

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1370	5/22/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000340300	126	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20065		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
5,770	268,180	273,950		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1971				Construction Date :				
Floor:				Floor Sq. Ft. : 2,392				Floor Sq. Ft. :				
Building Cost New:				Cost : 287,945				Cost :				
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from					Comments:							
(Continue on back)												

Real Estate Transfer Statement

126

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 05 Day 22 Yr. 2020	4 Date of Deed Mo. 05 Day 21 Yr. 2020
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jon A. Capps Sr. and Lori L. McCreight Street or Other Mailing Address 515 North Willson St. City Blue Hill State NE Zip Code 68930 Phone Number (214) 763-6328 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nicholas D. Lonowski Street or Other Mailing Address 522 North Willson St. City Blue Hill State NE Zip Code 68930 Phone Number 402-469-0711 Email Address N/A	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other
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9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
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11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other
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14 What is the current market value of the real property? \$255,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title <input type="checkbox"/> No
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18 Address of Property 522 North Willson St. Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same As No. 6 Above
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20 Legal Description
Lot 9, Donn's Addition to the Village, now City of Blue Hill, Webster County, Nebraska, EXCEPT the West 20 feet thereof deeded to the City of Blue Hill, Nebraska, for public street or alley, and EXCEPT that portion deeded to the state of Nebraska for road purposes.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	255,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	255,000.00

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Mike Boytas	Title Broker	Phone Number 402-463-4591
	Signature of Grantee or Authorized Representative <i>Mike Boytas</i>		Date 5-22-20

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 22 Yr. 2020	27 Value of Stamp or Exempt Number \$ 573.75	28 Recording Data BK2020, Pg 1370

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 22 day of May A.D., 2020, at 3:30 o'clock P.M. Recorded in Book 2220 on Page 1370
Lorise Petrich County Clerk
LD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-22-2020
\$ 573.75 By LD

Return to: Nicholas Lonowski, 522 N. Willson, Blue Hill, NE 68930

WARRANTY DEED

JON A. CAPPS SR. AND LORI L. MCCREIGHT, HUSBAND AND WIFE, Grantor, whether one or more,

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 defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

Lot 9, Donn's Addition to the Village, now City, of Blue Hill, Webster Country, Nebraska, EXCEPT the West 20 feet thereof deeded to the City of Blue Hill, Nebraska, for public street or alley, and EXCEPT that portion deeded to the state of Nebraska for road purposes.

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

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

Executed: May 21, 2020

[Signature]
Jon A. Capps Sr.

[Signature]
Lori L. McCreight

State of Nebraska

County of Adams

The foregoing instrument was acknowledged before me on May 21, 2020 by JON A. CAPPS SR. AND LORI L. MCCREIGHT, HUSBAND AND WIFE.

[Signature]
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1390	5/20/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001303800		127		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4135	4	9	7	1	00000		000	2840
Land		Improvements		Total		Date of Sale Property Classification Code								
44,085		139,100		183,185		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 3	E) 0	F) 7			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL								
3D						Roads								
4D1						Farm Sites		1.000				8,650		
4D						Home Sites		11.480				35,435		
						Recreation								
Dwellings				96,585		Other								
Outbuildings				42,515		Non-AG TOTAL		12.480				44,085		

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

Real Estate Transfer Statement

127

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 05 Day 20 Yr. 2020		Mo. 05 Day 11 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Rose Hill Farms, Inc.				Grantee's Name (Buyer) Matthew L. Spencer & Annette B. Spencer			
Street or Other Mailing Address 10085 N. 65th Street				Street or Other Mailing Address 1959 Road Z			
City Longmont		State CO		City Blue Hill		State NE	
		Zip Code 80503				Zip Code 68930	
Phone Number 303-818-6155				Phone Number 308-386-8213		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No _____

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

Yes No _____

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

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

14 What is the current market value of the real property? 14,500.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent Matthew & Annette Spencer 1959 Road Z Blue Hill, NE 68930	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description
see attached

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	14500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1450.00

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.

Mark A. Beck 402-463-4500
Phone Number

Print or Type Name of Grantee or Authorized Representative 05/20/2020
Date

Signature of Grantee or Authorized Representative Attorney Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 26 Yr. 20	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK 2020, Pg 1390

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

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 County, Nebraska, said tract being more particularly described as follows: Referring to the Northwest corner of said NE1/4, thence $N90^{\circ}00'00''E$ (assumed bearing) on the North line of said NE1/4 for a distance of 529.51 feet; thence $S02^{\circ}48'11''E$ for a distance of 420.79 feet to the Northeast corner of an existing tract as recorded in Book 2007, Page 781; thence $N89^{\circ}51'11''E$ on the North line of said tract for a distance of 130.00 feet to the Point of Beginning; thence $S25^{\circ}02'54''E$ on the East line of said tract, for a distance of 38.59 feet; thence $S10^{\circ}13'48''W$ on said East line, for a distance of 88.20 feet; thence $N87^{\circ}53'27''W$, on said East line, for a distance of 129.28 feet; thence $S00^{\circ}49'57''E$, on said East line, for a distance of 126.80 feet; thence $S89^{\circ}17'26''W$, on said East line, for a distance of 54.96 feet; thence $S00^{\circ}41'44''E$, on said East line, for a distance of 50.14 feet to the South line of said tract; thence $S89^{\circ}11'38''W$, on said South line, for a distance of 36.09 feet; thence $N71^{\circ}39'39''W$, on said South line for a distance of 88.65 feet; thence $S63^{\circ}27'25''E$, for a distance of 147.50 feet; thence $S07^{\circ}25'56''E$, for a distance of 282.50 feet; thence $S00^{\circ}31'37''E$ for a distance of 433.00 feet; thence $S89^{\circ}14'28''E$ for a distance of 358.50 feet; thence $N17^{\circ}21'28''E$ for a distance of 823.24 feet; thence $N70^{\circ}50'02''W$, for a distance of 192.00 feet; thence $N61^{\circ}55'40''W$, for a distance of 230.84 feet; thence $N43^{\circ}58'00''W$, for a distance of 130.00 feet to the Point of Beginning, containing 10.50 acres, more or less.

BK 2020, Pg 1390

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 26 day
of May A.D., 2020, at 11:42
o'clock A.M. Recorded in Book 2020
on Page 1390-1391
Laure Petrich County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-26-20
\$ 33.75 By AD

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 (NE1/4) of Section 7, Township 4 North, Range 9 West of the 6th P.M., Webster County, 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 S25°02'54"E on the East line of said tract, for a distance of 36.59 feet; thence S10°13'48"W on said East line, for a distance of 88.20 feet; thence N87°53'27"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 N71°39'39"W, on said South line for a distance of 88.65 feet; thence S63°27'25"E, for a distance of 147.50 feet; thence S07°25'56"E, for a distance of 282.50 feet; thence S00°31'37"E for a distance of 433.00 feet; thence S89°14'28"E for a distance of 358.50 feet; thence N17°21'28"E for a distance of 823.24 feet; thence N70°50'02"W, for a distance of 192.00 feet; thence N61°55'40"W, for a distance of 230.64 feet; thence N43°38'00"W, for a distance of 130.00 feet to the Point of Beginning, containing 10.50 acres, more or less.

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 11th day of May, 2020.

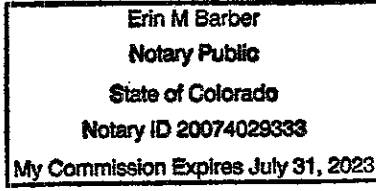
Rose Hill Farms, Inc.

By: Dennis P Jones
Dennis P. Jones, President

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me on this 11th day of May, 2020, by Dennis P. Jones, President of Rose Hill Farms, Inc., a Nebraska Corporation.

Erin M Barber
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1400	5/27/2020	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002001600	128	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	8	0	00000	1	000	9365
Land	Improvements	Total		Date of Sale Property Classification Code								
298,390		298,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:				
IRRIGATED 1A1				GRASSLAND 1G1	3.000	4,095						
1A				1G	35.000	47,775						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	78.000	182,130		Shelterbelt/Timber								
1D	4.000	9,340		Accretion								
2D1				Waste	6.000	1,080						
2D	15.000	29,400		Other								
3D1				AG LAND TOTAL	154.000	298,390						
3D				Roads	6.000							
4D1	13.000	24,570		Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	6.000							

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

(Continue on back)

Real Estate Transfer Statement

128

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>27</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>5</u> Day <u>21</u> Yr. <u>2020</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carol A. Engel as Trustee of the Carol A. Engel Trust under agreement Street or Other Mailing Address 706 Briarwood Ave City Hastings State NE Zip Code 68901 Phone Number n/a Email Address dwiebe@charter-title.net			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daren O. Niemeyer, Trustee of the Niemeyer Trust U/A dated January Street or Other Mailing Address 942 Road T City Bladen State NE Zip Code 68928 Phone Number 402-756-1016 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address dwiebe@charter-title.net		
--	--	--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$416,000.00

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

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

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

18 Address of Property
Webster Co., NE

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Daren O. Niemeyer, Trustee of the Niemeyer Trust U/A dated January 28, 2010
Same as #6

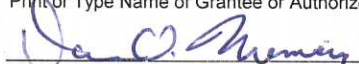
20 Legal Description
Tract 1: The East Half of the Northeast Quarter (E1/2NE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4) of Section 8, Township 3 North, Range 11, West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 160

22 Total purchase price, including any liabilities assumed	22	\$	416,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	416,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

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

Daren O. Niemeyer, Trustee of the Niemeyer Trust U/A dated January 28, 2010
 Print or Type Name of Grantee or Authorized Representative 402-756-1016
Phone Number


 Signature of Grantee or Authorized Representative Grantee or Authorized Representative
Title

Date May 27, 2020
 Date

sign
here

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>5</u> Day <u>28</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>936.⁰⁰</u>	28 Recording Data <u>BK2020, Pg 1400</u>
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BK2020, Pg 1400

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of May A.D., 2020, at 3:43 o'clock p^m. Recorded in Book 2020 on Page 1400-1403
Louise Petach County Clerk
28.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>5-28-2020</u>
\$ <u>936.00</u>	By <u>AD</u>

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]

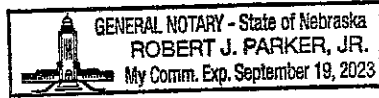
Dated May 21, 2020.

Carol A. Engel

CAROL A. ENGEL, Trustee of the Carol A. Engel Trust U/A dated August 24, 2017

STATE OF Nebraska)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on May 21, 2020, by Carol A. Engel, Trustee of the Carol A. Engel Trust U/A dated August 24, 2017.



[Signature]

NOTARY PUBLIC

BK0020, Pg 1402

EXHIBIT "A"

Legal Description

The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) 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.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1417	5/22/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000324100		129		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20030		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,550		148,085		151,635		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1981				Construction Date :						
Floor:				Floor Sq. Ft. : 1,228				Floor Sq. Ft. :						
Building Cost New:				Cost : 209,935				Cost :						
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; NAME CHANGE														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

129

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 05 Day 22 Yr. 2020	4 Date of Deed Mo. 05 Day 22 Yr. 2020
--------------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elizabeth Olson f/k/a Elizabeth Menke & Cale Olson Street or Other Mailing Address 905 W. York St.	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Elizabeth Olson Street or Other Mailing Address 905 W. York St.
--	--

City Blue Hill	State NE	Zip Code 68930	City Blue Hill	State NE	Zip Code 68930
Phone Number (402) 984-4740	Phone Number (402) 984-4740	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
Email Address N.A.		Email Address N.A.			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

Other (Explain) **Name Change**

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?
\$118,905

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

Yes No \$ _____ %

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

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

18 Address of Property
**905 W. York St.
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **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
Phone Number
05-22-2020
Date

Print or Type Name of Grantee or Authorized Representative
Danielle L. Kelley
Signature of Grantee or Authorized Representative
Escrow Closing Agent
Title

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 29 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2020 Pg 1417

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/29/20
\$ Ex05a By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of May A.D., 2020, at 04:00 o'clock PM. Recorded in Book 2020 on Page 1417

Lorise Petsch 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: May 22, 2020

Elizabeth Olson

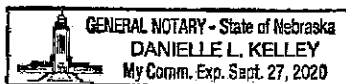
Elizabeth Olson F/K/A Elizabeth Menke

Cale Olson

Cale Olson

STATE OF NEBRASKA }
COUNTY OF ADAMS } ss

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



Danielle L. Kelley

Notary Public - *Danielle L. Kelley*
My Commission Expires: *Sept. 27, 2020*

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1442	5/29/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000119001		130		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10010		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
475		33,015		33,490		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
Residential						Commercial								
Multiple Improvements:			Multiple Improvements. :			Multiple Improvements. :			2					
Construction Date:			Construction Date :			Construction Date :			2013					
Floor:			Floor Sq. Ft. :			Floor Sq. Ft. :			980					
Building Cost New:			Cost :			Cost :			102,310					
Single Family Style:			Residential Condition:			Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary: 353			Other1: Other2:					
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class: 4								
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:			Residential Quality:			(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank: 20			Condition: 30					
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average			(20) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input checked="" type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD; BETWEEN PARENT & CHILD														
Comments from						Comments:								

(Continue on back)

Real Estate Transfer Statement

130

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 05 Day 29 Yr. 20	4 Date of Deed Mo. 05 Day 29 Yr. 20
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elwin L. and Gwen R. Lewis Street or Other Mailing Address 1082 DD Road City Lebanon State KS Zip Code 66952 Phone Number (785) 745-2602 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jared S. and Ashley A. Lewis Street or Other Mailing Address 1051 DD Road City Lebanon State KS Zip Code 66952 Phone Number (402) 746-2281 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$52,655

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

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

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

18 Address of Property
437 North Elm Street, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
The east One-half (E1/2) of the following described real estate; Lots Eight (8), Nine (9), Ten (10) and the South Nine Feet (9') of Lot Eleven (11) Block One (1), Williams Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____.

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

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

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

sign here **Jared S. Lewis** (402) 746-2281
Print or Type Name of Grantee or Authorized Representative Phone Number

Jared S. Lewis Grantee
Signature of Grantee or Authorized Representative Title

5/29/2020
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 1 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # Sa	28 Recording Data BK2020, Pg 1442

BK 2020, Pg 1442

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 1 day of June A.D., 2020, at 1:55 o'clock p.M. Recorded in Book 2020 on Page 1442
Arduo Retzch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-1-2020
\$ Exempt # 50 By AL

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

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
Elwin L. Lewis

Gwen R. Lewis
Gwen R. Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER)ss.

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

Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1464	5/22/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000325100	131	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20030		005	8590
Land	Improvements	Total		Date of Sale Property Classification Code								
4,035	186,625	190,660		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1902	Construction Date :
Floor:	Floor Sq. Ft. : 2,350	Floor Sq. Ft. :
Building Cost New:	Cost : 348,250	Cost :
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 50	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JFW	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

131

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>22</u> Yr. <u>20</u>	4 Date of Deed Mo. <u>5</u> Day <u>13</u> Yr. <u>20</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bernard E. Hajny and Desiree A. Hajny Street or Other Mailing Address P.O. Box 191 City Blue Hill State NE Zip Code 68930 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Travis J. Lowery and Sara E. Lowery Street or Other Mailing Address 601 S. Cherry St. City Blue Hill State NE Zip Code 68930 Phone Number 402-705-4279 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self	<input type="checkbox"/> Spouse	<input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other
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14 What is the current market value of the real property?
\$165,000

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

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

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

18 Address of Property
601 S. Cherry St., Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description
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.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$ 165,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 165,000.00

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

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

Travis J. Lowery

Print or Type Name of Grantee or Authorized Representative

402-705-4279
Phone Number

sign here

[Signature]
Signature of Grantee or Authorized Representative

Grantee

5-22-20
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>3</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>371.25</u>	28 Recording Data BK2020, Pg 1464

BK2020, Pg 1464

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 of June A.D., 2020, at 10:40 o'clock AM. Recorded in Book 2020 on Page 1464
Anne Halbert County Clerk
AS Deputy
Ind _____ Comp _____ Assessor _____ Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-3-2020
\$ 371.25 By AS

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 seized 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.

Executed: May 13th, 2020.

Bernard E. Hajny
BERNARD E. HAJNY

Desiree A. Hajny
DESIREE A. HAJNY

STATE OF NEBRASKA)
) SS:
COUNTY OF Adams)

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



Anne E. Halbert
Notary Public

My commission expires: July 12, 2023.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1489	5/28/2020	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000603300	132	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40005		006	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
450	15,810	16,260		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1890				Construction Date :				
Floor:				Floor Sq. Ft. : 755				Floor Sq. Ft. :				
Building Cost New:				Cost : 82,670				Cost :				
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from						Comments:						
(Continue on back)												

Real Estate Transfer Statement

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

132

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>28</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>5</u> Day <u>28</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James & Teresa Richardson Street or Other Mailing Address 1270 Rd 2000 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7118 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Douglas Pierce Street or Other Mailing Address 1705 K St City Franklin State NE Zip Code 68939 Phone Number (916) 201-5600 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**320 E Republican St
 Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

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

20 Legal Description
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 _____.

22 Total purchase price, including any liabilities assumed	22	\$ 10,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 10,000.00

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

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

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

David B. Garwood Attorney **5-27-2020**
 Signature of Grantee or Authorized Representative Title Date

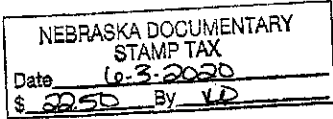
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>3</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <u>BK 2020, Pg 1489</u>

BX 2020, Pg 1489

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 of June A.D., 2020, at 2:25 o'clock P. M. Recorded in Book 2020 on Page 1489

Louise Patsch County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded



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.

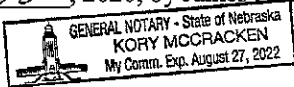
Executed May 28, 2020.

James A. Richardson
James A. Richardson

Teresa C. Richardson
Teresa C. Richardson

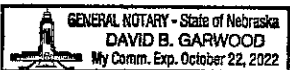
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 28, 2020, by James A. Richardson & Teresa C. Richardson, husband and wife.



Comm. expires 10-22-2022

David B. Garwood
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1683	6/16/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000301701	144	4	01	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
4,370	3,610	7,980		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 10	C) 4	D) 1	E) 6	F) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date :	Construction Date : 2006
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 125
Building Cost New:	Cost :	
Single Family Style:	Reside	
(100) <input type="checkbox"/> Mobile Home	(10)	Other2:
(101) <input type="checkbox"/> One Story	(20)	
(102) <input type="checkbox"/> Two Story	(30)	ne
(103) <input type="checkbox"/> Split Level	(40)	
(104) <input type="checkbox"/> 1 1/2 Story	(50)	
(111) <input type="checkbox"/> Bi-Level	(60)	alls
(106) <input type="checkbox"/> Other		
Townhouse or Duplex Style:	Reside	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/>	ion: 50
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/>	<input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/>	<input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/>	<input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/>	<input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/>	<input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		<input type="checkbox"/> Excellent

2020 - 16-72

143 Split

NOT DONE

Assessor's Adjustment to Sale Price (+/-)

Assessor Comments and Reason for Adjustment

LEASE; TOWER SPACE

Comments from

(Continue on back)

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1683	6/16/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000301701		144		4 01		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
4,370		3,610		7,980		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 10	C) 4	D) 1	E) 6	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date : 2006						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 135						
Building Cost New:				Cost :				Cost : 8,025						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 471 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 25		Condition: 50				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input checked="" type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input checked="" type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
LEASE; TOWER SPACE														
Comments from						Comments:								
(Continue on back)														

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;

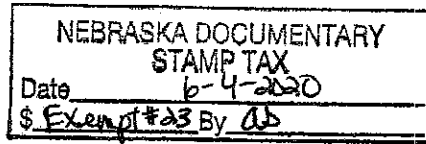
The West Half and the Southeast Quarter ($W\frac{1}{2} SE\frac{1}{4}$) of Section Thirty-One (31), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

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

Lorise Petsch County Clerk
Fee: \$148.00 By: AS Deputy
Electronically Recorded



After recording return to: The Nebraska Land Trust
3201 Pioneers Blvd., Suite 107
Lincoln, NE 68502

0284848 NT

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 3rd 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 EXHIBIT "A" (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.

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 assigns forever.

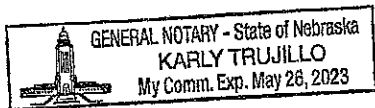
IN WITNESS WHEREOF, the Grantors and the Grantee have executed this Conservation Easement on the date and year first herein set forth.

By: [Signature] _____ 6-3-2020
Brandon Meyer, Owner Date

By: [Signature] _____ 6-3-2020
Kami Meyer, Owner Date

STATE OF NEBRASKA)
COUNTY OF Hall) ss.

The foregoing instrument was acknowledged before me on this 3rd day of June, 2020, by Brandon Meyer and Kami Meyer



[Signature]
NOTARY PUBLIC

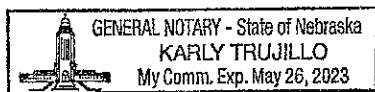
ACCEPTANCE

This Conservation Easement is hereby accepted by THE NEBRASKA LAND TRUST INCORPORATED, Grantee herein.

By: [Signature] _____ June 3, 2020
David S. Sands, Executive Director Date

STATE OF NEBRASKA)
COUNTY OF Hall) ss.


The foregoing instrument was acknowledged before me on this 3rd day of June, 2020, by David S. Sands, Executive Director of The Nebraska Land Trust Incorporated.



[Signature]
Notary Public

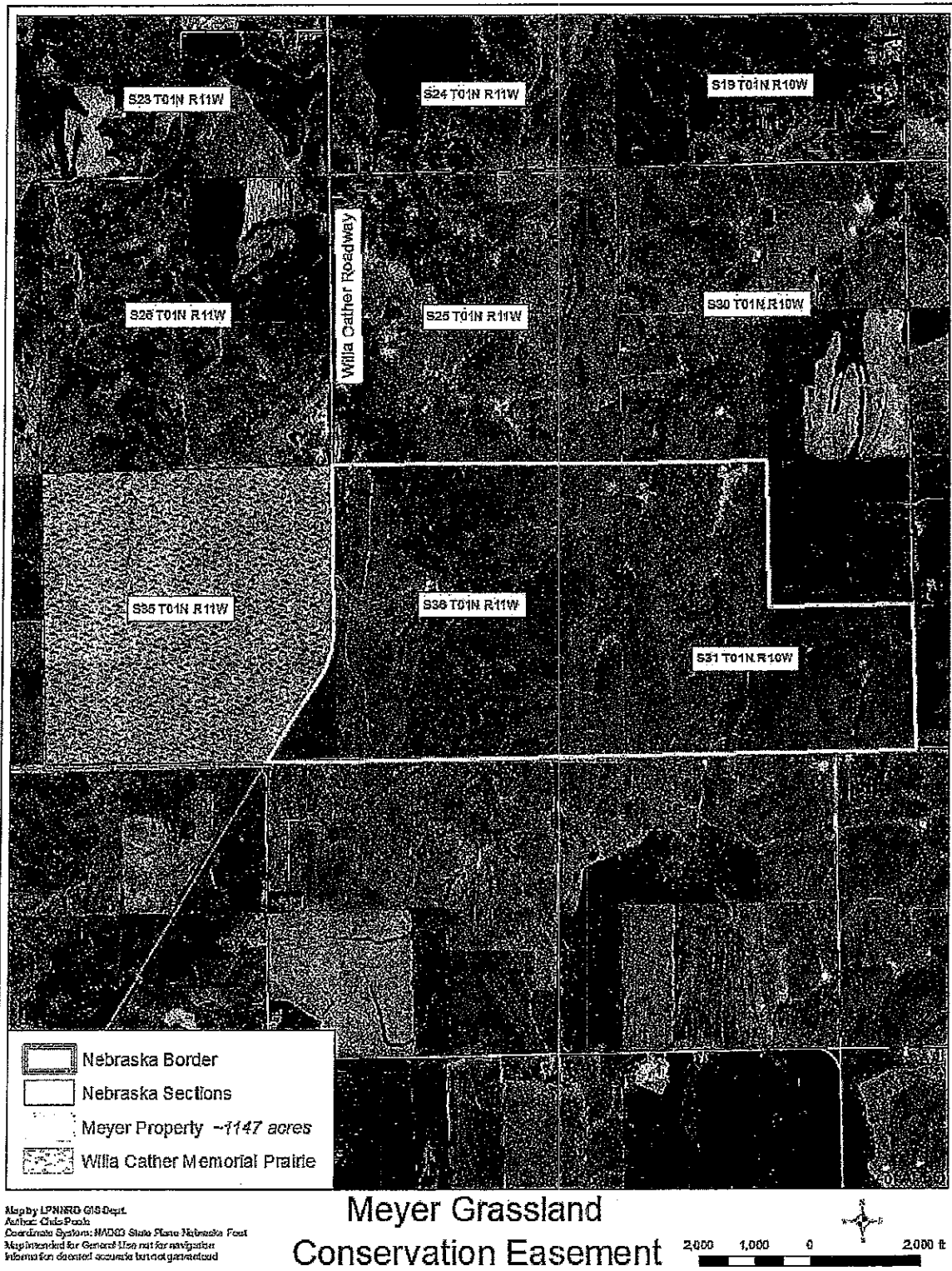
ACTION OF BOARD OF COMMISSIONERS OF
WEBSTER COUNTY, NEBRASKA

By Resolution duly adopted on the 7th day of April, 2020, the Board of Commissioners of Webster County, Nebraska, have found that in accordance with Neb. Rev. Stat. § 76-2112, this Conservation Easement, as to that portion of the property within the easement lying within its jurisdiction, is not "inconsistent with (a) a comprehensive plan for the area which had been officially adopted and was in force at the time of the conveyance, (b) any national, state, regional, or local program furthering conservation or preservation, or (c) any known proposal by a governmental body for use of the land."



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 (W $\frac{1}{2}$ SE $\frac{1}{4}$) 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.	Book	Page	Sale Date	School District Code										
91	2020	1525	6/4/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002010700		134		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	17	2	00000	1	000	9590		
Land		Improvements		Total		Date of Sale Property Classification Code								
249,050				249,050		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		94.000		128,310				
1A						1G								
2A1						2G1		24.000		32,760				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		22.000		51,370		Shelterbelt/Timber								
1D		14.000		32,690		Accretion								
2D1						Waste								
2D		2.000		3,920		Other								
3D1						AG LAND TOTAL		156.000		249,050				
3D						Roads		4.000						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		4.000						

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

(Continue on back)

Real Estate Transfer Statement

134

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

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

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

5 Grantor's Name, Address, and Telephone (Please Print) Kathleen M. Duval 6 Grantee's Name, Address, and Telephone (Please Print) Duval Farms, LLC

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property? \$208,000 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company?

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

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

Table with 2 columns: Item Number, Amount. Rows 22-24 showing purchase price and adjusted price.

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

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

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

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

BK2020, pg 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 June A.D., 2020, at 3:04
o'clock PM, Recorded in Book 2020
on Page 1525
Douise Petrich County Clerk
ID.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-4-2020
\$Exempt#30 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

Kathleen M Duval
Kathleen M. Duval

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.

Teresa L Theobald
Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1526	6/4/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002010700		135		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	17	2	00000	1	000	9590		
Land		Improvements		Total		Date of Sale Property Classification Code								
249,050				249,050		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	94.000		128,310				
	1A						1G							
	2A1						2G1	24.000		32,760				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	22.000		51,370		Shelterbelt/Timber								
	1D	14.000		32,690		Accretion								
	2D1					Waste								
	2D	2.000		3,920		Other								
	3D1					AG LAND TOTAL		156.000		249,050				
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 6 Day 4 Yr. 2020	4 Date of Deed Mo. 6 Day 4 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Duval Farms, L.L.C. Street or Other Mailing Address 474 Road Y City Bladen State NE Zip Code 68928 Phone Number 402-239-9747 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Troy Jones and Renae Jones Street or Other Mailing Address 890 Road S City Bladen State NE Zip Code 68928 Phone Number 402-756-1244 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$208,320

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
The Northwest Quarter (NW¼) of Section Seventeen (17), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$ 208,320.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 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.

sign here Renae Jones Print or Type Name of Grantee or Authorized Representative

Troy Jones Signature of Grantee or Authorized Representative

Grantee

402-756-1244 Phone Number

6-4-20 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 4 Yr. 2020	27 Value of Stamp or Exempt Number \$ 470.25	28 Recording Data BK2020 Pg 1526

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

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 4 day of June A.D., 20 20, at 3:07 o'clock PM. Recorded in Book 2020 on Page 1526-1527
Louise Petesch County Clerk
16th Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-4-2020
\$ 470.25 By AS

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 6th P.M., Webster County, Nebraska

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

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

Executed June 4, 2020.

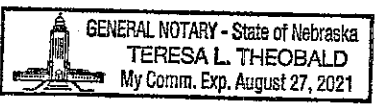
Duval Farms, L.L.C., a Nebraska limited liability company

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

James L. Duval
BY: James L. Duval, Member

STATE OF Nebraska)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on ~~May~~ ^{June 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.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2021

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on ~~May~~ ^{June 4}, 2020 by James L. Duval, Member of Duval Farms, L.L.C. , a Nebraska limited liability company.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2021

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2020	1536	5/29/2020	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000164800		136	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
1,365		97,885		99,250		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date : 1920				Construction Date :					
Floor:				Floor Sq. Ft. : 1,475				Floor Sq. Ft. :					
Building Cost New:				Cost : 195,845				Cost :					
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
SPECIAL WD													
Comments from						Comments:							
(Continue on back)													

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 5 Day 29 Yr. 2020	4 Date of Deed Mo. 5 Day 19 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wells Fargo Bank, N.A. Street or Other Mailing Address 1 Home Campus, MAC F2303-040 City Des Moines, IA State Zip Code		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Leah Lynne Deisley, Howard Allen Deisley Street or Other Mailing Address 326 N. Franklin St. City Red Cloud, NE 68970 State Zip Code	
Phone Number NA	Phone Number 402-469-1764	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$50,001.00

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

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

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

18 Address of Property
**326 N. Franklin St.
Red Cloud, NE 68970**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Leah Lynne Deisley, Howard Allen Deisley
326 N. Franklin St.
Red Cloud, NE 68970**

18a No address assigned 18b Vacant Land

20 Legal Description
Lots 17, 18, 19 and 20, Block 2, Platt's First Addition to the City of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$	50,001	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	50,001	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.

▶ Leah Lynne Deisley and Howard Allen Deisley
Print or Type Name of Grantee or Authorized Representative

402-469-1764
Phone Number

Howard Deisley
Signature of Grantee or Authorized Representative

Grantee or Authorized Representative
Title

May 29, 2020
Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 4 Yr. 2020	27 Value of Stamp or Exempt Number \$ 114.75	28 Recording Data BKadad, Pg 1536

BK2020, Pg 1536

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

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 June A.D., 2020 at 3:31 o'clock P.M. Recorded in Book 2020 on Page 1536-1537
Ronald Petrich County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-4-2020
\$ 114.75 By AD

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, to-wit;

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.

Dated this 19 May, 2020.

Wells Fargo Bank, N.A.

[Signature] 5-19-20

By: _____
Its: LINDSAY DORAN
Vice President, Loan Documentation

State of Iowa

County Dallas

On this 19 day of May, A.D., 2020, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

China Lem (Signature) (Stamp or Seal)
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1557	6/4/2020	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000611200		137		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487		00	0	40010		009	0000			
Land		Improvements		Total		Date of Sale Property Classification Code								
470				470		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 3					

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

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

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 06 Day 04 Yr. 2020		4 Date of Deed Mo. 06 Day 04 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Village of Guide Rock Street or Other Mailing Address PO Box 41 City Guide Rock State NE Zip Code 68942 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ron L. Sunday and Elizabeth R. Sunday Street or Other Mailing Address 150 W Washington Street City Guide Rock State NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$470

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

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

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

18 Address of Property
155 W Washington Street
Guide Rock, NE 68942

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

18a No address assigned 18b Vacant land

20 Legal Description
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 _____

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: Ron Sunday

Signature of Grantee or Authorized Representative: *[Signature]*

Attorney for Grantee

Title: _____

Phone Number: 402 621 0672

Date: 06/05/2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 5 Yr. 2020	27 Value of Stamp or Exempt Number \$ 2.35	28 Recording Data BK2020, Pg 1557

BK2020, pg 1557

State of Nebraska }
County of Webster } ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of June A.D., 2020, at 11:06 o'clock A.M. Recorded in Book 2020 on Page 1557
Guide Rock County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-5-2020
\$ 2.25 By AB

RETURN TO: John V. Hodge, Attorney, 155 S Main St/PO BOX 385, Nelson, NE 68961

QUITCLAIM DEED

VILLAGE OF GUIDE ROCK, WEBSTER COUNTY, NEBRASKA, a Municipal Corporation organized and existing under and by virtue of the laws of the State of Nebraska, GRANTOR, in consideration of ONE DOLLAR (\$1.00), receipt of which is hereby acknowledged, quitclaims and conveys to RON L. SUNDAY and ELIZABETH R. SUNDAY, Husband and Wife, GRANTEE, all of GRANTOR'S interest in the following described real estate (as defined in Nebraska Revised Statutes § 76-201) in Nuckolls County, Nebraska, to-wit:

Lot Sixteen (16), Seventeen (17), and Eighteen (18), Block Nine (9), Vance's Addition to Guide Rock, Webster County, Nebraska.

Executed: June 4, 2020.

Lisa Streit

Lisa Streit, Village Trustee

Lela Doughman

Lela Doughman, Village Trustee

Denny Smith

Denny Smith, Village Trustee

Gordon Schiermeyer

Gordon Schiermeyer, Village Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing Quitclaim Deed was acknowledged before me on June 4, 2020, by Lisa Streit, Village Trustee, Lela Doughman, Village Trustee, Denny Smith, Village Trustee, and Gordon Schiermeyer, Village Trustee, on behalf of the Village of Guide Rock, Webster County, Nebraska, a Nebraska Municipal Corporation.

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

John Voyle Hodge

Notary Public
John Voyle Hodge
Name
My commission expires: July 11, 2021

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1599	6/3/2020	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000603300		138		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40005		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
450		15,810		16,260		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 755	Floor Sq. Ft. :
Building Cost New:	Cost : 82,670	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

JTWD; BETWEEN PARENT & CHILD

Comments from

Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>03</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>06</u> Day <u>03</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Douglas Pierce Street or Other Mailing Address 1705 K St City Franklin State NE Zip Code 68939 Phone Number (916) 201-5600 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Douglas Pierce & Steven D. Pierce Street or Other Mailing Address 1705 K St City Franklin State NE Zip Code 68939 Phone Number (916) 201-5600 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**320 E Republican St
Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

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

20 Legal Description
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 _____.

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

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

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

sign here

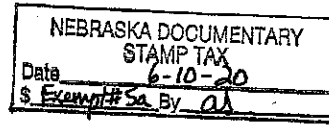
Print or Type Name of Grantee or Authorized Representative David B. Garwood	(402) 746-3613 Phone Number
Signature of Grantee or Authorized Representative 	Attorney 6-3-20 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>10</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK 2020, pg 1599</u>

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of June A.D., 2020, at 11:59 o'clock AM, Recorded in Book 2020 on Page 1599
Douglas Pierce County Clerk
10.00 Deputy
ind ___ Comp ___ Assessor ___ Carded ___



JOINT TENANCY WARRANTY DEED

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.

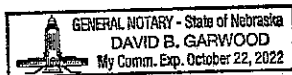
Executed June 3, 2020.

Douglas Pierce
Douglas Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 3, 2020, by Douglas Pierce, a single person.

Comm. expires 10-22-2022 David B. Garwood
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2020	1605	6/12/2020	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000123700		139	1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4371			00	0	10020		006	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
635	14,075	14,710			Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)					A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
					Residential				Commercial				
Multiple Improvements:			Multiple Improvements. :					Multiple Improvements. :					
Construction Date:			Construction Date : 1890					Construction Date :					
Floor:			Floor Sq. Ft. : 748					Floor Sq. Ft. :					
Building Cost New:			Cost : 75,580					Cost :					
Single Family Style: 101			Residential Condition: 20					Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out					Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn					Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:			Residential Quality: 20					(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low					Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story			(20) <input checked="" type="checkbox"/> Fair					(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average					(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
QCD													
Comments from						Comments:							
(Continue on back)													

Real Estate Transfer Statement

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

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

1 County Name Webster		2 County Number Select County & County Number 95		3 Date of Sale/Transfer Mo. 6 Day 12 Yr 2020		4 Date of Deed Mo. 6 Day 12 Yr 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Teresa J Denney Street or Other Mailing Address 209 14th Ave City Franklin NE State 68937 Zip Code Phone Number 307-331-1953 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sheila Peterson and Daniel Peterson Jr. Street or Other Mailing Address 741 N Elm City Red Cloud NE State 68970 Zip Code Phone Number 308-380-6125 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 14,710

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

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

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

18 Address of Property
**741 N Elm
Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Sheila Peterson and Daniel Peterson Jr
741 N Elm
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

20 Legal Description
**Lots 2 (two) and 3 (three) Block 6 (six)
Smith and Moore's Addition to
Red Cloud City, Webster County, Nebraska**

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	17,500.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	200.00 Electric Kitchen Range
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	17,300.00

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.

Sheila Peterson and Daniel Peterson Jr
Print or Type Name of Grantee or Authorized Representative

308-380-6125
Phone Number

Sheila Peterson Daniel Peterson Jr
Signature of Grantee or Authorized Representative Title

6-12-2020
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 12 Yr 2020	27 Value of Stamp or Exempt Number \$ 40.50	28 Recording Data BK-2020, Pg 1605

Prepared By

Name: Teresa J Denney
Address: 209 14th Ave
Franklin
State: NE Zip Code: 68939

After Recording Return To Peterson
Sheila Derickson and
Name: Daniel Peterson Jr.
Address: 741 N Elm
Red Cloud
State: NE Zip Code: 68970

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-12-2020
\$ 40.50 By ds

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 12 day
of June A.D., 2020 at 3:06
o'clock P.M. Recorded in Book 2020
on Page 165-166
Joseph Patach County Clerk
16.45 Deputy
Ind Comp Assessor Carded

Space Above This Line for Recorder's Use

NEBRASKA QUIT CLAIM DEED

STATE OF NEBRASKA
COUNTY OF Webster

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Seventeen thousand, three hundred (\$ 17,300) in hand paid to Teresa J Denney, a Married Woman, residing at 209 14th Ave, County of Franklin, City of Franklin, State of Nebraska (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Sheila and Daniel Peterson Jr. a married couple, residing at 741 N Elm, County of Webster, City of Red Cloud, State of Nebraska (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Webster, Nebraska to-wit:

Lots 2 (two) and 3 (three) Block 6 (six)
Smith and Moore's Addition to
Red Cloud City, Webster County, Nebraska

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, 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.

Teresa Denney

Grantor's Signature

Teresa J Denney

Grantor's Name

209 14th Ave

Address

Franklin NE 68939

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

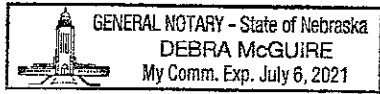
STATE OF NEBRASKA)

COUNTY OF Franklin)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Denney 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 June, 2020.

Debra McGuire
Notary Public



My Commission Expires: July 6, 2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1610	6/5/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002107300		140		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	5	0	00000	1	000	0100		
Land		Improvements		Total		Date of Sale Property Classification Code								
549,575		11,615		561,190		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	108.200		408,995		GRASSLAND 1G1								
	1A					1G								
	2A1	1.000		3,780		2G1								
	2A					2G								
	3A1					3G1								
	3A					3G								
	4A1	28.000		101,640		4G1								
	4A					4G								
DRYLAND	1D1					Shelterbelt/Timber								
	1D	4.000		9,340		Accretion								
	2D1	3.000		6,315		Waste		7.800		1,405				
	2D					Other								
	3D1					AG LAND TOTAL		157.000		540,925				
	3D					Roads		4.000						
	4D1	3.000		5,670		Farm Sites		1.000		8,650				
	4D	2.000		3,780		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			11,615		Non-AG TOTAL		5.000		8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; COURT DECREE TAKING HOLLY L TIMM'S 18.52% INT	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 6 Day 5 Yr. 2020 4 Date of Deed Mo. 6 Day 5 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Chad R. Timm and Traci L. Olson, PR Estate Holly L. Timm Rodney W. Timm

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Mobile Home

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

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

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

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

14 What is the current market value of the real property? \$40,000 15 Was the mortgage assumed? Yes No \$ %

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

18 Address of Property Ag Land 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee 18a No address assigned 18b Vacant land

20 Legal Description All interest in the East Half of the North Half (E 1/2 N 1/2) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 140 +/-

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Teresa Theobald (402) 746-2246 Title Ins. Agent 6/15/2020

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Mo. 6 Day 15 Yr. 2020 27 Value of Stamp or Exempt Number \$ Exempt #12 28 Recording Data PL 2020, Pg 1610

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-15-20
\$ Exempt # 12 By KO

BK 2020, Pg 1610
State of Nebraska }
County of Webster } ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of June A.D., 2020, at 2:12
o'clock P M. Recorded in Book 2020
on Page 1610
Louise Petch County Clerk
10.00 KO Deputy
Ind Comp Assessor 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):

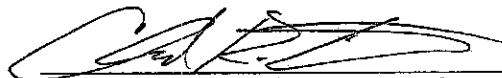
All of the estate's interest in an 18.52% interest of the East Half of the North Half (E1/2N1/2) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County Nebraska.

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

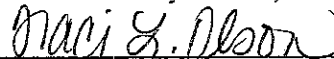
This instrument also conveys to GRANTEE the option held by the Estate of Holly L. Timm.

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

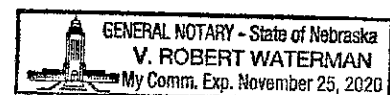
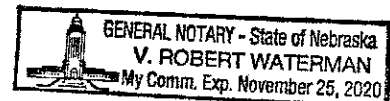
The foregoing instrument was acknowledged before me on June 5, 2020, by Chad R. Timm, Personal Co-Representative of the Estate of Holly L. Timm, Deceased.


Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF ~~HALL~~ Adams

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


Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1654	6/8/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002008600		141		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	9	0	00000	1	000	9415
Land		Improvements		Total		Date of Sale Property Classification Code								
346,940				346,940		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	121.000		165,165				
	1A						1G	8.000		10,920				
	2A1						2G1	71.000		96,915				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	26.000		60,710		Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		233.000		346,940				
	3D					Roads		7.000						
	4D1	7.000		13,230		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		7.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD; INCLUDES PARCEL #20089	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>08</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>06</u> Day <u>08</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dianne M. Danehey, Ttee - Lewis Family Trust Street or Other Mailing Address 14065 W Silverlake Rd City Bladen State NE Zip Code 68928 Phone Number (402) 984-5136 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kurt S. Lewis Street or Other Mailing Address 3120 S Glencoe Street City Denver State CO Zip Code 80222 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$420,000

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

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

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

18 Address of Property
 Rural Property
 Webster County, NE

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

18a No address assigned 18b Vacant land

20 Legal Description
 The East Half of the Northeast Quarter (E1/2NE1/4) of Section Nine (9), and the Northwest Quarter (NW1/4) of Section Ten (10), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 240 +/-

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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

sign here **David B. Garwood** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney **6-17-20**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>18</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BK 2020, Pg 1654</u>

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

BK 2020, Pg 1654

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 18 day of June A.D., 2020 at 8:08 o'clock A.M. Recorded in Book 2620 on Page 1654-1656
Debbie Petrich County Clerk
22.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-18-2020
\$Exempt By DS

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 (E½NE¼) of Section Nine (9), and the Northwest Quarter (NW¼) 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.

Executed June 8, 2020.

Dianne M. Danehey, Trustee
Dianne M. Danehey, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on June 8, 2020, by Dianne M. Danehey, Trustee of the Lewis Family Trust Trust.

Comm. expires 10-22-2022 David B. Garwood
Notary Public



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

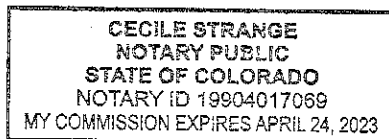
Dated February 17th, 2020



Kurt S. Lewis, Trustee

STATE OF COLORADO, COUNTY OF Denver) ss.

Subscribed, sworn to and acknowledged before me by Kurt S. Lewis, Trustee of the Lewis Family Trust, on February 19th, 2020.


Notary Public

20202110
BK2020, Pg 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

Cnty No.	Book	Page	Sale Date		School District Code								
91	2020	1665	6/18/2020		Base: 91-0074		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
001715300		142	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4133	4	10	26	1	00000	1	000	7015
Land	Improvements		Total		Date of Sale Property Classification Code								
658,275	120,595		778,870		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1	129.580		176,875					
	1A					1G	39.110		53,385				
	2A1					2G1	25.000		34,125				
	2A					2G	53.000		72,345				
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND 1D1	28.290		66,055		Shelterbelt/Timber								
	1D	65.890	153,850		Accretion								
	2D1				Waste	5.200		935					
	2D	6.540	12,820		Other								
	3D1	12.580	24,655		AG LAND TOTAL	383.790		630,200					
	3D				Roads	5.960							
	4D1	5.270	9,960		Farm Sites	2.000		13,075					
	4D	13.330	25,195		Home Sites	1.000		15,000					
					Recreation								
	Dwellings		20,645		Other	4.000							
	Outbuildings		99,950		Non-AG TOTAL	12.960		28,075					

Assessor's Adjustment to Sale Price (+ or -):					Total Recapture Value:				
Assessor Comments and Reason for Adjustment:									
WD; TRANSFER PROPERTY INTO A REVOCABLE TRUST; INCLUDES PARCEL #17178									
Comments from					Comments:				

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 06 Day 18 Yr. 2020		Mo. 06 Day 18 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Ronald E. Bolte				Grantee's Name (Buyer) 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			
City Blue Hill		State NE		Zip Code 68930		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number (402) 756-2107		Email Address		Phone Number (402) 756-2107		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

2073 Rd 1800
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

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

20 Legal Description

see attached

21 If agricultural, list total number of acres _____.

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19.

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

sign here

Kory J. McCracken (402) 746-3613

Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Attorney Title Date 6/18/20

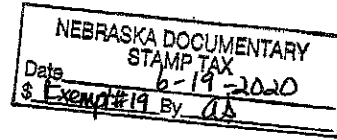
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 6 Day 19 Yr. 2020	\$ Exempt # 19	BK 2020, Pg 1665	

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

The Northeast Quarter (NE $\frac{1}{4}$) 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 (NE $\frac{1}{4}$) and the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-three (33), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of JUNE A.D., 20 20, at 11:54 o'clock A M., Recorded in Book 2020 on Page 1665
Louise Petroch County Clerk
10.00 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 18, 2020.

Ronald E. Bolte
Ronald E. Bolte

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 18, 2020, by Ronald E. Bolte, a single person.

Comm. expires _____

[Signature]
Notary Public

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

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

1 County Name Webster, 2 County Number 91, 3 Date of Sale/Transfer Mo. 6 Day 3 Yr. 2020, 4 Date of Deed Mo. 6 Day 3 Yr. 2020, 5 Grantor's Name Brandon Meyer and Kami Meyer, 6 Grantee's Name The Nebraska Land Trust Incorporated, a Nebraska non-profit corporation, 7 Property Classification Number, 8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 11 Was ownership transferred in full?, 13 Was the transfer between relatives?, 14 What is the current market value of the property \$318,000.00, 16 Does this conveyance divide a current interest?, 18 Address of Property, 18a No address assigned, 18b, 20 Legal Description See Attached Exhibit "A", 21 If agricultural, list total number of acres, 22 Total purchase price, including any taxes, 23 Was non-real property included in this purchase?, 24 Adjusted purchase price paid for real property, 25 If this transfer is exempt from the deed recording tax, Under penalties of law, correct, and that I am duly aware of this, David S. Sands, Signature of Grantee or Authorized Agent, (402) 438-5263, June 3, 2020

No sales worksheet as this is easement. No form 521 should have been done.

7 Sheriff, 7 Trust/Trustee, 7 Warranty, 7 Mobile Trust, 7 Transfer on Death, 7 Trustee to Beneficiary, 7 Other (Explain), 7 Other, 7 Step-child, 7 state the amount and interest rate., 7 agent or a title company? (If Yes, include the name of the agent or company), 7 Yes Nebraska Title, 7 No, 7 Tax Statement Should be Sent, 7 year

Table with 3 columns: Item Number, Amount, and Description. Row 22: \$ 318,000.00. Row 23: \$. Row 24: \$ 318,000.00.

Under penalties of law, correct, and that I am duly aware of this, David S. Sands, Signature of Grantee or Authorized Agent

sign here

Register of Deeds' Use Only For Dept. Use Only

26 Date Deed Recorded Mo. 6 Day 4 Yr. 2020, 27 Value of Stamp or Exempt Number \$ Exempt # 23, 28 Recording Data BK 2020, Pg 1495

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

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

1 County Name Webster, 2 County Number 91, 3 Date of Sale/Transfer Mo. 6 Day 3 Yr. 2020, 4 Date of Deed Mo. 6 Day 3 Yr. 2020, 5 Grantor's Name, Address, and Telephone (Please Print) Brandon Meyer and Kami Meyer, 6 Grantee's Name, Address, and Telephone (Please Print) The Nebraska Land Trust Incorporated, a Nebraska non-profit corporation, 3201 Pioneers Boulevard, Suite 107, Lincoln, NE 68502, Phone Number (402) 438-5263, Is the grantee a 501(c)(3) organization? Yes, If Yes, is the grantee a 509(a) foundation? No, Email Address N/A

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

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

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

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

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

14 What is the current market value of the real property? \$318,000.00, 15 Was the mortgage assumed? No

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

18 Address of Property, 19 Name and Address of Person to Whom Tax Statement Should be Sent: Brandon Meyer and Kami Meyer, 1459 Road AA, Blue Hill NE 68930, 18a No address assigned, 18b Vacant Land

20 Legal Description: See Attached Exhibit "A", 21 If agricultural, list total number of acres

Table with 3 columns: Item Number, Description, Amount. Row 22: Total purchase price, including any liabilities assumed, \$318,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate, \$318,000.00. Row 25: If this transfer is exempt from the documentary stamp tax, list the exemption number 23.

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

sign here

David S. Sands, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative

Executive Director, Title

(402) 438-5263, Phone Number

June 3, 2020, Date

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded: Mo. 6 Day 4 Yr. 2020, 27 Value of Stamp or Exempt Number: \$ Exempt # 23, 28 Recording Data: BK 2020, Pg 1495

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 6 Day 16 Yr. 20	4 Date of Deed Mo. 6 Day 16 Yr. 20
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Industrial Tower West, LLC Street or Other Mailing Address 1224 W Platte Ave. City Fort Morgan State CO Zip Code 80701		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) New Cingular Wireless PCS, LLC Street or Other Mailing Address 1025 Lenox Park Blvd City Atlanta State GA Zip Code 30319	
Phone Number (970) 542-3199		Phone Number 952.250.0813	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Single Family	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Agricultural	
	<input type="checkbox"/> Commercial	
	<input type="checkbox"/> Recreational	

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$5,185

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

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

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

18 Address of Property
**306 N. W Railway Street
Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Mountain Tower & Land, LLC
1224 W Platte Ave.
Fort Morgan, CO 80701**

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 22

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

sign here

Kristan Kesler
Print or Type Name of Grantee or Authorized Representative

Kesler
Signature of Grantee or Authorized Representative

of Estate & Construction Manager
Title

952.250.0813
Phone Number

6/16/2020
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 22 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt # 22	28 Recording Data BK 2020, pg 1483

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

EXHIBIT A – LEGAL DESCRIPTION

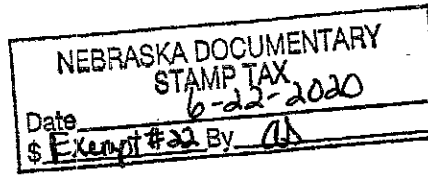
Tower and ground space as more particularly defined in the Master Service Agreement between the parties, which is located on the following described real estate:

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

BK 2020, Pg 1683

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 22 day of June A.D., 20 20, at 12:50 o'clock P.M. Recorded in Book 2020 on Page 1683-1686
Carrie Petch County Clerk
40.00 10 Deputy
Ind Comp Assessor Carded



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 June, 2020

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

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.

WITNESS the due execution hereof.

LANDLORD:
Industrial Tower West, LLC

(SEAL)

Attest: Amanda Dunn By: [Signature]

Name: Amanda Dunn Name: Jon Becker
Title: Legal Assistant Title: President

Date: 6.10.2020 Date: 6.10.2020

TENANT:

New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

(SEAL)

Attest: Kathy Lenors By: [Signature]

Name: Kathy Lenors Name: Kristan Kesler
Title: Lease Admin Title: Real Estate & Construction Manager

Date: 6/16/2020 Date: 6/16/2020

BK 2020, Pg 1686

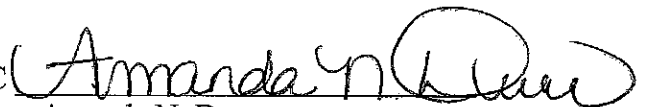
STATE OF COLORADO :
: SS
COUNTY OF MORGAN :

On this, the 10th 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: 3/20/2021

NOTARY PUBLIC


Amanda N. Dunn

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

BK2020, Pg 1687

STATE OF MINNESOTA :
: SS
COUNTY OF RAMSEY :

On this, the 16 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.

My commission expires: 11/31/2021

NOTARY PUBLIC Kathy L. Leners
Kathy L. Leners



BK 2020, 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

Cnty No.	Book	Page	Sale Date		School District Code								
91	2020	1698	6/16/2020		Base: 01-0123		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
002008800		145	4	04	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4245	3	11	10	0	00000	1	000	0000
Land	Improvements		Total		Date of Sale Property Classification Code								
271,305	1,830		273,135		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1	67.130		91,635					
1A					1G	8.390		11,450					
2A1					2G1	11.440		15,615					
2A					2G								
3A1					3G1	0.220		300					
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1	20.710		48,360		Shelterbelt/Timber								
1D	17.370		40,560		Accretion								
2D1					Waste	2.250		405					
2D	16.270		31,890		Other								
3D1	10.340		20,265		AG LAND TOTAL	155.270		262,655					
3D					Roads	3.990							
4D1	0.090		170		Farm Sites	1.000		8,650					
4D	1.060		2,005		Home Sites								
					Recreation								
Dwellings					Other								
Outbuildings			1,830		Non-AG TOTAL	4.990		8,650					

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

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

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

1 County Name 2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>16</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>06</u> Day <u>16</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles B. Pavaiva Street or Other Mailing Address PO Box 508 City Blue Hill State Ne Zip Code 68930 Phone Number			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James L. Cronin, Deborah L. Palanza & Crystal C. Strasburg Street or Other Mailing Address 1564 Meadowside Dr. City St. Louis State MO Zip Code 63146 Phone Number (314) 994-0577 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Email Address			Email Address j.cronin@hawkds.com		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$268,715

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

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

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

18 Address of Property
1061 Road T
Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
James L. Cronin
1564 Meadowside Dr.
St. Louis, MO 63146

18a No address assigned 18b Vacant land

20 Legal Description
Northeast Quarter (NE1/4), Section Ten (10), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	000
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	000

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 3

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

Andrew J. Huber (402) 397-7300
Print or Type Name of Grantee or Authorized Representative Phone Number

Andrew J. Huber Attorney 06/22/2020
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <u>BK 2020, Pg 1698</u>

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/23/20
\$ 2.25 By AS

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 23 day of June A.D., 2020, at 03:48 o'clock PM. Recorded in Book 2020 on Page 1698

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

Please Return to: Daniel C. Pauley, Lamson Dugan & Murray LLP, 10306 Regency Parkway Drive, Omaha, NE 68114

SPACE ABOVE THIS LINE FOR RECORDER

QUITCLAIM DEED

CHARLES B. PAVELVA, an individual, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from JAMES L. CRONIN, JR., an Individual, DEBORAH L. PALANZA, an Individual and CRYSTAL C. STRASBURG, an Individual, hereinafter GRANTEE, hereby quitclaims and conveys to GRANTEE the following described real estate situated in Webster County, Nebraska:

Northeast Quarter (NE1/4), Section Ten (10), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

TOGETHER with all and singular the hereditaments and appurtenances belonging to such real estate; TO HAVE AND TO HOLD such real estate unto Grantee, and its successors and assigns, forever.

This conveyance is exempt from Documentary Stamp Tax under Neb. Rev. Stat. § 76-902(3).

Dated this 16th day of June, 2020.

GRANTOR:

Charles B. Pavelka

CHARLES B. PAVELKA

STATE OF NEBRASKA)
)ss.
COUNTY OF Adams)

On this 16th day of June, 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Charles B. Pavelka, Grantor.

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

Trenton L. Halbmaier
Notary Public

LDM #710125

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1701	6/24/2020	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000603200		146		4 04		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40005		006	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
455		7,660		8,115		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1930				Construction Date :						
Floor:				Floor Sq. Ft. : 840				Floor Sq. Ft. :						
Building Cost New:				Cost : 94,900				Cost :						
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
SHERIFF'S DEED														
Comments from							Comments:							
(Continue on back)														

Real Estate Transfer Statement 146

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

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

1 County Name Webster		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. 6 Day 24 Yr. 20		4 Date of Deed Mo. 5 Day 7 Yr. 20	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) DUSTY JESSIE WUFF			
Street or Other Mailing Address 621 N Cedar				Street or Other Mailing Address 505 N. CRESTMOUNT ST.			
City Red Cloud		State NE		City Red Cloud		State NE	
Zip Code 68970		Phone Number 402-984-2552		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No **going to be empty lot**

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

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

14 What is the current market value of the real property?
\$5530 - Assessed Value

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

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

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

18 Address of Property
**330 East Republican Street
 Guide Rock**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as section 10p

20 Legal Description
**1/2 lot 15 + All 16 + 17 + N 1/2 18 Block 6 Guide Rock
 Original Town**

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 10 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 0 00

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

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

sign here

Dusty Jessie Wuff
 Print or Type Name of Grantee or Authorized Representative

 Signature of Grantee or Authorized Representative

 Title

 Phone Number

 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 24 Yr. 2020	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2020 Pg 1701

BK 2020, pg 1701

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 24 day of June A.D., 2020, at 1:02 o'clock PM. Recorded in Book 2020 on Page 1701-1702
Laurie Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-24-2020
\$ Exempt # 2 By AD

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:

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

IN WITNESS WHEREOF, I have, as Webster County, Nebraska, Sheriff, hereunto set my hand this 7 day of May, 2020.

Troy R Schmitz
TROY R. SCHMITZ
Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On the 7th day of May, 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.

(seal)

Abbey King Deputy
Clerk of Webster County District Court

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1703	6/25/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002107300		147		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	5	0	00000	1	000	0100		
Land		Improvements		Total		Date of Sale Property Classification Code								
549,575		11,615		561,190		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	108.200		408,995		GRASSLAND		1G1						
	1A							1G						
	2A1	1.000		3,780				2G1						
	2A							2G						
	3A1							3G1						
	3A							3G						
	4A1	28.000		101,640				4G1						
	4A							4G						
DRYLAND	1D1					Shelterbelt/Timber								
	1D	4.000		9,340		Accretion								
	2D1	3.000		6,315		Waste		7.800		1,405				
	2D					Other								
	3D1					AG LAND TOTAL		157.000		540,925				
	3D					Roads		4.000						
	4D1	3.000		5,670		Farm Sites		1.000		8,650				
	4D	2.000		3,780		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			11,615		Non-AG TOTAL		5.000		8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; COURT DECREE TRANSFERRING ALL INTEREST TO RODNEY TIMM	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>25</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>6</u> Day <u>17</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James L. Soucek and Joan F. Soucek Street or Other Mailing Address 5645 N Baltimore Ave City Hastings State NE Zip Code 68901 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney W. Timm Street or Other Mailing Address 200 West J Street City Hastings State NE Zip Code 68901 Phone Number (402) 461-8869 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$40,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
All of the Grantors interest in 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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

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

sign here Teresa Theobald
Print or Type Name of Grantee or Authorized Representative

Teresa Theobald
Signature of Grantee or Authorized Representative

Title Ins. Agent
Title

(402) 746-2246
Phone Number

6/25/2020
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>25</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ Exempt # 12	28 Recording Data BK 2020, Pg 1703

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

BK 2020, pg 1783

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 25 day of June A.D., 2020, at 9:04 o'clock A.M. Recorded in Book 2020 on Page 1783
Louise Peterson County Clerk
D.D. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>6-25-2020</u>
\$ Exempt #	<u>12</u> By <u>AD</u>

Return to:
Galen E. Stehlik
P.O. Box 400
Grand Island, NE 68802-0400


QUITCLAIM DEED


James L. Soucek and Joan E. Soucek, husband and wife, GRANTORS, do hereby quitclaim, grant, bargain, sell and confirm unto Rodney W. Timm, GRANTEE, all their interest in and to the following described property:

All of the GRANTORS interest in the East Half of the North Half (E1/2N1/2) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County Nebraska.

This conveyance will release any life estate interest of Grantors.

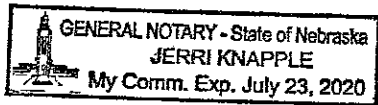
DATED this 17 day of June 2020.


James L. Soucek


Joan E. Soucek

STATE OF NEBRASKA)
) ss
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on this 17 day of June 2020, by James L. Soucek and Joan E. Soucek, husband and wife.




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1707	6/26/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000342000		148		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				00	0	20070		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
4,140		38,970		43,110		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1979	Construction Date :
Floor:	Floor Sq. Ft. : 1,540	Floor Sq. Ft. :
Building Cost New:	Cost : 160,830	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>26</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>06</u> Day <u>25</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew & Melissa Schrawyer Street or Other Mailing Address 1114 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey C. & Danielle N. Mohlman Street or Other Mailing Address 709 S Liberty St City Blue Hill State NE Zip Code 68930 Phone Number			
Email Address				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address							

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
705 S Liberty St
Blue Hill, NE 68930

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

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

20 Legal Description
see attached

21 If agricultural, list total number of acres 0

22 Total purchase price, including any liabilities assumed	22	\$ 55,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 55,000.00

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

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

sign here

Kory J. McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney
Signature of Grantee or Authorized Representative Title Date 6/26/2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>06</u> Day <u>26</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>123.75</u>	28 Recording Data <u>BK 2020, Pg 1707</u>

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

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 }

BL 2020, Pg 1707

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of June A.D., 2020, at 9:30 o'clock A.M. Recorded in Book 2650 on Page 1707-1711
Louise Patch County Clerk
3400 LO Deputy
Ind. / Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-26-2020
\$ 133.75 By LO

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. Schrawyer
Matthew D. Schrawyer

Melissa M. Schrawyer
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 _____

Kory McCracken
Notary Public

BK 2020, Pg 1708

JAN 13 2020

NEBRASKA
DEPARTMENT OF MOTOR VEHICLES

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.

Mobile Home Owner #1 Name <u>Matthew D Schrawyey</u> Address <u>705 S Liberty St</u> City, State Zip <u>Blue Hill, NE 68930</u>	Mobile Home Owner #2 Name <u>Melissa M Schrawyey f/k/a Melissa M Ryan</u> Address <u>705 S Liberty St</u> City, State Zip <u>Blue Hill, NE 68930</u>
Attach additional Affidavit(s) if more than 2 owners.	
<input checked="" type="checkbox"/> Owner of real estate <input type="checkbox"/> Leasing real estate	

Mobile Home Description: Year <u>1979</u> Make <u>Bonnavilla</u> Model <u>XXXX</u>
Vehicle Identification Number <u>NEB009868</u> Title Number <u>04112450005</u>
If two Vehicle Identification Numbers are present, an Affidavit must be completed for each number.

Real Estate Owner #1 Name <u>Matthew D Schrawyey</u> Address <u>705 S Liberty St</u> City, State, Zip <u>Blue Hill, NE 68930</u>	Real Estate Owner #2 Name <u>Melissa M Schrawyey f/k/a Melissa M Ryan</u> Address <u>705 S Liberty St</u> City, State, Zip <u>Blue Hill, NE 68930</u>
Attach additional Affidavit(s) if more than 2 entities are to be notified.	

Copy of Notice of Cancellation shall be provided to all owners listed above and the following financial institution(s):	
Name _____	Name _____
Address _____	Address _____
City, State, Zip _____	City, State, Zip _____
Attach additional Affidavit(s) if more than 2 entities are to be notified	

BK 2020, Pg 1709

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

LEGAL DESCRIPTION: A tract of land in the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) 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.

BK 2020, Pg 1710

Under penalty of law, the undersigned affirms that the information contained in this Affidavit of Affixture is true and correct and that the above-described mobile home has been affixed to the real property described above. The undersigned hereby acknowledges that this affidavit is made with the understanding that any person who misrepresents the information provided in this Affidavit shall be guilty of perjury, a Class III Felony.

All owners must sign and signatures must be notarized.

Matthew D Schrawyer

Printed Name of Mobile Home Owner

Matthew D Schrawyer

Signature of Mobile Home Owner

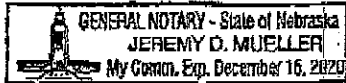
State of NE

County of ADAMS

The foregoing signature of the affiant was acknowledged before me this 6th day of November, 2019

Jeremy D Mueller

Notary or Designated County Official



Seal

Melissa M. Schrawyer

Printed Name of Mobile Home Owner

Melissa M Schrawyer

Signature of Mobile Home Owner

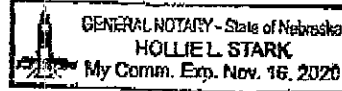
State of Nebraska

County of Adams

The foregoing signature of the affiant was acknowledged before me this 7th day of November

Hollie L Stark

Notary or Designated County Official



Seal

For County Treasurer Use Only

County of filing _____

Office of filing _____

Date of filing _____

Fee paid _____

The County Treasurer shall forward the original to the 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 financial institution listed on this Affidavit as notice of the cancellation of the Certificate of Title.

NEBRASKA CERTIFICATE OF TITLE

VEHICLE IDENTIFICATION/HULL NUMBER NEB009868	YEAR 1979	MAKE BONNAVILLA	MODEL XXXX	BODY STYLE/HULL LENGTH MOBILE HOME
PURCHASE DATE 4/22/2004	ISSUE DATE 4/28/2004	COLOR BLU	PREVIOUS TITLE NUMBER/STATE 04112A50005 NE	TITLE TYPE ORIGINAL
GVWR/HULL MATERIAL	CAPACITY/PROPULSION 26 X 60	ODOMETER/WATERCRAFT REGISTRATION EXEMPT		LEGENDS

OWNER(S) NAME AND ADDRESS
**MATTHEW D SCHRAWYER OR
 MELISSA M RYAN
 705 S LIBERTY ST
 BLUE HILL, NE 68930**

Old Title

PREVIOUS OWNER(S) / CITY / STATE
**LINDA NIEMEYER
 HASTINGS, NE 68901**

1ST LIEN
**HOME FEDERAL SAVINGS & LOAN ASSN
 221 SOUTH LOCUST ST
 GRAND ISLAND, NE 68801
 0004912 4/28/2004**

LIEN RELEASES	
Title <i>Agent</i>	Date (mo, day, yr) <i>11/4/19</i>
County	Date (mo, day, yr)
Second Release By	
Title	Date (mo, day, yr)
County	Date (mo, day, yr)

Subsequent Clery Form

SELLER MUST COMPLETE		PURCHASER'S INFORMATION	
Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS) The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchaser: I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:			
ODOMETER READING	<input type="checkbox"/> NO TERMS	<input type="checkbox"/> 1. The mileage stated is in excess of its mechanical limits.	<input type="checkbox"/> 2. The odometer reading is not the actual mileage. WARNING—ODOMETER DISCREPANCY.
ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.		Name of Purchaser(s)	
Signature of Seller		Address	
Signature of Seller		City State Zip	
Signature of Seller		I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)	
Printed Name of Seller (Only One Printed Name Required)			
Date of Sale		Signature of Purchaser	
		Printed Name of Purchaser	

INVENTORY CONTROL NUMBER **C00741971** COUNTY **WEBSTER** TITLE NUMBER **04119450004**

County Official **Lonnie Khehans** WITNESS MY HAND AND OFFICIAL SEAL THIS DAY SHOWN ABOVE

By **BV** TOTAL: **17.00**

REV 5/02 C00741971



VOID IF ALTERED OR DUPLICATE ISSUED

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1720	6/23/2020	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002300400	149	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	3	0	00000	1	000	1635
Land	Improvements	Total		Date of Sale Property Classification Code								
1,565,885		1,565,885		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	129.700	490,265		GRASSLAND 1G1	11.500	15,700						
1A				1G	5.000	6,825						
2A1	2.000	7,560		2G1								
2A	92.600	339,840		2G								
3A1				3G1								
3A				3G								
4A1	3.200	11,615		4G1								
4A	147.800	536,515		4G								
DRYLAND 1D1	16.800	39,230		Shelterbelt/Timber								
1D				Accretion								
2D1	3.700	7,790		Waste	4.000	720						
2D	38.000	74,480		Other								
3D1				AG LAND TOTAL	473.000	1,565,885						
3D				Roads	7.000							
4D1				Farm Sites								
4D	18.700	35,345		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	7.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO FAMILY CORP; ALSO INCLUDES PARCEL'S 23005 & 24032	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

149

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. <u>Sun</u> Day <u>23</u> Yr. <u>2020</u>		Mo. <u>June</u> Day <u>23</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Dennis R and Susan J Schardt VIE CO				Grantee's Name (Buyer) VIE CO Dennis R and Susan J Schardt			
Street or Other Mailing Address 2404 west 48th st place				Street or Other Mailing Address 2404 west 48th st place			
City Kearney		State ne		City Kearney		State ne	
Zip Code 68845				Zip Code 68845			
Phone Number (308) 380-2133				Phone Number (308) 380-2133		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

Yes No

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

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

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

\$390,000.00

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description

NW quarter Sec 26 T3 R12 W and NW quarter, West half NE quarter, W half SE quarter sec 3-T2-R12W Webster co Ne

21 If agricultural, list total number of acres 240

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

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

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

sign here

Dennis Schardt

Print or Type Name of Grantee or Authorized Representative

Dennis Schardt

Signature of Grantee or Authorized Representative

308-380-2133

Phone Number

6-23-2020

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. <u>10</u> Day <u>26</u> Yr. <u>20</u>	\$ <u>Exempt 5b</u>	<u>BK 2020 Pg 1720</u>

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

Prepared By

Name: dennis r schardt

Address: ne

2404 west 48th st place, kearney

State: ne Zip Code: 68845

After Recording Return To

Name: same as above

Address:

State: Zip Code:

NEBRASKA DOCUMENTARY STAMP TAX
Date <u>6/26/2020</u>
\$ <u>NW1/4 50</u> By <u>DRS</u>

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 26th day of June A.D., 2020, at 11:35 o'clock A.M. Recorded in Book 2020 on Page 1720-1721
Louise Petch County Clerk
\$16.00 Deputy
Ind Comp Assessor Carded

Space Above This Line for Recorder's Use

NEBRASKA QUIT CLAIM DEED

STATE OF NEBRASKA

COUNTY OF webster

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar (\$\$1.00) in hand paid to

VIE CO, a corporation, residing at kearney,
County of buffalo, City of kearney, State of nebraska

(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to
Dennis R and Susan J Schardt, a married couple, residing at kearney,
County of buffalo, City of kearney, State of nebraska

(hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of webster, Nebraska 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 all and singular the appurtenances thereunto belonging or in anywise appertaining, 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.



Dennis R Schardt

Grantor's Signature

Dennis R Schardt, President of VIE CO

Grantor's Name

2404 west 48th st place

Address

kearney, ne 68845

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

STATE OF NEBRASKA)
COUNTY OF Buffalo)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis R Schardt, President of VIE CO 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 23 day of June 2020.

[Signature]

Notary Public



My Commission Expires: 10-24-2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	1724	6/26/2020	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002100900	150	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	5	0	00000	1	000	0095
Land	Improvements	Total		Date of Sale Property Classification Code								
846,125	11,615	857,740		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	108.200	408,995		GRASSLAND 1G1	48.000	65,520						
1A				1G								
2A1	1.000	3,780		2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1	28.000	101,640		4G1								
4A				4G								
DRYLAND 1D1	58.000	135,430		Shelterbelt/Timber								
1D	18.000	42,030		Accretion								
2D1	3.000	6,315		Waste	10.800	1,945						
2D				Other								
3D1				AG LAND TOTAL	313.000	837,475						
3D				Roads	8.000							
4D1	13.000	24,570		Farm Sites	1.000	8,650						
4D	25.000	47,250		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		11,615		Non-AG TOTAL	9.000	8,650						

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

Real Estate Transfer Statement 150

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 6 Day 26 Yr. 2020		4 Date of Deed Mo. 6 Day 26 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rodney W. Timm Street or Other Mailing Address 200 West J Street City Hastings State NE Zip Code 68901 Phone Number 402-462-2966 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard D. Heinrich, Trustee Street or Other Mailing Address 402 South Shore Drive City Hastings State NE Zip Code 68901 Phone Number 402-984-9984 Email Address n/a			
				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,550,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
The East Half of the North Half (E½N½) of Section 5, Township 4 North, Range Eleven West of the 6th P.M., Webster County, Nebraska; and The Southeast Quarter (SE¼) of Section 5, Township 4 North, Range Eleven West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 320+-+

22 Total purchase price, including any liabilities assumed	\$ 1,550,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1,550,000.00

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Richard D. Heinrich, Trustee
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative: *Richard D. Heinrich Trustee*
Title: Grantee
Phone Number: 402-984-9984
Date: 6/ /2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 26 Yr. 2020	27 Value of Stamp or Exempt Number \$ 3487.50	28 Recording Data BX 2020, Pg 1724

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

BK 2020, Pg 1724

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 26 day of June A.D., 2020, at 3:22 o'clock P. M. Recorded in Book 2020 on Page 1724
Louise Retsch County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-26-2020
\$ 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):

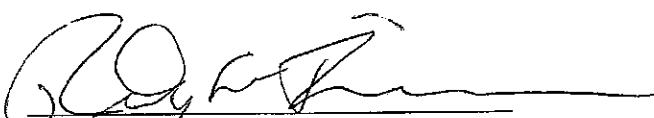
The East Half of the North Half (E½N½) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

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

Executed June 26, 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.	Book	Page	Sale Date	School District Code								
91	2020	1756	6/26/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002207100	151	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	7	0	00000	1	000	1080
Land	Improvements	Total		Date of Sale Property Classification Code								
540		540		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 5			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1							
	1A				1G							
	2A1				2G1							
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste			3.000			540		
	2D			Other								
	3D1			AG LAND TOTAL			3.000			540		
	3D			Roads								
	4D1			Farm Sites								
	4D			Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFERRED 1/2 INTEREST OF PROPERTY BETWEEN PARENT & CHILD	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

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

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	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Nickolas Blankenbaker Street or Other Mailing Address 1935 W. 12th St. City Hastings State NE Zip Code 68901 Phone Number (402) 705-0799 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Scott Blankenbaker Street or Other Mailing Address 1834 Cleveland Ave. City Charles City State IA Zip Code 50616 Phone Number (507) 581-3470 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No Grantor's 1/2 interest transferred 100% to Grantee

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

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

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

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

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Scott Blankenbaker
 1834 Cleveland Ave.
 Charles City, IA 50616

18a No address assigned 18b Vacant land

20 Legal Description
See attached.

21 If agricultural, list total number of acres 3

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Scott Blankenbaker

Signature of Grantee or Authorized Representative
Scott Blankenbaker

Title
Grantee

Phone Number
(507) 581-3470

Date
6/26/2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 29 Yr. 20	27 Value of Stamp or Exempt Number \$ exempt 5b	28 Recording Data BK 2020, Pg 1756

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

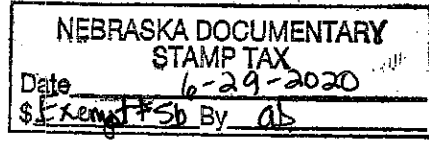
521 Statement

Line 20 – Legal Description

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 NE1/4 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.

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 27th day of June A.D., 2020, at 1:00 o'clock P. M. Recorded in Book 2020 on Page 1756-1757
Louise Fetsch County Clerk
16.00 Deputy
Ind 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 NE1/4 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.

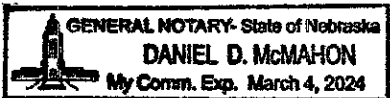
Executed on the date set forth in the acknowledgments below.

Nickolas Blankenbaker
Nickolas Blankenbaker

Patricia Blankenbaker
Patricia Blankenbaker

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

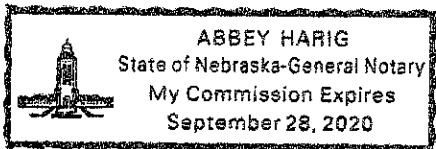
The foregoing instrument was acknowledged before me on the 26th day of June, 2020, by Nickolas Blankenbaker, Grantor.



[Signature]
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on the 29th day of June, 2020, by Patricia Blankenbaker, Grantor.



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2020	1758	6/26/2020	Base: 01-0123		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000510100		152		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4131			00	0	30015		004	1230			
Land		Improvements		Total		Date of Sale Property Classification Code									
1,655		56,865		58,520		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLADEN (BLA)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 3				
						Residential			Commercial						
Multiple Improvements:						Multiple Improvements :			Multiple Improvements :						
Construction Date:						Construction Date : 1982			Construction Date :						
Floor:						Floor Sq. Ft. : 1,704			Floor Sq. Ft. :						
Building Cost New:						Cost : 203,700			Cost :						
Single Family Style: 101						Residential Condition: 30			Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:						Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):															
Assessor Comments and Reason for Adjustment:															
PERSONAL REP DEED															
Comments from								Comments:							
(Continue on back)															

Real Estate Transfer Statement

152

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>26</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>6</u> Day <u>25</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James R. Karr, PR of the Estate of Dorothy A. Karr Street or Other Mailing Address PO Box 146 City Bladen State NE Zip Code 68928 Phone Number (402) 831-1351 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Caitlin A. Crowe and Zachary H. Crowe Street or Other Mailing Address PO Box 115 City Bladen State NE Zip Code 68928 Phone Number (402) 469-3512 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer					
		<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	
						<input type="checkbox"/> Other (Explain) _____	

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

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

14 What is the current market value of the real property? \$79,500		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
--	--	--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Rhynalds A&R <input type="checkbox"/> No	
---	--	---	--

18 Address of Property 207 N. Webster St. Bladen, NE 68928		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as #6	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land	

20 Legal Description
Lots Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block Four (4), Spence's Addition to Bladen, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 79,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 79,500.00

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

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

Caitlin A. Crowe or Zachary H. Crowe

(402) 469-3512

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

[Signature]
Signature of Grantee or Authorized Representative

Grantee

6/26/2020

Title

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>29</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$180.⁰⁰	28 Recording Data BK2020, Pg 1758	

BK 2020, Pg 1758

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 June A.D., 2020, at 1:05
o'clock P.M. Recorded in Book 2026
on Page 1758
Amie Petoch County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-29-2020
\$ 180.00 By AD

(above space for recorder's use)
Return to: Miller Abstract & Title Company, PO Box 107, Minden, NE 68959

PERSONAL REPRESENTATIVE'S DEED

James R. Karr, Personal Representative of the Estate of Dorothy A. Karr, Deceased,
GRANTOR, in consideration of **One Dollar (\$1.00) and other valuable consideration** received
from GRANTEE, **Caitlin A. Crowe and Zachary H. Crowe, a married couple, as joint tenants**
and not as tenants in common, conveys to GRANTEE, the following described real estate (as
defined in Neb. Rev. Stat. 76-201):

Lots Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block Four
(4), Spence's Addition to Biaden, Webster County, Nebraska

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

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

Executed JUNE 25th, 2020

James R. Karr
James R. Karr, Personal Representative

STATE OF NEBRASKA)
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me on this 25th day of JUNE, 2020 by
James R. Karr, Personal Representative of the Estate of Dorothy A. Karr, Deceased.

Kevin W. Davis
Notary Public

(seal)

GENERAL NOTARY - State of Nebraska
KEVIN W. DAVIS
My Comm. Exp. November 3, 2023

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	1800	6/30/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000120800		153		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,535		115,220		116,755		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 2007				Construction Date :						
Floor:				Floor Sq. Ft. : 2,400				Floor Sq. Ft. :						
Building Cost New:				Cost : 222,265				Cost :						
Single Family Style:				Residential Condition: 35				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style: 304				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input checked="" type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

153

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 6 Day 30 Yr. 2020		4 Date of Deed Mo. 6 Day 30 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) FMH, L.L.C. Street or Other Mailing Address P O Box 291 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4650 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph D. Stearns and Patricia L. Stearns Street or Other Mailing Address 17334 W State Farm Road City Red Cloud Hershey State NE Zip Code 68970 Phone Number 402-660-4854 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$105,000

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

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

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

18 Address of Property
613 & 615 N Elm St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
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

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	105,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	105,000.00

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

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

sign here **Joseph D. Stearns**
Print or Type Name of Grantee or Authorized Representative

[Signature] Grantee
Signature of Grantee or Authorized Representative

402-660-4854 Phone Number
6/30/2020 Date

26 Date Deed Recorded Mo. 6 Day 30 Yr. 20		27 Value of Stamp or Exempt Number \$ 236.25		28 Recording Data BK 2020, Pg 1800		For Dept. Use Only	
--	--	---	--	---------------------------------------	--	--------------------	--

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of June A.D., 2020, at 3:21 o'clock P.M. Recorded in Book 2020 on Page 1800
Quinn Petch County Clerk
D. S. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-30-20
\$ 236.25 By

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

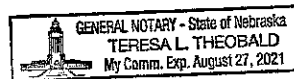
Executed June 30, 2020.

FMH, L.L.C.

John F. McGuire
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.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2021