personal property and, at Tenant's option, may be removed by Tenant as specified in the Master Lease Agreement to which the Lease is subject.

BK2020, Pg 1685

WITNESS the due execution hereof.

10/10/2020

Date:

(SEAL) Altest: Amanda Luu Vame: Amanda Dino	LANDLORD: Industrial Tower West, LLC By: Name: Jon Becker
ritle: Ligal Phosistant	Title: President
Date: <u>0.10.9090</u>	Date: 6,10,2020
	TENANT:
	New Cingular Wireless PCS, LLC By: AT&T Mobility Corporation Its: Manager
(SEAL)	

Date: 6 16 2080

BK2020, lg 1686

STATE OF COLORADO

: ss

COUNTY OF MORGAN

On this, the \(\sum \) day of June, 2020, before me, a Notary Public in and for the State of Colorado, Jon Becker, personally appeared who acknowledged himself to be the President of Industrial Tower West, LLC, a Colorado limited liability company, and that as such of officer, being authorized so to do, as and for the act and deed of the corporation, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 320/2021

NOTARY PUBLIC

Amanda N. Dunn

AMANDA N. DUNN Notary Public State of Colorado Notary ID # 20134015369 My Commission Expires 03-20-2021

BK2020, fg 1687

STATE OF MINNESOTA

: SS

COUNTY OF RAMSEY

day of June, 2020, before me, a Notary Public in and for the State of Minnesota, Kristan Kesler, personally appeared who acknowledged herself to be the Real Estate & Construction Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, and that as such officer, being authorized so to do, as and for the act and deed of the company, executed the foregoing instrument for the purposes therein contained by signing the name of the company as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

113113031 My commission expires:

NOTARY PUBLIC Kathy L. Leners

KATHY LYNN LENERS Notary Public State of Minnesota My Commission Expires January 31, 2021

BK2020, Pg 1688

EXHIBIT A – LEGAL DESCRIPTION

Tower and ground space as more particularly defined in the Master Service Agreement between the parties, which is located on the following described real estate:

Lots Four (4), Five (5), Six (6) and Seven (7), Block Three (3), Original Town of Blue Hill, Webster County, Nebraska.

Agricultural Land Sales Worksheet

91	202	20	1698	6/16	5/2020	Base: (01-01	.23	Affi	liat	ed:			Unif	ied:		
Location	D	Sale	Number	Useability	& Code#					Pa	rcel N	lumb	er				
0020088	00	:	145	4	04	GeoCde	Twn	Rng	Se	ct	Qrt	Sub	div	Агеа	Blk	P	arcel
	Da	te of S	ale Assessed	Value		4245	3	11	1	0	0	000	00	1	000	0	000
Land		Imp	rovements	1	otal		D	ate of	Sale	Pr	operty	Clas	sifica	ation (ode		
271,	305		1,830		273,135	Status	Pro	perty Ty	ре	z	oning	Lo	cation	Cit	y Size	Par	cel S
	X 1	Irrigati	іоп Туре:			A) 1	B)	05		C)	5	D)	3	E)	0	F)	9
LCG		Æ	ACRES:	VA	LUE:		LCG				ACR	ES:			VAL	ÜE:	100
IRRIGATE	D 1A1					GR	ASSLA	ND 1	Gl		6	7.1	30			91,	, 63
	1A								1G			8.3	90			11,	, 4 5
	2A1							2	G1		1	1.4	40			15,	, 61
	2A	•							2G								
	3A1							3	G1			0.2	20				30
	3A							:	3G								
	4A1							4	G1								
	4A	. =					'		4G								
DRYLAND	1D1		20.710		48,360		Shelterbe	elt/Timl	рег								
	1D		17.370		40,560			Accreti	on								
	2D1							Wa	ste			2.2	50				40
	2D		16.270		31,890		'	Otl	ner								
	3D1		10.340		20,265	AG L	AND T	ГОТА	L		15	5.2	70		2	62,	65
	3D							Roa	ds			3.9	90				
	4D1		0.090		170		F	arm Si	tes			1.0	00			8,	65
	4D		1.060		2,005		Н	ome Si	tes								
							R	Lecreati	on								
Dī	wellings							Otl	ner								
Outb	uildings			-	1,830	No	n-AG	ΓΟΤΑ	\mathbf{T}			4.9	90			8,	65

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

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

FORM 521

Good Life. Great Service.

Defendance of Heaching		additional space									
	The deed	will not be recor		s statemen				MATERIA I			1111 11 211.0
1 County Name	Jus 5	2 County Numb	er		3 Date of Sale/T				of Deed	16	2020
C Chambon's Norman Addison		STER - 91			}	Day16Yr.		Mo		16 Yr.	
5 Grantor's Name, Addre Grantor's Name (Seller)	ss, and ren	ephone (Please Prir	11)		6 Grantee's Name		ana relephon	e (Plea	se Print)		
Charles B. Pavelva					James L. Croi	nin, Déborah		& Cry	stal C. Stra	sburg	
Street or Other Mailing Ade PO Box 508	ness				Street or Other N 1564 Meadow	Vailing Address Vside Dr.	S		,		
City Blue Hill		State Ne	Z	ip Code 68930	City St. Louis			Stat MC)		p Code 63146
Phone Number					Phone Number (314) 994-0	0577 ls	the grantee a Yes, is the gra				/es √No /es √No
Email Address					Email Address].cronin@ha	awkds.con	า				
7 Property Classification	Number. (Check one box în ca	tegories A and B	. Check C it	property is also	a mobile hon	18.				
(A) Status				(8)	Property Type					(6	C)
✓ Improved	Single F	· · · =	Industrial		Mineral Interes	ts-Nonproduci	ng [≕'	Assessed	☐ Mo	obile Home
Unimproved OLL	Multi-Fa	•	Agricultural Recreational	_	Mineral Interes	ts-Producing		Exem	npt		
=	опservator		Distributi	=	d Contract/Memo	=	=	neriff	_	Other	
Gemetery D		ate – Transfer on De	Easemer	=		Personal Quit Clai		ust/Tru: arranty			
9 Was the property purch part of an IRS like-kind (LR.C, § 1031 Exchange	ased as exchange?	10 Type of Transfe		=		\equiv	Revocable Tru	st	=	sfer on Death	-
(I.R.C, § 1031 Exchange	ē)	Auction Court Decre	Easement Exchange	Gift Granto	Life Es: r Trust Partitio		Sale Satisfaction of	Contro	=	tee to Benefic er (Explain)	ciary
11 Was ownership transferre	ed in full? (I			Granto		Was real estal					ended use.
✓ Yes	mbstommb .	Commence (control of the book	<u> </u>			√ Yes	No				
13 Was the Iransfer between							ate box.)			. 40.4 . 1.400.	
Yes✓No	=	or Uncle to Niece or	• =	•	artnership, or LLC	=			U Other	Move.	
	Ex-sp	ers and Sisters	==	andparents a rents and Ch	nd Grandchild	∐ Spou		an abile			
14 What is the current marks				ients and On	15 Was the mort		parent and St	•		argel rate)	
\$268,715	C1 261100 O: 11	ne real property?		i	Yes	V No \$); (II 165, Slare	inie an	TOGITE SHE THE	arest rate.j	%
16 Does this conveyance div	/ide a curre	nt parcel of land?			17 Was Iransfer t	through a real	estate agent o	r a title			
Yes V No						or title company			77 75 77 77 77 77 77 77 77 77 77 77 77 7		[] No
18 Address of Property 1061 Road T					19 Name and Ad James L		n to Whom the	Tax S	atement Sho	uld be Sent	
Bladen, NE 68928						eadowside	Dr.				
18a No address assigne	ed 18b	Vacant land			St. Louis	s, MO 6314	6				
20 Legal Description Northeast Quarter (N	E1/4) Se	ection Ten (10)	Township Thre	ee (3) Nor	h Range Flev	ven (11) Ws	est of the fi	h P A	(\Mehste	er County	
Nebraska.	2 17-17, 00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Township Titt	50 (0) (10)	in, range Lie	von (11) vv	sat of the O		i., vvebate	or County,	
21 If agricultural, list total nur	nber of acre	es									
AD T. 1			West of the second					1	\$		100
22 Total purchase price,	including a	any liabilities assur						22	\$		000
23 Was non-real property	y included	in the purchase?	Yes No	o (If Yes, ent	er dollar amoun	t and attach i	temized list.)	23	\$		10
24 Adjusted purchase pri	•	·		•	_		• • • • • • • • • • •	24			000
25 If this transfer is exem	pt from the	e documentary sta	mp tax, list the	exemption r	number 3						
	at I am duly	law, I declare that I authorized to sign the		nis statement	and that it is, to t	tne best of my	knowledge ar	nd belie	, , , , , , ,	elete, and (402) 397	7_7300
Print or Type I		antee or Authorized F	Representative	···						Phone Numb	
sign A	mil		, pr			Attori	пеу			06/22/2	
here Signature of G	arantee or A	uthorized Represent	ative	Ť	tle					Date	
			gister of Deed		1					For Dept. U	se Only
6 Date Dood Recorded	```	27 Value of Stamp		ir 2	8 Recording Data	/ 1	1/00				
	√'' ゔ ロ	\$ 2.25)	<u> </u>	BKZ	wo, kg	1698				
ebraska Department of Revenue						()	A	ulhonza	t by Neb. Rev. S	Stal, §§ 76-214,	, 77-1327(2)

ndex Computer	, 	NEBRASKA DOCUMENTARY STAMP TAX	Bk 2020, Pg 1698
Assessor Carded		Date: 06/23/20	State of Nebraska ss.
		\$ 2.25 By AS	Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of June A.D., 2020, at 03:48 o'clock PM. Recorded in Book 2020 on Page 1698 County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
	Please Return to: Daniel C. Pauley, Lam	nson Dugan & Murray LLP, 10306 Regency ACE ABOVE THIS LINE FOR RECORDER	Parkway Drive, Omaha, NE 68114
		QUITCLAIM DEED	
	CHARLES B. PAVELVA (\$1.00) and other valuable consided DEBORAH L. PALANZA, an Inhereinafter GRANTEE, hereby quite estate situated in Webster County,	Individual and CRYSTAL C. Stellins and conveys to GRANTE	CRONIN, JR., an Individual, STRASBURG, an Individual,
	Northeast Quarter (NE1/4) Eleven (11) West of the 6 th	, Section Ten (10), Township T P.M., Webster County, Nebrask	hree (3) North, Range a.
	TOGETHER with all and si real estate; TO HAVE AND TO assigns, forever.	ingular the hereditaments and app HOLD such real estate unto Gr	purtenances belonging to such rantee, and its successors and
	This conveyance is exempt 902(3).	t from Documentary Stamp Tax	under Neb. Rev. Stat. § 76-
	Dated this Iloth day of Jun		1 .
	GRANTOR:	CHARLES B. PAVEL	
;	STATE OF NEBRASKA)		
(COUNTY OF <u>Adams</u>)		
S	On this 16th day of June, said State, personally appeared Char	2020 before me, the undersigned rles B. Pavelka, Grantor.	d, a Notary Public in and for

TRENTON L HALBMAIER
General Notary, State of Nebraska
My. Commission Expires
November 28, 2020

TRENTON L HALBMAIER
I Lente L Hullman
Notary Public

LDM #710125

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date			2.9 %		Sc	hool D	istr	ict Code			
91	20	20	1701		6/	24/2020	Base:	65	-0	011	Affi	liated:			Uni	fied:	
Location	ш	Sale	Number	ΰ	seabil	ity & Code#		W.				Parcel	Nu	mber			
0006032	300		146	1	4	04	GeoCde	I	wn	Rng	Sec	t Qrt		Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	l Val	ue		4487				00	0	4	10005		006	0000
Land		Iml	provements	w 1		Total		Date of Sale Property Classification Code									
	455		7,66	0		8,115	Status		Pro	roperty Type Zoning Location City Size Pa							Parcel Siz
Assessor Lo	cation:	GUII	E ROCK	(GR)		A) 1		B)	01		C) 1		D) 1	E)	7	F) 2
						Residentia	al 💮						(Commer	cial		
	Mul	tiple Im	provements:	Mult	iple. Im	provements.:				Multiple.	Impro	vements.	:		-		
		 	uction Date:			-	930			Construc	tion D	ate:					
		e 15.5	Floor:	Floo	r Sq. Ft		840			Floor Sq.	Ft. :						
		Buildir	ıg Cost New:	Cost		94,	900			Cost:							
Single Family	Style:			Res	identia	l Condition:	LO		45	Comme	rcial	Оссира	ncy	Code:			
(100) 🏻 Mol				(10)	*	Worn Out				Primary	:	(Othe	er1:		Other2:	
(101) 🗷 One	e Story			(20)		Badly Worn				Comme	rcial	Constru	ıctic	n Class:			
(102) 🗆 Two	o Story			(30)) 🗆	Average				(1)	l Fio	ергооf S	truc	tural Stee	l Frame	2	
(103) 🗆 Spli	it Level			(40)		Good				(2)	l Re	inforced	Coi	ncrete Fra	me	_	
(104) 🗆 1 1/	2 Story			(50)		Very Good				(3)	I Ma	sonry B	еагі	ng Walls			
(111) □ Bi-I	Level			(60)		Excellent				(4)	I Wo	ood or St	teel	Framed E	xt. Wa	lls	
(106) 🗆 Oth	er							4 (1)		(5) □	l Me	tal Fram	e ar	nd Walls			
Townhouse or	Duplex	Style:		Res	identia	l Quality: 30				(6) [Pol	le Frame				7. 39 t st	
(301) 🗆 One	Story			(10)		Low				Cost Ra	nk:			(Conditi	on:	38 91-
(302) 🗆 Two	Story	_		(20)		Fair				()	l Lo			(Worn	
(307) 🗆 11/	2 Story			(30)	3	Average						erage				Badly	
(308) □ Spli	it Level			(40)		Good	-			· · ·		ove Ave	rage			Avera	
(309) 🗆 21/	2 Story			(50)		Very Good			_	(40) □	l Hig	gh				Good	
(304) 🗆 One	e Story I	Duplex		(60)		Excellent			_	<u> </u>		<u> </u>				Very	
(305) □ Two	o Story I	Duplex		161	작성		wighter	15						16/25 (60) 🗆	Excell	ent
Assessor's														<u>.</u>			
Assessor Co	mment	s and I	Reason for A	djus	tment	:											
SHERIF	F'S D	EED												- .			
			.				· - ·										
										-	_	-					
Comments f	rom					· · · · · · · · · · · · · · · · · · ·		Co		ents:		. —				Wire	
Comments	TOIL			-													
						****					B.44						
																(Cont	inue 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 state	ement is signed and items 1-25 are accurately completed	i
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	7 20
V0 000:0		
5 Grantor's Name, Address, and Telephone (Please Print)	Select Courty Number Select Courty Number Select Courty Number or's Name, Address, and Telephone (Please Print) or's Name, Address, and Telephone (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Name, Address (Please Print) To Na	
County of Wellster	DUSAN JESSE	WUH
(21 11 Caan	· · · · · · · · · · · · · · · · · ·	
Ked Clad Stark 6899		
Select County & County Number No Day		
Email Address		
7 Property Classification Number. Check one box in categories A and B. Che	eck C if property is also a mobile home.	
(A) Status	(B) Property Type	(C)
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	ed Mobile Home
Bill of Sale Corrective Easement	Lease Personal Rep. Trust/Trustee	Other
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement	Gift Life Estate Sale Grantor Trust Partition Satisfaction of Contract	Trustee to Beneficiary Other (Explain)
		ther
		d interest rate.)
# C C O O O O O O O O O O O O O O O O O	Yes	%
6 Does this conveyance divide a current parcel of land? Yes No	at the consult or title community combact.	
330 East Republican Street		Should be Sent
	Samo as section for	
5/2 Lot 15 4 A11 16+17 4 1	1/218 Black lo Guide R)cL
22 Total purchase price, including any liabilities assumed	22	<u> </u>
23 Was non-real property included in the purchase? 🗌 Yes 🛮 🔀 No (If Y		E
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	[4.5] ************************************	0 00
Under penalties of law, I declare that I have examined this statement. Outly authorized to sign this statement.		
Sign Print or Type Name of Grantes of Authorized Representative		Phone Number
	Пtle	Date
	se Only	For Dept. Use Only
Unimproved Multi-Sarably Agricultural Mijoral Interests-Producing Exempt		
Mil. Day TACKET TACK		Rev Stat 86 78-914 77 1997/0
rm No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	J Additionized by Neb	. 1104. Orac 33 10-214, 17-102/(2

BK2020, fg 1701

State of Nebraska SS. County of Webster

Comp_

Entered on the numerical index and filed for record in the Clerk's office of said county this adday of lune A.D., 20 at low o'clock P.M. Recorded in Book 2020 on Page 1701-1702 County Clerk

Assessor

Carded_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-24-2020
SEVENOTE BY QL

SHERIFF'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, in an action in the District Court of the Tenth Judicial District of the State of Nebraska, within Webster County, Nebraska, entitled: THE COUNTY OF WEBSTER, NEBRASKA, a Body Politic and Corporate, Plaintiff, vs. RONALD A. JAMILOWSKI, JR., et al., Defendants; District Court Case No. CI 19-39, that Webster County, Nebraska (judgment creditor) did on or about February 10, 2020, obtain a decree finding there to be due the sum of \$662.78, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

WHEREAS, it was further ordered that in default of the payment of the sum so found due that the Webster County Sheriff, should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same, and

WHEREAS, default having been made therein, the Webster County Sheriff, pursuant to and by virtue of said decree and the order of sale to him duly directed, did on the 8th of April, 2020, outside the west door of the Webster County Courthouse in Red Cloud, Nebraska, having first given due and legal notice of the time, date, and place of sale by publication once in each week for four (4) consecutive weeks in a newspaper published, printed and of general circulation in Webster County, Nebraska, did then and there sell said premises at public auction to DUSTY WULF and JESSE WULF, hereinafter referred to as "GRANTEE" whether one or more, property described as

The South Half of Lot Fifteen (15), all of Lots Sixteen (16) and Seventeen (17), and the North Half of Lot Eighteen (18), Block Six (6), Original Town of Guide Rock, Webster County, Nebraska

for the sum of \$10.00, which said sale was afterwards on the 5th of May, 2020, examined and confirmed by the District Court upon the return of sale by this officer, with the Court directing this Sheriff to convey the premises to the said GRANTEE.

NOW THEREFORE, I, TROY R. SCHMITZ, Sheriff of Webster County, Nebraska, GRANTOR herein, and by virtue of the powers vested in me by law and the decree of said Court, do hereby give, devise, and grant to the said GRANTEE, his/her heirs, and/or assigns the following described real estate, to-wit:

BK2020, Pg 1702

The South Half of Lot Fifteen (15), all of Lots Sixteen (16) and Seventeen (17), and the North Half of Lot Eighteen (18), Block Six (6), Original Town of Guide Rock, Webster County, Nebraska

STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER) On the	IN WITNESS WHER hand this <u>J</u> day of <u>Ma</u>	REOF, I have, as Webster County, Nebraska, Sheriff, hereunto set my Low County, Nebraska TROY R. SCHMITZ Sheriff of Webster County, Nebraska
On the day of, 2020, before me the undersigned, Clerk of Webster County District Court, personally appeared Troy R. Schmitz, Sheriff of Webster County, Nebraska, personally known to me as Sheriff of said County, being the same person who signed the foregoing instrument as Grantor, and acknowledged the same to be his voluntary act and deed as Webster County Sheriff for the particular uses and purposes therein set forth. WITNESS, my hand and official seal the date and year written last above.	STATE OF NEBRASKA)) ss.
County District Court, personally appeared Troy R. Schmitz, Sheriff of Webster County, Nebraska, personally known to me as Sheriff of said County, being the same person who signed the foregoing instrument as Grantor, and acknowledged the same to be his voluntary act and deed as Webster County Sheriff for the particular uses and purposes therein set forth. WITNESS, my hand and official seal the date and year written last above.	COUNTY OF WEBSTER)
Abbaralling, Deputy	County District Court, person Nebraska, personally known the foregoing instrument as (nally appeared Troy R. Schmitz, Sheriff of Webster County, to me as Sheriff of said County, being the same person who signed Grantor, and acknowledged the same to be his voluntary act and deed,
	WITNESS, my hand	and official seal the date and year written last above.
	(seal)	

Agricultural Land Sales Worksheet

Cnty No. Boo	ok Page	Sale Date				S	chool Dist	rict Code			
91 202	20 1703	6/25/2020	Base: 0	1-01	23	Aff	iliated:		Unif	ied:	
Location ID	Sale Number	Useability & Code #					Parcel N	umber			
002107300	147	4 05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel
Da	ate of Sale Assessed V	alue	4131	4	11	5	5 0	00000	1	000	0100
Land	Improvements	Total		D	ate of	Sale	Property	Classific	ation Code		
549,575	11,615	561,190	Status	Proj	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size
	Irrigation Type:		A) 1	В)	05		c) 5	D) 3	E)	0	F) 10
LCG	ACRES:	VALUE:		LCG			ACR	ES:		VALI	J E:
IRRIGATED 1A1	108.200	408,995	GR	ASSLA	ND 1	Gl				<u> </u>	
1A						1G					
2A1	1.000	3,780			20	G1					
2A						2G					
3A1					30	G1					
3A						3G		_		<u>.</u>	
4A1	28.000	101,640			4	G1					
4A						4G					
DRYLAND 1D1				Shelterb	elt/Timl	рет					
. 1D	4.000	9,340			Accreti	on					
2D1	3.000	6,315			Wa	-		7.800			1,405
2D		· · · · · · · · · · · · · · · · · · ·	. —		Otl	-+	to				40 005
3D1			AG L	AND		-+		7.000		5	40,925
3D					Roa	+		4.000			0 650
4D1	3.000	5,670			Farm Si	\dashv		1.000			8,650
4D	2.000	3,780			ome Si						
					Recreati	\dashv	-				
Dwellings		11 615	NT.	n-AG	Otl			5.000		 	8,650
Outbuildings		11,615	180	u-AG	IUIA	т		5.000		*	6,030

Assesso	r's Adju	stment to	Sale Price (+ or	-):			Total	Recapture Value:		
Assessor	Commen	ts and Reas	son for Adjustment:		·-·					
QCD;	COURT	DECREE	TRANSFERRING	ALL	INTEREST	TO	RODNEY	TIMM		
								•		
							, · · · · · · · · · · · · · · · · · · ·			
		•	- · · · · · · · · · · · · · · · · · · ·							
Commen	ts from		0-			Co	mments:			
									(Continue on ba	ck)
Commen	ts from					Co	mments:		(Continue on ba	

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

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

The deed will not be recorded unless this statemen	nt is signed and items 1-25 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	17 2020									
WEBSTER - 91	Mo. 6 Day 25 Yr. 2020 Mo. 6 Day 17 Yr. 2020										
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)										
James L. Soucek and Joan F. Soucek	Rodney W. Timm										
Street or Other Mailing Address 5645 N Baltimore Ave	Street or Other Mailing Address 200 West J Street										
City State Zip Code Hastings NE 68901	City State NE	Zip Code 68901									
Phone Number	Phone Number Is the grantee a 501(c)(3) organization										
Email Address	(402) 461-8869 If Yes, is the grantee a 509(a) foundatemail Address	tion? Yes VNo									
n/a	n/a										
7 Property Classification Number. Check one box in categories A and B. Check C i											
) Property Type	(c)									
☐ Improved ☐ Single Family ☐ Industrial ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Mineral Interests-Nonproducing State Assessed	Mobile Home									
IOLL Commercial Recreational	Mineral Interests-Producing Exempt										
	nd Contract/Memo Partition Sheriff O	ther									
	ase Personal Rep. Trust/Trustee										
	neral Quit Claim Warranty										
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Forecl	osure Irrevocable Trust Revocable Trust Trans	fer on Death									
(I.R.C. § 1031 Exchange)		ee to Beneficiary									
Yes No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If No. s	(Explain)									
✓ Yes No	Yes No	state the interided use.)									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	itives? (If Yes, check the appropriate box.)										
	Partnership, or LLC Self Other_										
	and Grandchild Spouse										
Ex-spouse Parents and Ch 14 What is the current market value of the real property?											
\$40,000	15 Was the mortgage assumed? (If Yes, state the amount and inter	*									
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 V No	of the agent or title company contact.) Yes Southern Title, LLC No										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Shou	ld be Sent									
Ag Land	Grantee										
18a V No address assigned 18b V Vacant land											
20 Legal Description											
All of the Grantors interest in the East half of the No	rth half (E½N½) of Section Five (5), Tow	nship Four									
(4) North, Range eleven (11) West of the 6th P.M., V	Vebster County, Nebraska										
	• · · · · · · · · · · · · · · · · · · ·										
21 If agricultural, list total number of acres160+											
22 Total purchase price, including any liabilities assumed	\$	0.00									
23 Was non-real property included in the purchase? Yes No (If Yes, en	iter dollar amount and attach itemized list.)										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 ⁵	0 00									
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 12										
Under penalties of law, I declare that I have examined this statemen	it and that it is, to the best of my knowledge and belief, true, compl	ete, and									
correct, and that I am duly authorized to sign this statement. Teresa Theobald											
Print or Type Name of Grantee or Authorized Regresentative		(402) 746-2246 Phone Number									
sign Jusa Veroball	Title Ins. Agent	6/25/2020									
here Signature of Grantee or Authorized Representative	Fitle C	Date									
Register of Deed's Use Onl	ly F	or Dept. Use Only									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data										
Mo. 6 Day 25 Yr. 2020 \$ Exempt # 12	BK 2020 fg 1703										
lebraska Department of Revenue	Authorized by Neb. Rev. St	tat. §§ 76-214, 77-1327(2)									

State of Nebraska Sss. County of Webster Sss. Entered on the numerical index and filed for record in the Clerk's office of said county this Say day of Vene A.D., 20 30, at 9 20 o'clock A.M. Recorded in Book 3030 on Page 1753 ADVAN Petoch County Clerk	NEBRASKA DOCUMENTARY STAMP TAX Date 6-25-2020 \$ Examplifix By as									
IndCompAssessorCarded										
Return to: Galen E. Stehlik P.O. Box 400 Grand Island, NE 68802-0400										
QUITCLAIM DEED										
James L. Soucek and Joan E. Soucek, hus quitclaim, grant, bargain, sell and confirm unto F in and to the following described property:										
All of the GRANTORS interest in the East Section Five (5), Township Four (4) Nort P.M., Webster County Nebraska.										
This conveyance will release any life estate interest	est of Grantors.									
DATED this 17 day of June	James L. Soucek Joan K. Soucek									
STATE OF NEBRASKA) ss COUNTY OF Alamo										

The foregoing instrument was acknowledged before me on this \(\frac{1}{2} \) day of 2020, by James L. Soucek and Joan E. Soucek, husband and wife.

GENERAL NOTARY - State of Nebraska JERRI KNAPPLE My Comm. Exp. July 23, 2020 Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sal	e Date				School District Code									
91	20	20	1707	6/26/2020			Base: S	1-0	074	Affiliated:					Unified:				
Location	ID	Sale	Number	Useability & Code #					Parcel Num					iber					
0003420	000	•	148		1		GeoCde	Twn	Rng	Sec	i (rt	Sub	div	Area Blk P		arcel		
	D	ate of S	ale Assessed	Val	ue		4133			0.0)	0	200	70		000	0	000	
Land		Imp	rovements		1	otal			Date of	/ Clas	sific	ation (Code						
4	,140		38,97	0	43,110 Status Property Typ		ре	Zon	ing	g Location		n City Size		Parcel Size					
Assessor Lo	cation:	BLUE	HILL (I	3H)			A) 1	B)	01	L O		1	D)	1	E)	6	F) 2		
						Residential			Commercial										
	Mul	tiple Im	provements:	Multi	iple. Impro	vements.:			Multiple.	Impro	vemer	ts.:							
			uction Date:		truction D	4.0	79		Construction Date :										
			Floor:	Floor	Sq. Ft. :	1,5	40	7.1.20	Floor Sq. Ft. :										
		Buildin	g Cost New:	Cost		160,8	30		Cost:										
Single Family	y Style:	101		Resi	idential (ondition: 2	0		Commercial Occupancy Code:										
(100) □ Mc				(10)	_ W	7om Out			Primary: Other1: Other2:										
(101) 🗷 On	e Story			(20)	≢ B	adly Worn			Commercial Construction Class:										
(102) 🗆 Tw	o Story			(30)	□ A	verage			(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	lit Level			(40)	□ G	ood			(2) Reinforced Concrete Frame										
(104) 🗆 1 1	/2 Story			(50) □ Very Good					(3) Masonry Bearing Walls										
(111) 🗆 Bi-	Level			(60)	□ E	xcellent			(4) U Wood or Steel Framed Ext. Walls										
(106) 🗆 Oth	ner						<u> 1907, 19</u>		(5)										
Townhouse o	r Duplex	x Style:		Resi	dential (Quality: 20		:	(6) □ Pole Frame										
(301) 🗆 On	e Story			(10)		ow			Cost Rank: Condition:										
(302) 🗆 Tw	o Story		_	(20)	* F	air			(10)										
(307) 🗆 114				(30)		verage			(20) Average (20) Badly Worn										
(308) 🗆 Spl				(40)					(30) Above Average (30) Average										
(309) 🗆 21				(50) U Very Good					(40)										
(304) 🗆 On				(60) Excellent					(50) □ Very Good (60) □ Excellent										
(305) □ Tw	o Story I	Duplex		1							<u> </u>			. : ((60) LI	Excel	ent		
			to Sale P): 	W. C											<u> </u>	
	omment	s and R	leason for A	djus	tment:														
JTWD																			
								-							_				
			 																
Comments	from		<u>.</u> .					Comm	nents:	<u>. </u>						•			
Comments	11 VIII																		
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																	_		
											_								
																(Cont	пше о	n back)	

Nebraska Department of REVENUE

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

148

521

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

• If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. _ 06 2020 2020 Mo. 06 Day 14 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)

Matthew & Melissa Schrawyer Grantee's Name (Buyer)
Jeffrey C. & Danielle N. Mohlman Street or Other Mailing Address 709 S Liberty St Street or Other Mailing Address 1114 Hwy 136 Zip Code 68970 City Blue Hill Zip Code 68930 Red Cloud State State V No Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 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 Easement Lease Personal Rep. Trust/Trustee **√** Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Distribution 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate **✓** Sale Trustee to Beneficiary ✓ No Yes Grantor Trust Partition Satisfaction of Contract Other (Explain) Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No No. √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 705 S Liberty St same as Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description see attached 0 21 If agricultural, list total number of acres 55,000,00 22 Total purchase price, including any liabilities assumed 22 0,00 23 55.000100 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. Kory J, McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number sign Attorney Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp of Exempt Number 28 Recording Data Day 24 123

A tract of land in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., in the City of Blue Hill, Webster County, Nebraska, described as follows: Beginning 125 feet South of the point where the South line of Prospect Avenue intersects the East line of Liberty Street; thence South 120 feet, East 150 feet, North 120 feet, West 150 feet to the point of beginning, all of which was annexed to the City of Blue Hill by Ordinance No. 230, filed September 29, 2017, in Book 2017, page 2327.

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 Ab day of Dixy A.D., 20 AD, at 9:32 o'clock A.M. Recorded in Book 200 on Page 170 1711 Course Petro County Clerk

3400 Peputy

Ind V Comp. Assessor Carded

BK 2020, Pg 1707

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-20-20-20
\$ 123-75 By 140

JOINT TENANCY WARRANTY DEED

Matthew D. Schrawyer a/k/a Mathew D. Schrawyer and Melissa M. Ryan n/k/a Melissa M. Schrawyer, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jeffrey C. Mohlman and Danielle N. Mohlman, husband and wife, and Joanne D. Durrett, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., in the City of Blue Hill, Webster County, Nebraska, described as follows: Beginning 125 feet South of the point where the South line of Prospect Avenue intersects the East line of Liberty Street; thence South 120 feet, East 150 feet, North 120 feet, West 150 feet to the point of beginning, all of which was annexed to the City of Blue Hill by Ordinance No. 230, filed September 29, 2017, in Book 2017, page 2327.

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

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

Executed June 25, 2020.

Matthew D. Schrawver

Melissa M. Schrawyer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 25, 2020, by Matthew D. Schrawyer and Melissa M. Schrawyer, husband and wife.

Comm. expires

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

Notary Public

BK 2020, Pg 1708

JAN 1 2 2020



Affidavit of Affixture For a Mobile Home With a Nebraska Certificate of Title



Written consent for release of lien and cancellation of Certificate of Title from each lien holder must be attached to this Affidavit. This completed Affidavit must be presented to the County Treasurer along with the Certificate of Title in the county where the real property is located for cancellation of the existing Certificate of Title to occur.

A filing fee is required per §33-109 and §33-112.

Name Matthew D Schrawyer	Mobile Home Owner #2 Name Melissa M Schrawyer f/k/a Melissa M Ryar									
Address 705 S Liberty St	Address 705 S Liberty St									
City, State Zip Blue Hill, NE 68930	City, State Zip Blue Hill, NE 68930									
Attach additional Alfadavi	I(s) if more than 2 owners. Leasing real estate									
Mobile Home Description: Year 1979 Make Bonna Vehicle Identification Number NEBO 09868	Tide Number 04112450005									
If two Vehicle Identification Numbers are present,	If two Vehicle Identification Numbers are present, an Affidavit must be completed for each number.									
Real Estate Owner #1 Name Matthew D Schrawyer Address 705 S Liberty St	Reaf Estate Owner #2 Name Melissa M Schrawyer f/k/a Melissa M Ryan 705 S Liberty St									
City, State, Zig Blue Hill, NE 68930	Address 705 S Liberty St City, State, Zip Blue Hill, NE 68930									
Attach additional Affidarit(s) if mor	re than Z enlittes are to be notified.									
Copy of Notice of Cancellation shall be provided to all owners Name	listed above and the following financial institution(s):									
Address	Address									
	City, State, Zip									
Attach additional Affidavit(s) if more than I entities are to be notified										

.: Affidavit of Affixture For a Mobile Home With a Nebraska Curtificate of Title

6/2017

FAX No. 4027462279

o. 0936 P. 0

Legal Description of Real Property upon which the mobile home is affixed (wheels, towing hitches and running generate removed and it is permanently attached to a foundation or other support system):

LEGAL DESCRIPTION: A tract of land in the Northeast Quarter (NE%) of the Southeast Quarter (SE%) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., in the City of Blue Hill, Webster County, Nebraska, described as follows: Beginning 125 feet South of the point where the South line of Prospect Avenue intersects the East line of Liberty Street, thence South 120 feet, East 150 feet, North 120 feet, West 150 feet to the point of beginning.

The mobile home owner must have an ownership interest in this real property for cancellation of the Certificate of Title to occur. Ownership interest is defined as the simple interest in real estate or an interest as the lessee under a lease of the real property that has a term that continues for at least twenty (20) years after the recording of this Affidavit.

P. 003 No. 0936 P. 3

	BK 2020, PO 1710
this affidavit is made with the understanding that any person who guilty of perjuty, a Class III Felony.	contained in this Affidavit of Affixture is true and correct and that perty described above. The undersigned hereby acknowledges that a misrepresents the information provided in this Affidavit shall be
All owners must sign and s	gastures must be notarized.
Matthew D Schrawyer Printed Name of Mobile Home Owner	Melissa M. Johranger Printed Name of Mobile Home Owner
	Printed Name of Mobile Home Owner
make D. Schum	Malinon MO MA DALLES
Signature of Mobile Home Owner	Malinoa it Mhy nuises
State of NE County of ADAms	State of <u>Meberska</u> County of <u>Adams</u>
The foregoing signature of the affiaint was acknowledged	The foregoing signature of the alliant was acknowledged
before me this 6th day of Movember, 2019	before me this Tray of No year Dek
Notary op Designated County Official	Holio Bred
	Notary or Designated County Official
GENERAL NOTARY - State of Nebraska JEREMY D. MUELLER Soal My Comm. Exp. December 16, 2020	GENERAL NOTARY - State of Nebreska HOLLIE L. STARK HOLLIE L. STARK Seal My Comm. Exp. Nov. 16, 2020 Seal
Por County Tree	surer Tise Only

Date of filing

The County Dressurer shall forward the one in a tropic Register of Deeds in the county where the real property is located and provide copies to the Department of Motor Vehicles. County Assessor owner and to each manual institution listed on this Affidavit as notice of the cancellation of the Certificate of Title.

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date							School District Code									
91	202	20	1720	6/23	/2020	Base:	e: 01-0123 Affiliated:				·	Unified:				
Location	D	Sale	Number	Useability	& Code#			Parcel Number								
0023004	00		149	4	05	GeoCde	Cde Twn Rng Sect Qrt Subdiv Are				Area	Blk	Parcel			
	Dε	te of S	ale Assessed \	7alue		4369	2	12	3	0	000	000	1 000 1635			
Land		Improvements Total					D	ate of	Sale	Proper	ty Clas	ssifica	tion (Code		
1,565,	885			1,	565,885	Status Property Type			уре	Zoning	Lo	cation	Cil	Parcel Size		
		Irrigat	ion Type:	·		A) 2	B)	05		c) 5	D)	3	E)	0	F) 10	
LCG		1	ACRES:	VA	LUE:		LCG			AC	RES:			VAL	UE:	
IRRIGATE) IAI		129.700		490,265	GRASSLAND IGI			G1		11.5	00	15,7			
	lA	_				1G			1G	5.000			6,82			
	2A1		2.000		7,560			2	Gl							
	2A		92.600		339,840	2G			2G						_,	
	3AI							3	G1							
	3A								3G							
	4A1		3.200	_	11,615			4	GI							
	4A		147.800		536,515				4G							
DRYLAND	1D1		16.800		39,230	;	Shelterb	elt/Tim	ber							
	1D							Accret	ion							
	2D1		3.700		7,790			Wa	_		4.0	00			720	
	2D		38.000		74,480		1 % 75%		her		72 A	00			6E 00E	
	3D1					AG I	AND '			4	73.0		áffagéra a	- 7-5	65,885	
	3D							Ros Farm Si			7.0		North Co			
	4D1 4D		18.700		35,345											
	4D		10.700		22,343			ome Si Recreat								
									her					<u>.</u>		
-	wellings uildings	<u> </u>				No	n-AG				7.0	00			<u></u>	
			and the second								W7 1					

Assesso	Assessor's Adjustment to Sale Price (+ or -):									Total Recapture Value:						
Assessor	Assessor Comments and Reason for Adjustment:															
QCD;	TRANSFER	то	FAMILY	CORP;	ALSO	INCLUDES	PARCEI	פיב	23005	& 24032						
	18-1															
										/						
Commen	ıts from						Comme	nts:								
		 			<u>-</u>	- C										
											(Clautium a am	hade)				
	***										(Continue on					

Nebraska Department of REVENUE

Real Estate Transfer Statement

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

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

FORM 521

The deed will not be recorded unless this statement							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed 4 Date of Deed 6 Mo. Sale/Transfer 4 Date of Deed 6 Mo. Sale/Transfer 7 Mo. Sale/Transf						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller)	Grantacia Nama (Ruyar)						
Departs R and Susan J Schardt VIE CO Street or Other Mailing Address	Street or Other Mailing Address						
2404 west 48th st place	2404 west 48th st place						
City State Zip Code kearney ne 68845	City State Zip Code kearney ne 68845						
Phone Number (308) 380-2133	Phone Number Is the grantee a 501(c)(3) organization? Yes Vision (308) 380-2133 If Yes, is the grantee a 509(a) foundation? Yes Vision (308) 380-2133						
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.						
	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							
	d Contract/Memo Partition Sheriff Other						
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min							
Cemetery Death Certificate - Transfer on Death Executor Min 9 Was the property purchased as 10 Type of Transfer Distribution Forecle							
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary						
(in the same los)	r 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.							
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P Brothers and Sisters Grandparents a							
Ex-spouse Parents and Ch	7. 0						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
\$390,000.00	☐ 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 No						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
18a V No address assigned 18b Vacant land							
20 Legal Description							
NW quarter Sec 26 T3 R12 W and NW quarter, Wes	t half NE quarter,W half SE quarter sec 3-T2-R12W						
Webster co Ne							
040							
21 If agricultural, list total number of acres							
22 Total purchase price, including any liabilities assumed	22 \$ 1,00						
	\$						
23 Was non-real property included in the purchase? Yes No (If Yes, er	1 14						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	1						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5b						
Under penalties of law, 1 declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and						
correct, and that I am duly authorized to sign this statement. Dennis Schardt	2 00 701/172						
Print or Type Name of Grantee or Authorized Representative	Prione Number						
sign	6-23-2020						
here Signature of Grantee or Authorized Representative	Title Date						
Register of Deed's Use Or	ly For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. 10 Dayalo Yr. 20 \$ Exempt 5h	2K 2020 Pa 1720						
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214. 77-1327(2)						

BK2020, Pg 1720

Prepared By	NEBRASKA DOCUMENTARY STAMP TAX Date 6 26 2000
Name: dennis r schardt	\$ NUMBER SIDE BY COLD
Address: ne	<u>'</u>
2404 west 48th st place, kearney	State of Nebraska Sss. County of Webster
State: ne Zip Code: 68845	Entered on the
After Recording Return To	numerical index and filed for record in the Clerk's office of said county this 11:34 of 12:34
Name: same as above	o'clock O. M. Recorded in Book 202
Address:	on Page 1720-1721 Lowe Resch County Clerk
	\$16.00 Oth Deput
State:Zip Code:	Ind A CompAssessorCarded
	Space Above This Line for Recorder's Use
NEBRASKA QU	IT CLAIM DEED
STATE OF NEBRASKA	
COUNTY OF webster	
KNOW ALL MEN BY THESE PRESENTS, Tone dollar (\$\$1.00 VIE CO, a corporation County of buffalo, City of kearney) in hand paid to
County of buffalo City of kearney	State of nebraska
(hereinafter known as the "Grantor(s)") herek	y convoys and quitalaims to
Dennis R and Susan J Schardt a married couple	by conveys and quitciains to
Dennis R and Susan J Schardt, a married couple County of buffalo, City of kearney	, residing at reality
(hereinafter known as the "Grantees(s)") all the following described real estate, situated in to-wit:	
NW1/4 Sec26-T3-R12W and NW1/4,W1/2NE1/4, W1/	/2SE1/4 Sec3-T2-R12W Webster County Nebraska
To have and to hold, the same together with thereunto belonging or in anywise appertaining	n all and singular the appurtenances ng, and all the estate, right, title, interest,

lien, equity and claim whatsoever for the said first party, either in law or equity, to the

only proper use, benefit and behoof of the said second party forever.

e

BK 2020, Pg 1721

Len BUMA	
Grantor's Signature	Grantor's Signature
Dennis R Schardt, President of VIE CC)
Grantor's Name	Grantor's Name
2404 west 48th st place	
Address	Address
kearney,ne 68845	
City, State & Zip	City, State & Zip
STATE OF NEBRASKA)	
COUNTY OF Buffalo	
that Dennis R Schardt, President of VIE CO instrument, and who is known to me, ac	nd for said County, in said State, hereby certify whose names are signed to the foregoing knowledged before me on this day that, being ent, they, executed the same voluntarily on the
Given under my hand this 23 day of Seneral NOTARY - State of Nebraska KYLE FLAHERTY Ny Comm. Exc. October 24, 2023	Notary Public Notary Public
Rey Connet. Exp. Column 24, 2023	My Commission Expires: $(6-24-2023)$

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date				Sc	School District Code						
91	20	20	1724	6/26/2020	Base: 01-0123 Aff			Affil	iated:		Unified:				
Location	ID	Sale	Number	Useability & Code #						Parcel Number					
0021009	900		150	1	GeoCde Twn Rng S			Sec	t Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed V	alue	4131	4	11	5	0	00000	1	000	0095		
Land Improvements			rovements	Total		D	ate of	Sale	Property	Classifica	tion (ode			
846	846,125 11,615			857,740	Status	Prop	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Siz	æ	
		Irrigat	ion Type:		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9		
LCG			ACRES:	VALUE:		LCG			ACRI	ES:		VAL	JE:		
IRRIGATE		_	108.200	408,995	GR	ASSLA	ND 10	3 1	4	8.000	65,520				
	1.A	-		-			1	G							
	2A1		1.000	3,780	2G1			3 1							
	2.A					2G									
	3A1						30	G1						_	
	3A						3	3G							
	4A1		28.000	101,640			40	G1							
	4A						4	IG							
DRYLANI	D 1D1		58.000	135,430	S	helterbe	lt/Timb	ег							
	1D		18.000	42,030		.,	Accretic	on	-					_	
<u> </u>	2D1		3.000	6,315			Was	ste	10	0.800			1,945		
	2D	 			· · · · · · · · · · · · · · · · · · ·		Oth							_	
	3 D1	+			AG L	AND T		_		3.000	a e de	8	37,475	_	
	3 D						Roa	-		B.000		<u> </u>			
	4D1	-	13.000	24,570		-	arm Sit	+		1.000			8,650	4	
	4D		25.000	47,250			ome Sit			-			-		
						R	ecreation	_							
	wellings	1		44 64 8	3.7		Oth			2 000	2 5-2				
Out	ouildings			11,615	Nor	ı-AG T	UTA	<u> </u>	<u>.</u>	9.000			8,650		
	A 11	4	0.1. D.	- (1)		ח	C-4-1	D	4 1						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; ALSO INCLUDES PARCEL 21073		
Comments from	Comments:	
		N41 112
	(C	Continue on back)
		PAT 96-106-99

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

	t is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 6 Day 2 Yr, 2020 4 Date of Deed Mo. 6 Day	2020					
WEBSTER - 91		26 Yr. 2020					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
Rodney W. Timm	Richard D. Heinrich, Trustee						
Street or Other Mailing Address 200 West J Street	Street or Other Mailing Address 402 South Shore Drive						
City State Zip Code Hastings NE 68901	City State NE	Zip Code 68901					
Phone Number	Phone Number Is the grantee a 501(c)(3) organization	ation? Yes V No					
Email Address	D - 9 H - 978 If Yes, is the grantee a 509(a) four Email Address	ndation? Yes No					
n/a 7 Property Classification Number. Check one box in categories A and B. Check C if	n/a						
(0) 0: :		(0)					
Improved Single Family Industrial	Property Type Mineral Interests-Nonproducing State Assessed	(C) Mobile Home					
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	Mobile Home					
☐ IOLL ☐ Commercial ☐ Recreational							
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff	Other					
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee						
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim Warranty						
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Forecle	osure Irrevocable Trust Revocable Trust Tra	insfer on Death					
(I.R.C. § 1031 Exchange)		stee to Beneficiary					
Yes V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)		her (Explain)					
Yes No	12 Was real estate purchased for same use? (If N	o, state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)						
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P.	artnership, or LLC Self Othe	r					
Brothers and Sisters Grandparents a	nd Grandchild Spouse						
Ex-spouse Parents and Ch	ild Step-parent and Step-child						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)					
\$1,550,000	Yes	%					
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes Southern	(If Yes, include the name Fitle, LLC No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement SI						
Ag Land	Grantee						
18a 🔽 No address assigned 18b 🗸 Vacant land							
The East Half of the North Half $(E_{\frac{1}{2}}N_{\frac{1}{2}})$ of Se	ction 5, Township 4 North, Range	Eleven					
West of the 6th P.M., Webster County, Nebras	ka; and the Southeast Quarter (S	L ₄) 0†					
Section 5, Township 4 North, Range Eleven We	st of the 6th P.M., Webster Coun	ty, Nebraska					
21 If agricultural, list total number of acres							
22 Total purchase price, including any liabilities assumed	22 \$	1,550,000,00					
	\$	1,000,000,00					
	\$	1,550,000,00					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	the state of the s	1,330,000,00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption of Under penalties of law, I declare that I have examined this statement	number	mulata 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, col	ripiete, and					
Richard D. Heinrich, Trustee Print of Type Name of Grantee or Authorized Representative	40	Phone Number					
sign , Richard D. alemin Junter	Grantee	Phone Number 6/ /2020					
here Signature of Grantee or Authorized Representative	itle	Date					
Register of Deed's Use Onl	v	For Dept. Use Only					
	28 Recording Data	. or popul odd offin					
Mo. 6 Day 26 Yr. 2020 \$ 3487.50	BX 2020. Pe 1724						
Nebraska Department of Revenue	Authorized by Nob Bo	V Stat && 76-214 77 1207/21					

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 alo day of Time A.D., 2000, at 3'00 o'clock D. M. Recorded in Book about on Page 1784 County Clerk 10.00 Vo Deputy ind Comp Assessor Carded

BK 2020, Pg 1724

NEBRASKA DOCUMENTARY
STAMP TAX
Date 16 (2.30.30.50)
\$ 3487.50 By 10

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

WARRANTY DEED

Rodney W. Timm, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Richard D. Heinrich, Trustee; Richard D. Heinrich Revocable Trust, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the North Half (E½N½) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE¼) of Section Five (5), Township Four (4) North, Range Eleven (11) 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;

(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 , 2020.

Rodney W. Timm

STATE OF NEBRASKA)

SS.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on June 26, 2020 by Rodney W. Timm, a single person.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Cnty No. Book Page Sale Date						Sc	School District Code							
91	20	20	1756	6/2	6/2020	Base: 91-0002 Aff				iated:		Unified:			
Location	ID I	Sale	Number	Useabilit	y & Code #	Parcel Number									
0022071	L00		151	4	05	GeoCde	Twn	Rng	Seci	Qrt	Subdiv	Area	Blk	Par	rcel
	D	ate of S	ale Assessed	Value		4493	1	12	7	0	00000	1	000	10	80
Land Improvements		provements		[otal	Date of Sale Property Classification Code										
	540	0		540		Status	Proj	erty Ту	pe	Zoning	Location	ı City Size		Parcel Size	
		Irrigat	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F)	5
LCG			ACRES:	VA	LUE:		LCG			ACR	ES:		VAL	JE:	
IRRIGATE	D 1A1	l				GR	ASSLA	ND 10	31						
	1A	1]	.G						
	2AI	I.				2G1			3 1						
	2A							2	:G						
-	3A1	1				3G1									
•	3A					3G									
	4A1	L					4G1								
	4A						4G								
DRYLANI) 1D1					Shelterbelt/Timber									
	ID							Accretic	on						
	2D1							Was	te		3.000			5	40
	2D							Oth							
	3D1		 			AG L	AND 3	ГОТА	L		3.000		•	5	40
	3D							Roa					Y may be y		
	4D1	+						arm Sit	_						
	4D							ome Sit	_						
						-	R	ecreation	\dashv						
	wellings	`					100	Oth					· • • • • • • • • • • • • • • • • • • •		
Outl	ouildings	3				Noi	i-AG T	UTA	L						<u> </u>
Accessor's	Adin	stmoni	t to Sale Pri	ce (+ or	١٠		7	Cotal	Rec	anfure '	Value	•			

Assesso	or's Adjustment	to Sale Price (+ c	or -):		Total Reca	pture Value:	***
Assessor	r Comments and Re	ason for Adjustmen	t:				
QCD;	TRANSFERRED	1/2 INTEREST	OF PROPERTY	BETWEEN	J PARENT	& CHILD	
		<u> </u>	 				***************************************
<u> </u>							
							
Commer	nts from			Comm	ents:		<u> </u>
				, ,			
		1.00.00					
							(Continue on back)
0				· · · · · · · · · · · · · · · · · · ·			DAT 06 406 00

FORM

NEBRASKA

Real Estate Transfer Statement

521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately comprehed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 6 Day 26 Yr. 20 4 Date of Deed Mo. 6 Day 26 Yr. 20
	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)
Nickolas Blankenbaker	Scott Blankenbaker Street or Other Mailing Address
Street or Other Mailing Address 1935 W. 12th St.	1834 Cleveland Ave.
City State Zip Code Hastings NE 68901	Charles City State Zip Code 1A 50616
Phone Number (402) 705-0799	Phone Number (507) 581-3470 Is the grantee a 501(c)(3) organization? Yes ✓ No Yes ✓ No
Email Address	Email Address
n/a7 Property Classification Number. Check one box in categories A and B. Check C in	n/a f 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	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other
_ Bill of Gale _ Goldon's	ase Personal Rep. Trust/Trustee
	neral
part of an IRS like-kind exchange?	losure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
(I.H.C. § 1031 Exchange)	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 No Grantor's 1/2 interest transferred 100% to Grant	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse ✓ Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$540	Yes V No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ 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
	Scott Blankenbaker
	1834 Cleveland Ave.
18a ✓ No address assigned 18b ✓ Vacant land	Charles City, IA 50616
20 Legal Description	
See attached.	
21 If agricultural, list total number of acres3	
	\$
22 Total purchase price, including any liabilities assumed	22 0,00
23 Was non-real property included in the purchase? Yes No (If Yes, &	enter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	E(h)
Under penalties of law, I declare that I have examined this statement	ent 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.	(507) 581-3470
Scott Blankenbaker Print or Type Name/of Grantee or Authorized Representative	Phone Number
sign Sign	Grantee 6/24/2020
here Signature of Grantee or Authorized Representative	Title Date
IICIC	nly For Dept. Use Only
Register of Deed's Use O 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
s Man 1	BK 2020 Pa 17510
Nehroska Danartment of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

521 Statement

<u>Line 20 – Legal Description</u>

A tract of land located In the East 1/2 of Section Seven (7), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of the NEI/4 of said Section; thence S88°11'39"W, 1087.12 feet to the True Point of Beginning; thence N02°50'11"W, 278.56 feet; thence N20°18'33"E, 59.03 feet; thence N67°52'16"E, 35.97 feet; thence N18°30'09"W, 71.46 feet; thence S54°59'43"W, 94.20 feet along the south bank of the river; thence S58°34'29"W, 241.03 feet along the south bank of the river; thence S69°05'37"W, 128.75 feet along the south bank of the river; thence S69°05'37"W, 128.75 feet along the south bank of the river; thence S05°44'39"E, 77.76 feet to the existing fence and assumed north county road right-of-way line; thence N82°16'51"E, 520.37 feet along existing fence and assumed road right-of-way to the Point or Beginning. Said tract contains 2.89 acre, more or less and is subject to all easements or rights-of-way as may be previously recorded.

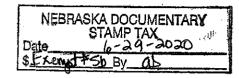
BK 2020, Pg 1756

State of Nebraska ss

Entered on the numerical index and filed for record in the Clerk's office of said county this Athday of A.D., 20 D, at 1:00 o'clock A.D., Recorded in Book and on Page 1756 1757

Louise Potton County Clerk

Comp Assessor Carded



Return Address: McM Law Office, LL.C., 2727 W. 2nd St., Suite 225, Hastings, NE 68901

QUITCLAIM DEED

Nickolas Blankenbaker and Patricia Blankenbaker*, Wife and Husband, Grantor (whether one or more), in consideration of Love and Affection, received from Grantee (whether one or more), conveys to Grantee, Scott Blankenbaker, all of Grantor's interest in the following described real estate recorded with the Webster County, NE Register of Deeds in Book 89, pg. 431 and Book 89, pg. 433:

* Patricia joins in the execution of this deed simply because she is the living spouse of Nickolas, and not because she is claiming any interest in the real estate described below.

A tract of land located In the East 1/2 of Section Seven (7), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of the NEI/4 of said Section; thence S88°11'39"W, 1087.12 feet to the True Point of Beginning; thence N02°50'11"W, 278.56 feet; thence N20°18'33"E, 59.03 feet; thence N67°52'16"E, 35.97 feet; thence N18°30'09"W, 71.46 feet; thence S54°59'43"W, 94.20 feet along the south bank of the river; thence S58°34'29"W, 241.03 feet along the south bank of the river; thence S37°08'25"W, 228.02 feet along the south bank of the river; thence S69°05'37"W, 128.75 feet along the south bank of the river; thence S05°44'39"E, 77.76 feet to the existing fence and assumed north county road right-of-way line; thence N82°16'51"E, 520.37 feet along existing fence and assumed road right-of-way to the Point or Beginning. Said tract contains 2.89 acre, more or less and is subject to all easements or rights-of-way as may be previously recorded.

Executed on the date set forth in the acknowledgments below.

Nickolas Blankenbaker

Patricia Blankenbaker

STATE OF	NEBRASK	A) \`							
COUNTY (OF Adams) ss.)							
June	NERAL NOTARY-	instrument, 2020, by N	was Iickolas	acknowled s Blankenb	aker, Grant	e me on or.	the _	26th	day	of
	My Comm. Exp.			Notary I					,	
STATE OF	NEBRASK	ÍA.)							
COUNTY	OF <u>Webst</u>	er_) ss.)							
The June		instrument , 2020, by F					the <u></u>	29th	day	of
Washington of the Control				Abbo	and bear	\$				
Á	State of Nebra	Y HARIG ska-General Nota ission Expires	ıry	Notary I	YaDlic '	0				
	Sentemi	her28 2020	¥							

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date			School District Code												
91	20	20	1758		6/	26/2020	Base: (123	123 Affiliated:						Unified:						
Location	m l	Sal	le Number	U	seabi	ity & Code#			oregy Alaga IN	Par	Parcel Number										
0005101	00		152		1		GeoCde	Twi	n Rng	Se	ct	Qrt	Su	ibdiv	Area	Blk	Blk Parcel				
	Da	ate of	Sale Assessed	Val	ue		4131			0	0	0	30	015		004	1230				
Land	1 W 1 W	Im	provements	s Total Date of Sale Property Classification Code									Code								
1	, 655		56,86	S65 58,520 Status Property Type Zoning Location						Ci	ty Size	Par	cel Size								
Assessor Lo	cation:	BLA	DEN (BLA)	LA) A) 1 B) 01 C) 1 D) 1						E)	7 F)		3								
				Residential							Commercial										
	Mul	tiple Ir	nprovements:	Multi	ple. In	provements.:			Multiple. Improvements. :												
			truction Date:			Date: 19	82		Construc	tion I	Date:										
			Floor:	Floor	Sq. Ft	1,7	04		Floor Sq	. Ft. :											
	1 1 1	Build	ing Cost New:	• • • • • • • • • • • • • • • • • • • •		203,7	00		Cost:												
Single Family	Style:	101		Resi	dentia	l Condition: 3	0 - 2		Comme	ercia	l Occ	upan	су С	ode:		San Fraggy		Tariassi.			
(100) □ Mo	bile Hon	ne		(10)		Worn Out			Primary	r:		Ot	therl	.:		Other2:					
(101) 🗷 One	Story			(20)		Badly Worn			Comme	ercia	l Con	struc	tion	Class:							
(102) □ Two	o Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spli	it Level			(40) 🗆 Good						(2) Reinforced Concrete Frame											
(104) 🗆 11/	2 Story			(50) □ Very Good						(3) Masonry Bearing Walls											
(111) 🗆 Bi-I	Level			(60) Excellent (4) Wood or Steel Framed Ext. Walls																	
(106) □ Oth	er			(5) 🗆 Metal Frame and Walls																	
Townhouse or	Duplex	Style:		Residential Quality: 30					(6) □ Pole Frame												
(301) 🗆 One	Story			(10) □ Low						Cost Rank: Condition:											
(302) 🗆 Two	Story			(20)					(10)												
(307) 🗆 1 1/	2 Story			(30) 🗷 Average					(20) Average (20) Badly Worn								<u>n</u>				
(308) 🗆 Spli	it Level			(40) □ Good					(30) Above Average (30) Average												
(309) 🗆 2 1/2 Story				(50) U Very Good					(40) □] Hi				17,4713		Good					
(304) □ One	Story D	ouplex		(60) Excellent										<u> </u>		Very					
(305) 🗆 Two	o Story I	Duplex											; 3X	Al (i	60) 🗆	Excel	lent				
Assessor's	Adjus	stmei	nt to Sale P	rice	(+ o	r -):								_							
Assessor Co	mment	s and	Reason for A	djus	tmen																
PERSON	AL RE	P DE	ED																		
	_		<u>-</u>											-							
Comments f								Onor	nents:												
Comments I	10111						•	~UIIII	1101163.							<u>-</u>					
·															-						
														-							
						-															
																(Cont	inue c	n back)			

NEBRASKA Good Life. Great Service.



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 recorded unless this statemen	it is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91	Mo. 6 Day 26 Yr. 2020 Mo. 6 Day 25 Yr. 2020							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) James R. Karr, PR of the Estate of Dorothy A. Karr	Grantee's Name (Buyer) Caitlin A. Crowe and Zachary H. Crowe							
Street or Other Mailing Address PO Box 146	Street or Other Mailing Address PO Box 115							
City State Zip Code Bladen NE 68928	City State Zip Code 68928							
Phone Number (402) 831-1351	Phone Number (402) 469-3512							
Email Address n/a	n/a							
7 Property Classification Number. Check one box in categories A and B. Check C								
) Property Type (C)							
✓ Improved ✓ Single Family ☐ Industrial [☐ Unimproved ☐ Multi-Family ☐ Agricultural [☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt							
8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee							
	neral Quit Claim Warranty							
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	losure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary Trust Partition Satisfaction of Contract Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)							
Yes Aunt or Uncle to Niece or Nephew Family Corp., I	Partnership, or LLC Self Other Other							
☐ Brothers and Sisters ☐ Grandparents	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.)							
\$79,500 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							
Yes No	of the agent or title company contact.) Yes Rhynalds A&R No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
207 N. Webster St. Bladen, NE 68928	Same as #6							
18a No address assigned 18b Vacant land								
20 Legal Description								
Lots Fifteen (15), Sixteen (16), Seventeen (17) and Bladen, Webster County, Nebraska	Eighteen (18), Block Four (4), Spence's Addition to							
21 If agricultural, list total number of acres	1 10							
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase?	nter dollar amount and attach itemized list.)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)								
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Caitlin A. Crowe or Zachary H. Crowe	n number Int and that it is, to the best of my knowledge and belief, true, complete, and (402) 469-3512							
Print or Type Name of Grantee or Authorized Representative	Phone Number Grantee 6/26/2020							
here Signature of Grantee or Authorized Representative	Title Date							
Register of Deed's Use O	nly For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 6 Day 29 Yr. 2020 \$180.00	BK2020, Pg 1758							
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

BK 2020, Pg 1758

State of Nebraska 355	\mathcal{L}
State of Nebraska Sss. County of Webster Entered on the	
the day and filed for record in the	
at the affice of said county inis of 1 day	
	NEDGAGICA DOGUESTITADIC
o'clock PM. Recorded in Book 2000	NEBRASKA DOCUMENTARY STAMP TAX
on Page (758 County Clerk	Date 6-29-2020
Deputy	\$_(80.50 By_A)
IndCompAssessorCarded	
mucomp	
(above space for re	ecorder's use)
Return to: Miller Abstract & Title Company, PO Box 10	
PERSONAL REPRESE	ENTATIVE'S DEED
T. D. IZ D D	CAL Total CD and A Your December
	of the Estate of Dorothy A. Karr, Deceased
GRANTOR, in consideration of One Dollar (\$1.0	,
from GRANTEE, Caitlin A. Crowe and Zachary	
and not as tenants in common, conveys to GRA	ANTEE, the following described real estate (as
defined in Neb. Rev. Stat. 76-201):	
Lots Fifteen (15), Sixteen (16), Seventeen (4), Spence's Addition to Bladen, Webster	- · ·
subject to easements, reservations, covenants and re	strictions of record.
GRANTOR covenants with GRANTEE that GRA	NTOR has legal nower and lawful authority to
convey the same.	TYTOK has logar power and lawfur administry to
.1	
Executed JUNE 25 th , 2020	_
	1- RX
	James R. Karr, Personal Representative
	,
STATE OF NEBRASKA)	
COUNTY OF KEARNEY)	
,	- He
The foregoing instrument was acknowledged before	From this $\frac{25}{}$ day of JUNE, 2020 by
James R. Karr, Personal Representative of the Estate	
	1/1/1/1
	Ken Williams
GENERAL NOTARY - State of Nebraska	Notary Public
(seal) KEVIN W. DAVIS My Comm. Exp. November 3, 2023	

Page 1 of 1 M10890

Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page		S	ale Date		School District Code													
91	202	20	1800		6/	30/2020	Base:	1-(0002	А	ffilia	liated:				Unified:					
Location	ш	Sale	Number	Us	eabil	ity & Code#			Parcel Number												
0001208	300		153		1		GeoCde	Tw	n Rn	g	Sect	Qrt	S	ubdiv	Area	ı B	lk	Parcel			
	Da	te of S	ale Assessed	Valt	ıé		4371				00	0	10	0020		0	01	00	00		
Land		Imp	provements	nts Total Date of Sale Property Classification Co								ı Cod	ode								
1	,535		115,22	20 116,755 Status Property Type Zoning Location						1 (City Size Pa			el Size							
Assessor Lo	cation:	RED	CLOUD (1	(RC) A) 1 B) 01 C) 1 D) 1							E)	6	6 F		2						
						Residentia				**************************************			C	ommer	cial						
	Mult	iple Im	provements:	Multi	ple, Im	provements.:			Multiple. Improvements.:												
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4.1.1.1.1	Constr	uction Date:	Const	ruction		07		Constr	uction	n Date	e :									
	-	<u> </u>	Floor:	Floor	Sq. Ft.				Floor	Sq. Ft	. :			_							
		Buildin	g Cost New:	Cost		222,2	65		Cost:									·			
Single Family	Style:		<u> </u>	Resi	dentia	l Condition: 3	5		Com	merc	ial O	ccupan	cy (ode:							
	☐ Mobile Home (10) ☐ Worn Out								Primary: Other1: Other2:												
(101) 🗆 One	e Story			(20) Badly Worn Commercial Construction Class:									i N								
(102) 🗆 Two	o Story			(30)	*	Average			(1)		Firep	roof Str	ructi	ıral Stee	l Frar	ne					
(103) 🗆 Spl	it Level			(40) 🗟 Good					(2) Reinforced Concrete Frame										_		
(104) 🗆 I I/	2 Story			(50)		Very Good			(3)		Masc	asonry Bearing Walls									
(111) 🗆 Bi-l	Level			(60)		Excellent		<u> </u>	(4)	□ .	Woo	d or Ste	el F	ramed I	Ext. W	rt. Walls					
(106) 🗆 Oth	ier								(5)		Meta	1 Frame	and	Walls							
Townhouse or	r Duplex	Style:	304	Resi	dentia	l Quality: 20	e y a sast	<u> </u>	(6) 🗆 Pole Frame												
(301) 🗆 One	e Story			(10)		Low	Cost Rank:						Condition:								
(302) 🗆 Two	o Story			(20) 🗷 Fair					(10)												
(307) 🗆 1 1/	2 Story			(30) Average				(20) Average (20) Badly Worn													
(308) 🗆 Spli	it Level			(40) □ Good					(30) Above Average (30) Average								<u> </u>				
(309) 🗆 2 1/2 Story				(50) U Very Good					(40) ☐ High (40) ☐ Good												
(304) 🗷 One				(60) Excellent					(50) □ Very Good (60) □ Excellent												
(305) 🗆 Two	o Story D	uplex) () () () () () () () () () ((60)	□ E2	ccelle	nt			
Assessor's	s Adjus	stmen	t to Sale P	rice	(+ o	r -) :				_		 .				·-			<u> </u>		
Assessor Co	mment	s and F	Reason for A	djus	ment														-		
JTWD																					
								_													
													-								
Comments 1	from		<u></u>	•				Com	ments:												
Comments	и ош				···																
	-	-													:-						

	_												•			-			1 . 7 .		
																(Contir	me on	back)		

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

153

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

FORM **521**

	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer Mo 6 _ Day _ 30 _ Yr 2020	Yr. 2020
WEBSTER - 91	Mo. 6 Day 30 Yr. 2020 Mo. 6 Day 30 6 Grantee's Name, Address, and Telephone (Please Print)	Yr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)	
FMH, L.L.C.	Joseph D. Stearns and Patricia L. Stearns	
Street or Other Mailing Address P O Box 291 City State Zip Code	Street or Other Mailing Address 17334 W State Farm R City State	Zip Code
Red Cloud NE 68970	Red Cloud Hershey NE 69	19368970
Phone Number 402-746-4650	Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes No
Email Address	Email Address	
N/A 7 Property Classification Number. Check one box in categories A and B. Check C i	n/a	
	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		
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir		
9 Was the property purchased as 10 Type of Transfer Distribution Forecl		Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to E	Beneficiary
Yes ✓ No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Expl	
V Yes No	✓ Yes	no interiord deer,
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
Yes Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self Other	
Brothers and Sisters Grandparents		
Ex-spouse Parents and Ci		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest ra	
\$105,000 16 Does this conveyance divide a current parcel of land?		nclude the name
☐ Yes ✓ No	of the agent or title company contact.) Yes GTA	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be	Sent
613 & 615 N Elm St Red Cloud, NE 68970	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
Lots Six (6), Seven (7), Eight (8), Nine (9) and the N	orth Half (N½) of Lot Ten (10), all in Block (One (1).
Smith and Moore 's Addition to Red Cloud, Webst		(1),
Similifiand Moore 3 Addition to Ned Glodd, Websit	or Gourny, Nebraska	
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	STATE OF STA	05,000.00
23 Was non-real property included in the purchase?	nter dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 ⁴ 1	05,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, a	ind
Joseph D. Stearns	402-640	-4854
Print or Type Name of Grantee or Authorized Representative	Phone	Number *
sign	No. of the control of	30/2020
nere /	Title Date	
Register of Deed's Use On		ept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 32 \ 25	28 Recording Data BK 2020 Pa 1800	
Mo. Le Day 30 Yr. 20 \$ 236.25	BKaoao, Pa 1800 Authorized by Neb. Rev. Stat. §§	76-214 77-1327(2)

BK 2020, tg 1802
State of Nebraska Sss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Ounce A.D., 20 20. at 3:21 o'clock P.M. Recorded in Book 2020 STAMP TAX Date 6-30-20 STAMP TAX DATE 6-
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970
JOINT TENANCY WARRANTY DEED
FMH, L.L.C., Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable
consideration received from Grantees, Joseph D. Stearns and Patricia L. Stearns, 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):
Lots Six (6), Seven (7), Eight (8), Nine (9) and the North Half (N½) of Lot Ten (10), all in Block One (1), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska
Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:
(1) are lawfully seised of such real estate and that it is free from encumbrances;
(2) have legal power and lawful authority to convey the same;
(3) warrant and will defend title to the real estate against the lawful claims of all persons.
Executed June 30, 2020.
FMH, L.L.C.
John F. McGuire, Member
STATE OF NEBRASKA)
) ss. COUNTY OF WEBSTER)
The foregoing instrument was acknowledged before me on June 30, 2020 by John F.

McGuire, Member and authorized signatory for FMH, L.L.C.

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

Notary Public

8/27/2021 My commission expires: _