

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2254	8/26/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000507900		200		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30015			002	1000	
Land		Improvements		Total		Date of Sale Property Classification Code								
505		2,390		2,895		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1					
				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:														
WD														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

200

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. 8 Day 26 Yr. 2020	4 Date of Deed Mo. 8 Day 26 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) DENNIS A. TIMM and CINDY J. TIMM Street or Other Mailing Address P.O. BOX 1 City BLADEN State NE Zip Code 68928 Phone Number (402) 756-1661 Email Address dtservice@gtmc.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) BRUNO A. IRMER Street or Other Mailing Address P.O. BOX 4 City BLADEN State NE Zip Code 68928 Phone Number (402) 460-9244 Email Address Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$4,000

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
325 West Mariel Street
Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Bruno A. Irmer
P.O. Box 4
Bladen NE 68928

18a No address assigned 18b Vacant land

20 Legal Description
Lot 12, Block 2 (two), Spences Addition to Bladen, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	4,000.00
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	\$	4,000.00

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.

Bruno A. Irmer
 Print or Type Name of Grantee or Authorized Representative

Bruno A. Irmer
 Signature of Grantee or Authorized Representative

(402) 460-9244
Phone Number

Buyer/Grantee

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 2 Yr. 20	27 Value of Stamp or Exempt Number \$ 9.00	28 Recording Data BK 2020, Pg 2254	

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2255	8/26/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000508000		201		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30015			002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,010		53,020		54,030		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 984				Floor Sq. Ft. :						
Building Cost New:				Cost : 120,795				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

201

FORM
521

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• 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. 8 Day 26 Yr. 2020	4 Date of Deed Mo. 8 Day 26 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) DENNIS A. TIMM and CINDY J. TIMM Street or Other Mailing Address P.O. BOX 1 City BLADEN State NE Zip Code 68928 Phone Number (402) 756-1661 Email Address dtservice@gtmc.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) BRUNO A. IRMER Street or Other Mailing Address P.O. BOX 4 City BLADEN State NE Zip Code 68928 Phone Number (402) 460-9244 Email Address Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

<input type="checkbox"/> 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 IRIS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$36,000

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
321 West Mariel Street
Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Bruno A. Irmmer
P.O. Box 4
Bladen NE 68928

18a No address assigned 18b Vacant land

20 Legal Description
Lots 13 (thirteen), and 14 (fourteen), block 2 (two), Spences Addition to Bladen, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	32,000.00
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	\$	32,000.00

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.

Bruno A. Irmmer

(402) 460-9244

sign here

Print or Type Name of Grantee or Authorized Representative: Bruno A. Irmmer
Signature of Grantee or Authorized Representative:
Buyer/Grantee
Title _____ Date _____
Phone Number (402) 460-9244

Register of Deed's Use Only

26 Date Deed Recorded Mo. 9 Day 2 Yr. 20	27 Value of Stamp or Exempt Number \$ 72.00	28 Recording Data BK2020, Pg 2255	For Dept. Use Only
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BK 2020, Pg 2255

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Sept A.D., 20 20, at 10:23 o'clock AM. Recorded in Book 2020 on Page 2255
Lauree Peters County Clerk
10:00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-2-20
\$ 12.00 By AD

WARRANTY DEED

DENNIS A. TIMM and CINDY J. TIMM, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, convey to Grantee, BRUNO A. IRMER, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

Lots 13 (thirteen), and 14 (fourteen), Block 2 (two), Spences Addition to Bladen, 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 easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrant and will defend the title to the real estate against the lawful claims of all persons.

Executed Aug 26, 2020

Dennis A Timm
DENNIS A. TIMM, Grantor

Cindy J Timm
CINDY J. TIMM, Grantor

STATE OF NEBRASKA)
)ss.
COUNTY OF Franklin)

The foregoing instrument was acknowledged before me on this 26th day of August, 2020, by DENNIS A. TIMM and CINDY J. TIMM, husband and wife, Grantor.

JOYCE LANG
General Notary - State of Nebraska
My Commission Expires Aug 2, 2022

Joyce Lang
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2259	9/3/2020	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001010500		202		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	24	0	00000	1	000	0695		
Land		Improvements		Total		Date of Sale Property Classification Code								
887,845				887,845		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	287.780		392,820				
	1A						1G	17.570		31,115				
	2A1						2G1	130.590		178,255				
	2A						2G							
	3A1						3G1							
	3A						3G	5.780		10,435				
	4A1						4G1	113.670		200,490				
	4A						4G	73.650		74,730				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		629.040		887,845				
	3D					Roads		7.980						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		7.980						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN PARENT & CHILD; ALSO INCLUDES PARCEL #10106	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

202

FORM
521

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• 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 Select County & County Number		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>3</u> Yr. <u>20</u>		4 Date of Deed Mo. <u>9</u> Day <u>3</u> Yr. <u>20</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark E. Sholtz and Tandra K. Sholtz Street or Other Mailing Address 290 Road 2500 City Guide Rock State NE Zip Code 68942 Phone Number 402-257-3312 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Riley Sholtz Sholtz Street or Other Mailing Address 142 N Cherry Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7113 Is the grantee a 501(c)(3) organization? Yes <input checked="" 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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

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

10 Type of Transfer

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

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

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

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

<input 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?
\$600,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description

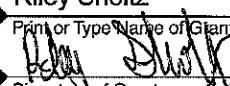
See Attached

21 If agricultural, list total number of acres 640+-

22 Total purchase price, including any liabilities assumed	\$	600,000.00
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)	\$	600,000.00

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  **Grantee**
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Date
(402) 257-7113
Phone Number
9/3/2020

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>09</u> Day <u>03</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <u>1350.00</u>	28 Recording Data <u>BK 2020, Pg 2299</u>	

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

The West Half ($W\frac{1}{2}$) and the Northeast Quarter ($NE\frac{1}{4}$) of Section 24, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska; AND

The Southeast Quarter ($SE\frac{1}{4}$) of Section 24, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska

State of Nebraska } ss.
County of Webster }

Book 2020, Pg 2259

Entered on the numerical index and filed for record in the Clerk's office of said county this 3rd day of Sept A.D., 2020, at 2:55 o'clock P. M. Recorded in Book 2020 on Page 2237
Louise Patsch County Clerk
#10.00 Deputy
Ind Comp Assessor Carded

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-3-20
\$ 1350.00 By Liz

WARRANTY DEED

Mark E. Sholtz and Tandra K. Sholtz, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Riley Sholtz, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W½) and the Northeast Quarter (NE¼) of Section 24, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska; AND

The Southeast Quarter (SE¼) of Section 24, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska

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

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

Executed September 3, 2020.

Mark E. Sholtz
Mark E. Sholtz
Tandra K. Sholtz
Tandra K. Sholtz

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on September 3, 2020 by Mark E. Sholtz and Tandra K. Sholtz, husband and wife.

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2281	8/22/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000106700		203		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005			013	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,020		16,305		17,325		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 : 1904			Construction Date :									
Floor:		Floor Sq. Ft. : 1,083			Floor Sq. Ft. :									
Building Cost New:		Cost : 184,065			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: 50			(6) <input type="checkbox"/> Pole Frame									
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low			Cost Rank:		Condition:							
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out							
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn							
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average							
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input checked="" type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good							
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good							
(305) <input type="checkbox"/> Two Story Duplex							(60) <input type="checkbox"/> Excellent							
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from					Comments:									
(Continue on back)														

Real Estate Transfer Statement

203

• 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. 08 Day 22 Yr. 2020		4 Date of Deed Mo. 08 Day 22 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lonnie & Shannon Schriener Street or Other Mailing Address 1112 Rd K City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dinkler Properties, L.L.C. Street or Other Mailing Address 539 Rd P City Bladen State NE Zip Code 68928 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <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	(C) <input type="checkbox"/> Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer					
		<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	
		<input type="checkbox"/> 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? \$3,500		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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
---	--	---	--

18 Address of Property 521 W Cedar St Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee	
--	--	---	--

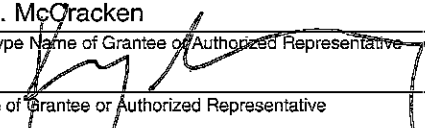
20 Legal Description
Lots Seven (7), Eight (8) and Nine (9), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

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

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
Title Attorney
Phone Number (402) 746-3613
Date 9/13/2020

26 Date Deed Recorded Mo. 9 Day 3 Yr. 2020		27 Value of Stamp or Exempt Number \$ 9.00		28 Recording Data BIL 2020, Pg 2281		For Dept. Use Only	
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State of Nebraska } ss.
County of Webster }

BK 2020, Pg 2281

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Sept A.D., 2020, at 3:35 o'clock P. M. Recorded in Book 2281 on Page 2281
Lonnie Peterson County Clerk
10.00 VA Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-3-2020
\$ 9.00 By LCB

WARRANTY DEED


Lonnie Schriener and Shannon Schriener, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dinkler Properties, L.L.C., a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8) and Nine (9), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

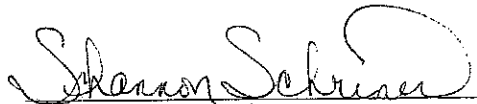
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (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 August 20, 2020.



Lonnie Schriener

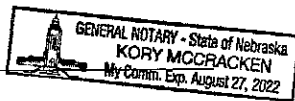


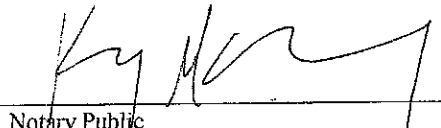
Shannon Schriener

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 20, 2020, by Lonnie Schriener and Shannon Schriener, husband and wife.

Comm. expires


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



Notary Public

Real Estate Transfer Statement

204

• 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>09</u> Day <u>02</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>09</u> Day <u>02</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Board of Public Trust Street or Other Mailing Address c/o City Clerk, 540 N Webster City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Todd A. Brown & Cody J. Carson-Brown Street or Other Mailing Address 836 N Minnesota Ave City Hastings State NE Zip Code 68901	
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Conservator	<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 _____
------------------------------	--	---	---	------------------------------------	--	--	--	-------------------------------	---------------------------------	---	--------------------------------------

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
 506 N Seward St
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
The West Half (W1/2) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 2,000.00
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	\$ 2,000.00

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 **9/3/2020**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>3</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>450</u>	28 Recording Data <u>BL 2020, Pg 2080</u>

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

State of Nebraska } ss.
County of Webster }

BK 2020 Pg 2282

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Sept A.D., 2020, at 3:49 o'clock P. M. Recorded in Book 2020 on Page 2282
Louise Petch County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>9-3-2020</u>
\$	<u>4.50</u> By <u>10</u>

JOINT TENANCY WARRANTY DEED

The City of Red Cloud, Board of Public Trust, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Todd A. Brown and Cody J. Carson-Brown, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W½) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska,

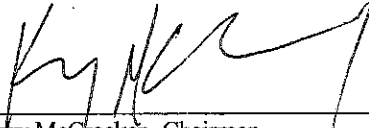
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

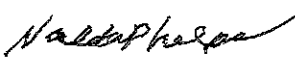
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Failure to complete renovation of the property, which will make the property safe and return the property to a habitable condition, in two (2) years from the date of closing shall cause the property to revert to the GRANTOR at no cost, EXCEPT, if the exterior is 100% complete and the interior is substantially complete, the GRANTOR shall provide GRANTEE a written six (6) month extension of such renovation deadline.

Executed ~~August~~ ^{September} 2, 2020.

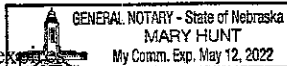
THE CITY OF RED CLOUD,
BOARD OF PUBLIC TRUST

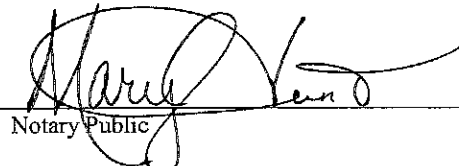

Kory McCracken, Chairman


Valda Phelps, Secretary

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~August~~ ^{September} 2, 2020, by Kory McCracken, Chairman, and Valda Phelps, Secretary, on behalf of The City of Red Cloud, Board of Public Trust.

Comm. expires 
GENERAL NOTARY - State of Nebraska
MARY HUNT
My Comm. Exp. May 12, 2022


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2283	9/4/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002116101		205		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	36	2	00000		000	0885		
Land		Improvements		Total		Date of Sale Property Classification Code								
27,550		140,935		168,485		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads		0.500						
	4D1					Farm Sites		1.000			8,650			
	4D					Home Sites		3.000			18,900			
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.500			27,550			

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

(Continue on back)

Real Estate Transfer Statement

205

• 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 Mo. <u>Aug</u> Day <u>4</u> Yr. <u>20</u>		4 Date of Deed Mo. <u>8</u> Day <u>3</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ashley Ann Toepfer Street or Other Mailing Address 1287 Road V City Blue Hill State NE Zip Code 68930 Telephone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bradley William Toepfer Street or Other Mailing Address 1287 Road V. City Blue Hill State Ne Zip Code 68930 Telephone Number (402) 469-5492 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 type="checkbox"/> Sale
<input checked="" type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

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

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

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

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

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

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
 1287 Road V.
 Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Bradley Toepfer
 1287 Road V.
 Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description
See Attachment A

21 If agricultural, list total number of acres _____.

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

Print or Type Name of Grantee or Authorized Representative: Bradley William Toepfer

Signature of Grantee or Authorized Representative: [Signature] Title: _____

Phone Number: 402-469-5492

Date: 8-3-2017

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>4</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #12</u>	28 Recording Data <u>BK2020, Pg 2283</u>	

ATTACHMENT A

A tract of land comprising a part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-Six (36), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: WITH reference to the Northeast corner of said Northeast Quarter (NE $\frac{1}{4}$); thence running on an assumed bearing of N 90°00'00" W on the North line of said Northeast Quarter (NE $\frac{1}{4}$) for a distance of 430.00 feet to the actual POINT OF BEGINNING; thence continuing N 90°00'00" W of the North line of said Northeast Quarter (NE $\frac{1}{4}$) for 400.00 feet; thence S 01°00'00" W for 480.00 feet; thence N 90°00'00" E for 400.00 feet; thence N 01°00'00" E for 480.00 feet to the POINT OF BEGINNING, with the Northerly 33.00 feet thereof being Webster County road right-of-way.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2292	9/3/2020	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002204700		206		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4493	1	12	30	0	00000	1	000	1485
Land		Improvements		Total		Date of Sale Property Classification Code								
205,650				205,650		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	28.000		38,220				
	1A						1G							
	2A1						2G1	45.000		61,425				
	2A						2G	28.000		38,220				
	3A1						3G1	49.000		66,885				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste					5.000	900		
	2D					Other								
	3D1					AG LAND TOTAL		155.000		205,650				
	3D					Roads		5.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		5.000						

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

(Continue on back)

Real Estate Transfer Statement

206

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>3</u> Yr. <u>20</u>		4 Date of Deed Mo. <u>9</u> Day <u>3</u> Yr. <u>20</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Faye L. Uden, Pers. Rep. of the Estate of David J. Uden Street or Other Mailing Address 5002 N. 50th Street City Omaha State NE Zip Code 68104 Phone Number (402) 672-9627 Email Address fuden@msn.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Faye L. Uden Street or Other Mailing Address 5002 N. 50th Street City Omaha State NE Zip Code 68104 Phone Number (402) 672-9627 Email Address fuden@msn.com			
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 type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input checked="" 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?
\$205,650

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

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

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

18 Address of Property
Rural Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Faye L. Uden
5002 N. 50th Street
Omaha, NE 68104**

18a No address assigned 18b Vacant land

20 Legal Description
The East Half of the East Half (E1/2E1/2) of Section Thirty (30), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **15**

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

Michael E. Sullivan (402) 462-2119
Print or Type Name of Grantee or Authorized Representative Phone Number
[Signature] Attorney **09/02/2020**
Signature of Grantee or Authorized Representative Title Date

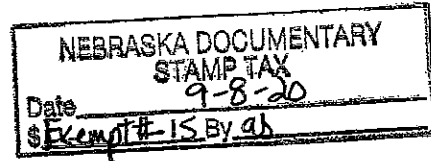
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>8</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK2020 Pg 2292

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

BK 2020, Pg 2292

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of Sept A.D., 2020, at 11:26 o'clock AM. Recorded in Book 2020 on Page 2292
Louise Petach County Clerk
D. 00 Deputy
Ind Comp Assessor Carded



Return to: Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE**

Faye L. Uden, Personal Representative of the Estate of David J. Uden, Deceased, pursuant to appointment by the County Court of Douglas County, Nebraska, GRANTOR, conveys and releases unto Faye L. Uden, a single person, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

The East Half of the East Half (E1/2E1/2) of Section Thirty (30), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska,

subject to easements and restrictions of record. GRANTOR has determined that GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

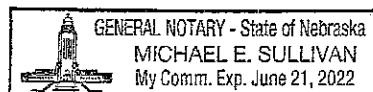
Executed: September 3, 2020.

Faye L. Uden

Faye L. Uden, Personal Representative
of the Estate of David J. Uden, Deceased

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 3rd day of September, 2020, by Faye L. Uden, Personal Representative of the Estate of David J. Uden, Deceased.



Michael E. Sullivan
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2020	2297	1/8/2015	Base: 01-0123		Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number									
000507000	207	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4131			00	0	30015		001	0910	
Land	Improvements	Total		Date of Sale Property Classification Code									
1,885	38,910	40,795		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 : 1900				Construction Date :					
Floor:				Floor Sq. Ft. : 1,342				Floor Sq. Ft. :					
Building Cost New:				Cost : 146,270				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:													
TRANSFER ON DEATH DEED WITH DEATH CERTIFICATE													
Comments from						Comments:							
(Continue on back)													

Real Estate Transfer Statement

207

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>8</u> Yr. <u>2015</u>		4 Date of Deed Mo. <u>1</u> Day <u>8</u> Yr. <u>2015</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Russell L. Krichau Street or Other Mailing Address 503 N Webster Street City Bladen State NE Zip Code 68928 Phone Number (402) 554-7788 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Delores L. Krichau Street or Other Mailing Address 503 N Webster Street City Bladen State NE Zip Code 68928 Phone Number (402) 554-7788 Email Address n/a				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

<input type="checkbox"/> 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 checked="" type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	<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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input checked="" type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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 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 checked="" 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?

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
503 N Webster Street, Bladen NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Delores L. Krichau
503 N Webster Street, Bladen NE 68928

18a No address assigned 18b Vacant land

20 Legal Description
Lots 1, 2 and 3, Block 1, Spence's Addition to Bladen, Webster County, Nebraska.

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 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 **16**

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.

Delores L. Krichau (402) 554-7788
 Print or Type Name of Grantee or Authorized Representative Phone Number

James Postelle Sr. Post Grantee
 Signature of Grantee or Authorized Representative Title Date
 9/2/2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>9</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ Exempt #16	28 Recording Data BK 2020, Pg 2297

BK2020, Pg 2297

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 9 day of Sept A.D., 2020, at 8:30 o'clock AM. Recorded in Book 2020 on Page 2297-2298
Louise Petch County Clerk
16-6 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-9-20
\$ Exempt # 16 By AB

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

RETURN TO: CINDY PAVELKA
733 N. WEBSTER ST.
BLADEN, NE. 68928

**CERTIFIED DEATH CERTIFICATE PURSUANT TO
TRANSFER ON DEATH DEED**

1966-00345
PREVIOUS DEED RECORDING INFORMATION

GRANTOR: RUSSELL L. KRICHAU
(Deceased Person's Name)

SURVIVING GRANTEE(S): DELORES L. KRICHAU
503 N. WEBSTER ST.
BLADEN, NE. 68928

FULL & COMPLETE LEGAL DESCRIPTION - OR ATTACH LEGAL DESCRIPTION ON PAGE 2 IF ADDITIONAL SPACE IS NEEDED.

Lots 1, 2 and 3, Block 1, Spence's Addition to Bladen, Webster County, Nebraska.

STATE OF NEBRASKA

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS



DATE OF ISSUANCE
8/27/2020
LINCOLN, NEBRASKA

Sarah Bohnenkamp
SARAH BOHNENKAMP
ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH
AND HUMAN SERVICES

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

15 00362

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Russell Leroy Krichau		2. SEX Male	3. DATE OF DEATH (Mo., Day, Yr.) January 8, 2015
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Hazard, Nebraska		5a. AGE - Last Birthday (Yrs.) 90	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.
7. SOCIAL SECURITY NUMBER		8a. PLACE OF DEATH <input checked="" type="checkbox"/> HOSPITAL <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> OOA <input type="checkbox"/> Other (Specify)	
9b. FACILITY NAME (If Institution, give street and number) Webster County Community Hospital		8c. CITY OR TOWN OF DEATH (Include Zip Code) Red Cloud 68970	
9a. RESIDENCE STATE Nebraska		9b. COUNTY Webster	9c. CITY OR TOWN Bladen
9d. STREET AND NUMBER 503 N. Webster Street		9e. APT. NO.	9f. ZIP CODE 68928
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown		10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name Delores Louise Karr	
11. FATHER'S NAME (First, Middle, Last, Suffix) Maurice Krichau		12. MOTHER'S NAME (First, Middle, Maiden Surname) Ruby Reiter	
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No		14a. INFORMANT NAME Delores Louise Krichau	
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Dayne Williams	16b. LICENSE NO. 0918
16c. CEMETERY, CREMATORY OR OTHER LOCATION East Lawn Cemetery		16d. DATE (Mo., Day, Yr.) January 12, 2015	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonsen-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska		17b. Zip Code 68970	
18. PART I. Enter the chain of events - diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.			
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line 4. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST			APPROXIMATE INTERVAL onset to death: Days Weeks Years
IMMEDIATE CAUSE: a) Sepsis DUE TO, OR AS A CONSEQUENCE OF: b) Pneumonia DUE TO, OR AS A CONSEQUENCE OF: c) Chronic Obstructive Pulmonary Disease DUE TO, OR AS A CONSEQUENCE OF: d)			
18a. PART II. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not resulting in the underlying cause given in PART I. Coronary Artery Disease; Urinary Tract Infection; Lumbar Compression Fracture			18b. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined	21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY	22c. PLACE OF INJURY - At home, farm, street, factory, office building, construction site, etc. (Specify)
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED	
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN	STATE
23a. DATE OF DEATH (Mo., Day, Yr.) January 8, 2015		23b. DATE SIGNED (Mo., Day, Yr.) January 14, 2015	23c. TIME OF DEATH 07:05 PM
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Amy L. Springer, MD		23e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)	
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Amy L. Springer, MD, 721 W. 6th, Red Cloud, Nebraska, 68970		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
28a. REGISTRAR'S SIGNATURE <i>Stanley D. Cooper</i>		28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) January 23, 2015	

Pursuant to section 30-2413, demands for notice which may affect the estate of the deceased, are filed with the county court in the county where the decedent resided at the time of death.

0630092

VOID VOID VOID

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2306	9/2/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000507000		208		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30015		001	0910		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,575		46,035		47,610		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 : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,342				Floor Sq. Ft. :						
Building Cost New:				Cost : 146,270				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

208

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>2</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>9</u> Day <u>2</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Delores L. Krichau Street or Other Mailing Address 503 N Webster Street City Bladen State NE Zip Code 68928				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Silver Lake School District #123 Street or Other Mailing Address PO Box 8 City Roseland State NE Zip Code 68973			
Phone Number (402) 554-7788		Phone Number (402) 756-6611		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input checked="" 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
503 N Webster Street, Bladen NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Silver Lake School District #123
 PO Box 8, Roseland NE 68973**

18a No address assigned 18b Vacant land

20 Legal Description
Lots 1, 2 and 3, Block 1, 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 \$ 40,000.00
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 \$ 40,000.00

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.

Silver Lake School District #123 (402) 756-6611

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____

sign here *[Signature]* _____ Grantee _____ Date **9/2/2020**

Signature of Grantee or Authorized Representative _____ Title _____

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>9</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <u>90.⁰⁰</u>	28 Recording Data BK2020, Pg 2306	

BK2020, Pg 2306

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 9 day
of Sept A.D., 2020, at 8:38
o'clock A.M. Recorded in Book 2020
on Page 2306
Deane Peterson County Clerk
10.00 AS Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-9-20
\$ 90.00 By AS

RETURN TO:
Silver Lake School District #123
PO Box 8
Roseland, NE 68973

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That **Delores L. Krichau, an unmarried person**, Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does grant, bargain, sell, convey and confirm unto **Silver Lake School District #123**, Grantee, the following described real property ("Property") in Webster County, Nebraska:

Lots 1, 2 and 3, Block 1, Spence's Addition to Bladen, Webster County, Nebraska.

To have and to hold the above described Property together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said Property; that they are free from encumbrance except (a) covenants, easements and restrictions of record; and (b) lien of current real estate taxes, and any levied or unlevied special assessments assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said Property against the lawful claims of all persons whomsoever.

Dated this 2 day of September, 2020

Delores L. Krichau By Cindy L. Pavelka Attorney in Fact
Delores L. Krichau By Cindy L. Pavelka, Co-Attorney in Fact

Delores L. Krichau By Diana L. Wilson, Attorney in Fact
Delores L. Krichau By Diana L. Wilson, Co-Attorney in Fact

STATE OF Nebraska
COUNTY OF Webster

The foregoing instrument was acknowledged before me this 2 day of September, 2020 by Delores L. Krichau by Cindy L. Pavelka and Diana L. Wilson, Co-Attorneys in Fact.

GENERAL NOTARY - State of Nebraska
AMIE BAUER
My Comm. Exp. December 12, 2023

Amie Bauer
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2307	8/31/2020	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000600900		209		1		GeoCde	Twn	Rtg	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40005		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
385		1,565		1,950		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) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1890				Construction Date :						
Floor:				Floor Sq. Ft. : 1,764				Floor Sq. Ft. :						
Building Cost New:				Cost : 142,195				Cost :						
Single Family Style: 102				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input checked="" type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

209

• 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. 08 Day 31 Yr. 2020		Mo. 08 Day 31 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Philip L. & Charlene M. Hartman Troutd				Grantee's Name (Buyer) Samuel Sheltrown			
Street or Other Mailing Address 450 Republican St				Street or Other Mailing Address 1773 Rd 2000			
City Guide Rock		State NE		City Blue Hill		State NE	
Zip Code 68942				Zip Code 68930			
Phone Number (402) 257-7591				Phone Number		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"/> 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 checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

210 E Grant 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

Lots Nineteen (19) and Twenty (20), Block Three (3), Original Town of Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

sign here

Kory J. McCracken

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

9/10/2020

Phone Number (402) 746-3613

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. 9 Day 10 Yr. 20	\$ 2.25	BK2020, Pg 2307

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

BK 2020, Pg 2307

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 Sept A.D., 2020, at 9:31 o'clock AM. Recorded in Book 2020 on Page 2307
Philip L. Trout County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-10-20
By AS
\$ 2.25

WARRANTY DEED

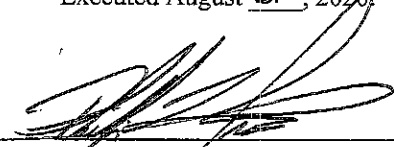
Philip L. Troutd and Charlene M. Hartman Troutd, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Samuel Sheltroun, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19) and Twenty (20), Block Three (3), 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.

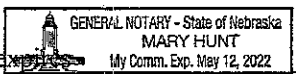
Executed August 31, 2020

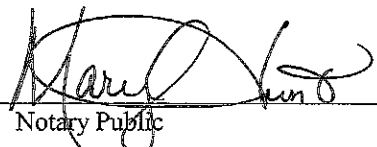

Philip L. Troutd


Charlene M. Hartman Troutd

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 31, 2020, by Philip L. Troutd and Charlene M. Hartman Troutd, husband and wife.

Comm.  My Comm. Exp. May 12, 2022


Notary Public

Real Estate Transfer Statement

210

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. 9 Day 3 Yr. 20		4 Date of Deed Mo. 9 Day 3 Yr. 20	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) LAMIRA L KARSTING Street or Other Mailing Address PO BOX 144 City BLUE HILL State NE Zip Code 68930 Phone Number (000) 000-0000 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) R.M.W. CONSTRUCTION L.L.C. Street or Other Mailing Address 1437 STATE HIGHWAY 4 City BLUE HILL State NE Zip Code 68930 Phone Number (000) 000-0000 Email Address N/A			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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 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 trustee 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?
\$12,000

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
301WEBSTER ST, BLUE HILL

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**R.M.W. CONSTRUCTION LLC
 ROBERT WADEMAN
 1437 STATE HIGHWAY 4
 BLUE HILL, NE 68930**

18a No address assigned 18b Vacant land

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 12,000.00
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)	\$ 12,000.00

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.

Jennifer Weisner
 Print or Type Name of Grantee or Authorized Representative

402-762-3524
 Phone Number

Jennifer Weisner
 Signature of Grantee or Authorized Representative

ATTORNEY
 Title

 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 14 Yr. 20	27 Value of Stamp or Exempt Number \$ 27.00	28 Recording Data BK 2020 Pg 2405

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

A parcel of land in Lot Two (2), Hawley's Sub-division of the Out Lot Four (4), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at the Southwest corner of said Lot 2; thence due East on the South line of said Lot 2 a distance of one hundred forty-five (145') feet; thence due North sixty feet (60'); thence due West one hundred forty-five feet (145'); thence due South along the West lot line of said Lot 2 a distance of sixty (60') feet to the point of beginning.;

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2408	8/19/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000317400		211		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		000	7770		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,275		60,405		63,680		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1910				Construction Date :						
Floor:				Floor Sq. Ft. : 1,650				Floor Sq. Ft. :						
Building Cost New:				Cost : 201,805				Cost :						
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; BETWEEN SPOUSE														
Comments from						Comments:								
(Continue on back)														

Real Estate Transfer Statement

211

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. 8 Day 19 Yr. 20	4 Date of Deed Mo. 8 Day 19 Yr. 20
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) TONNA GILBERT & BRADLEY N GILBERT Street or Other Mailing Address PO BOX 233 City BLUE HILL State NE Zip Code 68930 Phone Number (000) 000-0000 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) BRADLEY N GILBERT Street or Other Mailing Address PO BOX 233 City BLUE HILL State NE Zip Code 68930 Phone Number (000) 000-0000 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"/> 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"/> 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 checked="" 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?
\$54,985

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
310 N WEBSTER ST, BLUE HILL NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
BRADLY N. GILBERT
PO BOX 233
BLUE HILL, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description
N 103.8' OF E132' OF OUTLOT 2, ROHRER'S ADDITION TO CITY OF BLUE HILL, 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	\$	
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.

JENNIFER FLEISCHER
 Print or Type Name of Grantee or Authorized Representative

(402) 762-3524
 Phone Number

9/8/20
 Date

ATTORNEY
 Title

sign here
 Signature of Grantee or Authorized Representative

Register of Deed's Use Only

26 Date Deed Recorded Mo. 9 Day 14 Yr. 20	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2020, 2408	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

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, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

(A) Status, (B) Property Type, (C) Mobile Home

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

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

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

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

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

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

20 Legal Description: Lots One (1), Two (2) and Three (3), Block Two (2), Morey's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

Signature of Danielle L. Kelley, Escrow Closing Agent, Title, Date, Phone Number (402) 463-4198

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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/16/20
\$ 393.75 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of September A.D., 2020, at 10:53 o'clock AM. Recorded in Book 2020 on Page 2420

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

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

Warranty Deed

The Grantor, **STEVEN A. MACK, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **ALBERT J. TOMS**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block Two (2), Morey's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed Sept. 10, 2020.

Steven A. Mack

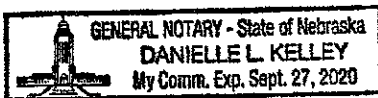
Steven A. Mack

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 10th day of September, 2020, before me personally appeared **Steven A. Mack**, a single person.

Danielle L. Kelley

Notary Public - *Danielle L. Kelley*



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2442=	9/15/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002403800		215		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value						4247	3	12	31	0	00000	1	000	3030
Land		Improvements		Total		Date of Sale Property Classification Code								
762,325				762,325		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	9.200		34,775		GRASSLAND	1G1	56.530		77,160				
	1A	47.800		180,680			1G	7.500		10,235				
	2A1						2G1	7.600		10,375				
	2A	29.900		109,730			2G	0.700		955				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	25.400		92,205			4G	22.700		30,985				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	73.620		171,905		Accretion								
	2D1					Waste		0.290		50				
	2D	5.200		10,190		Other								
	3D1					AG LAND TOTAL		303.940		762,325				
	3D					Roads		4.000						
	4D1	2.100		3,970		Farm Sites								
	4D	15.400		29,110		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; COURT DECREE BETWEEN EX-SPOUSE	
Comments from	Comments:
002403800	
(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		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 09 Day 15 Yr. 20		Mo. 09 Day 15 Yr. 20	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Susan D. L'Heureux				Grantee's Name (Buyer) Verlyn I. L'Heureux			
Street or Other Mailing Address 835 South 179th Terrace				Street or Other Mailing Address 5601 S. 84th Street			
City Omaha		State NE		Zip Code 68130		City Lincoln	
						State NE	
						Zip Code 68516	
Telephone Number (402) 689-7284				Telephone Number (402) 681-2331		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address none			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input 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 type="checkbox"/> Sale
<input checked="" type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

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

Yes No

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

Yes No

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

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

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

\$835,565

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

18a No address assigned 18b Vacant land

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

Verlyn I. L'Heureux
5601 S. 84th Street
Lincoln, NE 68516

20 Legal Description

N 1/2 Section 31-T3N-R12 W of the 6th P.M. Webster County, NE

21 If agricultural, list total number of acres 320.00

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 \$ 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.

Tara L. Gardner-Williams (402) 475-8230
Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney for Verlyn I. L'Heureux
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 18 Yr. 2020	\$ Exempt #5a	BK 2020, Pg 2442

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/18/20
\$ Ex05a By AH

Bk 2020, Pg 2442

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 September A.D., 2020, at 01:01 o'clock PM. Recorded in Book 2020 on Pages 2442-2443

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

QUITCLAIM DEED

SUSAN D. L'HEUREUX, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, VERLYN I. L'HEUREUX AS TRUSTEE OF THE VERLYN I. L'HEUREUX REVOCABLE TRUST, quitclaims to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See Attachment "A"

Executed: 9/15 2020.

Susan D. L'Heureux
SUSAN D. L'HEUREUX

STATE OF NEBRASKA)
COUNTY OF Douglas) ss

On this 15 day of Sept, 2020, before me, the undersigned, a Notary Public, personally came Susan D. L'Heureux, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

WITNESS my hand and notarial seal on the date above written.

Judi Gray
Notary Public

TRUDI GRAY
General Notary - State of Nebraska
My Commission Expires Sep 24, 2023

ATTACHMENT "A"

This Attachment "A" is made to the Quit Claim Deed by Susan D. L'Heureux, a single person, Grantor, and Verlyn I. L'Heureux as Trustee of The Verlyn I. L'Heureux Revocable Trust, Grantee.

Grantor quitclaims to Grantee the following described real estate located in Webster County, NE:

- 1. NE ¼ Section 6-T3N-R12 W of the 6th P.M. Webster County, NE**
- 2. SW ¼ Section 26-T4N-R12 W of the 6th P.M. Webster County, NE**
- 3. N ½ Section 31-T3N-R12 W of the 6th P.M. Webster County, NE**

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	2442-	9/15/2020	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002400400	213	4	05	GeoCde	TwN	Rng	Sec	Qrt	Subdv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	6	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
309,245		309,245		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1				GRASSLAND	1G1						
	1A					1G						
	2A1					2G1						
	2A					2G						
	3A1					3G1						
	3A					3G						
	4A1					4G1						
	4A					4G	14.550		19,860			
DRYLAND	1D1	7.100		16,580	Shelterbelt/Timber							
	1D	81.700		190,770	Accretion							
	2D1				Waste			14.550		2,620		
	2D	17.400		34,105	Other							
	3D1	2.000		3,920	AG LAND TOTAL			159.200		309,245		
	3D				Roads			4.000				
	4D1	0.500		945	Farm Sites							
	4D	21.400		40,445	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; COURT DECREE BETWEEN EX-SPOUSE	
Comments from	Comments:
002400400	

(Continue on back)

Real Estate Transfer Statement

213

• 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. 09 Day 15 Yr. 20		Mo. 09 Day 15 Yr. 20	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Susan D. L'Heureux				Grantee's Name (Buyer) Verlyn I. L'Heureux			
Street or Other Mailing Address 3835 South 179th Terrace				Street or Other Mailing Address 5601 S. 84th Street			
City Omaha		State NE		Zip Code 68130		City Lincoln	
		State NE		Zip Code 68516			
Telephone Number (402) 689-7284		Telephone Number (402) 681-2331		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 none					

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input 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"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)
<input checked="" type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death

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

Yes No

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

Yes No

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

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

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

\$309,245

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

18a No address assigned 18b Vacant land

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

Verlyn I. L'Heureux
5601 S. 84th Street
Lincoln, NE 68516

20 Legal Description

NE 1/4 Section 6-T3N-R12 W of the 6th P.M. Webster County, NE

21 If agricultural, list total number of acres 160.00

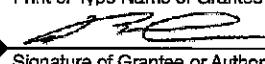
22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22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

Tara L. Gardner-Williams (402) 475-8230
Print or Type Name of Grantee or Authorized Representative Phone Number

 Attorney for Verlyn I. L'Heureux
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 9 Day 18 Yr. 2020	\$ Exempt # 5a	Bk 2020, Pg 2442-	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/18/20
\$ Ex05a By AH

Bk 2020, Pg 2442

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 September A.D., 2020, at 01:01 o'clock PM. Recorded in Book 2020 on Pages 2442-2443

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

QUITCLAIM DEED

SUSAN D. L'HEUREUX, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, VERLYN I. L'HEUREUX AS TRUSTEE OF THE VERLYN I. L'HEUREUX REVOCABLE TRUST, quitclaims to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See Attachment "A"

Executed: 9/15 2020.

Susan D. L'Heureux
SUSAN D. L'HEUREUX

STATE OF NEBRASKA }
COUNTY OF Douglas } ss

On this 15 day of Sept, 2020, before me, the undersigned, a Notary Public, personally came Susan D. L'Heureux, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

WITNESS my hand and notarial seal on the date above written.

Judi Gray
Notary Public

TRUDI GRAY
General Notary - State of Nebraska
My Commission Expires Sep 24, 2023

ATTACHMENT "A"

This Attachment "A" is made to the Quit Claim Deed by Susan D. L'Heureux, a single person, Grantor, and Verlyn I. L'Heureux as Trustee of The Verlyn I. L'Heureux Revocable Trust, Grantee.

Grantor quitclaims to Grantee the following described real estate located in Webster County, NE:

- 1. NE ¼ Section 6-T3N-R12 W of the 6th P.M. Webster County, NE**
- 2. SW ¼ Section 26-T4N-R12 W of the 6th P.M. Webster County, NE**
- 3. N ½ Section 31-T3N-R12 W of the 6th P.M. Webster County, NE**

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2442	9/15/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002503700		214		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4129	4	12	26	3	00000	1	000	3735
Land		Improvements		Total		Date of Sale Property Classification Code								
335,690				335,690		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		23.000		31,395				
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		110.000		256,850		Shelterbelt/Timber								
1D		12.000		28,020		Accretion								
2D1						Waste								
2D		3.000		5,880		Other								
3D1						AG LAND TOTAL		156.000		335,690				
3D						Roads		4.000						
4D1		5.000		9,450		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; COURT DECREE BETWEEN EX-SPOUSE	
Comments from	Comments:
002503700	

(Continue on back)

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 214
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>15</u> Yr. <u>20</u>		4 Date of Deed Mo. <u>09</u> Day <u>15</u> Yr. <u>20</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Susan D. L'Heureux Street or Other Mailing Address 835 South 179th Terrace City Omaha State NE Zip Code 68130 Telephone Number (402) 689-7284 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Verlyn I. L'Heureux Street or Other Mailing Address 5601 S. 84th Street City Lincoln State NE Zip Code 68516 Telephone Number (402) 681-2331 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 none			

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

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

8 Type of Deed

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

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

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

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

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

14 What is the current market value of the real property?
\$335,690

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

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Verlyn I. L'Heureux
5601 S. 84th Street
Lincoln, NE 68516

20 Legal Description
SW 1/4 Section 26-T4N-R12 W of the 6th P.M. Webster County, NE

21 If agricultural, list total number of acres 160.00

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	\$ 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 Tara L. Gardner-Williams	(402) 475-8230 Phone Number
Signature of Grantee or Authorized Representative 	Attorney for Verlyn I. L'Heureux Title _____ Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>18</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK 2020, Pg 2442</u>

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/18/20
\$ Ex05a By AH

Bk 2020, Pg 2442

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 September A.D., 2020, at 01:01 o'clock PM. Recorded in Book 2020 on Pages 2442-2443

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

QUITCLAIM DEED

SUSAN D. L'HEUREUX, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, VERLYN I. L'HEUREUX AS TRUSTEE OF THE VERLYN I. L'HEUREUX REVOCABLE TRUST, quitclaims to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See Attachment "A"

Executed: 9/15 2020.

Susan D. L'Heureux
SUSAN D. L'HEUREUX

STATE OF NEBRASKA }
COUNTY OF Douglas } ss

On this 15 day of Sept, 2020, before me, the undersigned, a Notary Public, personally came Susan D. L'Heureux, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

WITNESS my hand and notarial seal on the date above written.

Trudi Gray
Notary Public

TRUDI GRAY
General Notary - State of Nebraska
My Commission Expires Sep 24, 2023

ATTACHMENT "A"

This Attachment "A" is made to the Quit Claim Deed by Susan D. L'Heureux, a single person, Grantor, and Verlyn I. L'Heureux as Trustee of The Verlyn I. L'Heureux Revocable Trust, Grantee.

Grantor quitclaims to Grantee the following described real estate located in Webster County, NE:

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001203900		216		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	10	2	00000	000	6196			
Land		Improvements		Total		Date of Sale Property Classification Code								
52,590		72,380		124,970		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL								
3D						Roads								
4D1						Farm Sites		1.000		8,650				
4D						Home Sites		15.840		43,940				
						Recreation								
Dwellings				60,745		Other								
Outbuildings				11,635		Non-AG TOTAL		16.840		52,590				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001203900	

(Continue on back)

Real Estate Transfer Statement

216

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 9 Day 10 Yr. 20		Mo. 9 Day 10 Yr. 20	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Blue Bird Haven, L.L.C.				Grantee's Name (Buyer) Nathan Faimon and Kathryn Faimon			
Street or Other Mailing Address 2430 road 3100				Street or Other Mailing Address 1762 Highway 78			
City Deweese		State NE		Zip Code 68934		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number (402) 469-2575				Phone Number (402) 460-7665		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 nh				Email Address n/a			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> 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"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

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

Yes No

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

Yes No

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

Yes No

<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?

\$20,550

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes Prairie Title No

18 Address of Property

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

Grantees

18a No address assigned 18b Vacant land

20 Legal Description

See attachment

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 20,550.00
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	\$ 20,550.00

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

Nathan Faimon (402) 460-7665

Print or Type Name of Grantee or Authorized Representative Phone Number

Nathan Faimon Grantee 9-10-2020

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 21 Yr. 20	\$ 47.25	BK 2020, Pg 2447

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

Exhibit A

A tract of land located in the Northwest Quarter (NW¼) of Section Ten (10), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of said Northwest Quarter (W¼ corner) thence N 89°38'56" E (assumed bearing) on the South line of said Northwest Quarter (NW ¼) a distance of 220.00 feet to the point of beginning, thence N 89°38'56" E continuing on said South line a distance of 674.00 feet; thence N 00°56'49" W a distance of 159.18 feet, thence N 11°20'45" W a distance of 106.03 feet, thence N 20°37'37" W a distance of 162.89 feet, thence N 23°49'33" W a distance of 282.93 feet; thence N 28°48'44" W a distance of 119.75 feet, thence N 35°42'54" W a distance of 324.25 feet, thence N 48°57'37" W a distance of 52.89 feet, thence N 76°18'52" W a distance of 56.06 feet, thence N 85°58'19" W a distance of 302.02 feet to the East right of way line of highway number 78, thence S 00°11'44" E being 50.00 feet East and parallel with the West line of said Northwest Quarter (NW¼) and on said East right of way line a distance of 286.90 feet, thence N 89°38'56" E parallel with and 830.00 feet North or the South Line of said Northwest Quarter (NW¼) a distance of 160.00 feet, thence S 00°11'44" E parallel with and 220.00 feet East of the West line of said Northwest Quarter (NW¼) a distance of 830.00 feet to the point of beginning.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Sept A.D., 20 20, at 8:50 o'clock AM. Recorded in Book 2020 on Page 2447-2448
Laurie Peterson County Clerk
AD Deputy
Ind 16.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-21-20
\$ 47.25 By AS

Return to: Nathan and Kathryn Faimon, 1762 Highway 78, Blue Hill NE 68930

JOINT TENANCY WARRANTY DEED

BLUE BIRD HAVEN, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to **NATHAN FAIMON and KATHRYN FAIMON**, husband and wife, GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

See Attached Exhibit "A"

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

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

Executed: Sept. 10th, 2020.

BLUE BIRD HAVEN, L.L.C.

BY:

DeAnn Faimon Kohmetcher
DEANN FAIMON KOHMETCHER,
Member

STATE OF NEBRASKA)
COUNTY OF Adams) SS:

The foregoing warranty deed was acknowledged before me on Sept - 10th, 2020, by DeAnn Faimon Kohmetcher, Member of Blue Bird Haven, L.L.C.

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

Laurie L. Hawes
Notary Public Laurie L. Hawes

Commission Expires: 06/24/2023

Exhibit A

A tract of land located in the Northwest Quarter (NW¼) of Section Ten (10), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of said Northwest Quarter (W¼ corner) thence N 89°38'56" E (assumed bearing) on the South line of said Northwest Quarter (NW ¼) a distance of 220.00 feet to the point of beginning, thence N 89°38'56" E continuing on said South line a distance of 674.00 feet; thence N 00°56'49" W a distance of 159.18 feet, thence N 11°20'45" W a distance of 106.03 feet, thence N 20°37'37" W a distance of 162.89 feet, thence N 23°49'33" W a distance of 282.93 feet; thence N 28°48'44" W a distance of 119.75 feet, thence N 35°42'54" W a distance of 324.25 feet, thence N 48°57'37" W a distance of 52.89 feet, thence N 76°18'52" W a distance of 56.06 feet, thence N 85°58'19" W a distance of 302.02 feet to the East right of way line of highway number 78, thence S 00°11'44" E being 50.00 feet East and parallel with the West line of said Northwest Quarter (NW¼) and on said East right of way line a distance of 286.90 feet, thence N 89°38'56" E parallel with and 830.00 feet North or the South Line of said Northwest Quarter (NW¼) a distance of 160.00 feet, thence S 00°11'44" E parallel with and 220.00 feet East of the West line of said Northwest Quarter (NW¼) a distance of 830.00 feet to the point of beginning.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2449	9/15/2020	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000304700		217		4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20005		012	0000
Land	Improvements		Total		Date of Sale Property Classification Code									
5,240			5,240		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)					A) 2	B) 01	C) 1	D) 1	E) 6	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:														
WD; REDEVELOPMENT														
Comments from							Comments:							
000304700														
(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>9</u> Day <u>15</u> Yr. 2020		4 Date of Deed Mo. <u>9</u> Day <u>15</u> Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Blue Hill Street or Other Mailing Address 517 West Gage Street <u>PO Box 277</u> City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2056 Email Address cityofbluehill@gtmc.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Community Redevelopment Authority of the City Blue Hill, NE Street or Other Mailing Address 517 West Gage Street <u>PO Box 277</u> City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2056 Email Address cityofbluehill@gtmc.net			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				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 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"/> 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"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) <u>Redevelopment</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 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?
\$5,240

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
802 West Saline Street
Blue Hill, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Community Redevelopment Authority of the City of Blue Hill, Nebraska
517 West Gage Street PO Box 277
Blue Hill, NE, 68930

18a No address assigned 18b Vacant land

20 Legal Description
Lots 1 & 4, Block 12 Original Town of Blue Hill, Webster County, Nebraska

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 76-902(2)

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

sign here
 Print or Type Name of Grantee or Authorized Representative: Tricia Allen, CRA Secretary / City of Blue Hill Clerk Phone Number: 402-756-2056
 Signature of Grantee or Authorized Representative: [Signature] Title: CRA Secretary Date: 9/15/2020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>21</u> Yr. <u>20</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK2020, Pg 2449</u>

BK 2020, Pg 2449

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 21 day of Sept A.D., 20 20, at 8:57 o'clock AM. Recorded in Book 2020 on Page 2449
Janice Peten County Clerk
JD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-21-20
\$ Exempt #2 By AD

After recording return to:
Andrew R. Willis
Cline Williams Wright Johnson
& Oldfather, L.L.P.
233 S 13th Street, Suite 1900
Lincoln, NE 68508

WARRANTY DEED

The City of Blue Hill, Nebraska, a municipal corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration received from the Community Redevelopment Authority of the City of Blue Hill, Nebraska ("Grantee") hereby grants and conveys to Grantee the real estate (as defined in Neb. Rev. Stat. §76-201) legally described as follows:

Lot One (1) and Lot Four (4), Block Twelve (12) Original Town of Blue Hill, Webster County, Nebraska (the "Property").

Grantor covenants with Grantee that Grantor:

- 1. Is lawfully seised of such real estate and that it is free from liens and encumbrances except easements, covenants, and restrictions of record;
- 2. Has the legal power and lawful authority to convey the real estate to Grantee;
- 3. Warrants and will defend title to the real estate against the claims of all persons.

Executed this 15th day of September, 2020.

"GRANTOR"
CITY OF BLUE HILL, NEBRASKA,
a municipal corporation

By: Keri Schunk
Keri Schunk, Mayor

STATE OF NEBRASKA)
) ss:
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me this 16 day of Sept, 2020, by Keri Schunk, Mayor of the City of Blue Hill, Nebraska, on behalf of the City.

Lori D Meents
Notary Public

4846-3081-4153, v. 2

General Notary - State of Nebraska
LORI D. MEENTS
My Comm. Exp. Dec. 2, 2023.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2450	9/22/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000105300		218		4	05	Geo Cde	Twn	Rng	Sec	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10005		009	0000
Land	Improvements		Total			Date of Sale Property Classification Code								
2,850	51,920		54,770			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 :	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; BETWEEN PARENT & CHILD, RESERVING LIFE ESTATE; ALSO INCLUDES PARCEL'S 1255 & 101	
Comments from	Comments:
000105300 000125500 000101100	
(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. 09 Day 22 Yr. 2020		Mo. 09 Day 22 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Victor L. & Carol D. Kugler				Grantee's Name (Buyer) Jolene Kugler, Jennifer Rempe & Jamie Berens			
Street or Other Mailing Address 825 N Webster St				Street or Other Mailing Address c/o Victor L. & Carol D. Kugler, 825 N Webster St			
City Red Cloud		State NE		City Red Cloud		State NE	
Phone Number		Zip Code 68970		Phone Number		Zip Code 68970	
Email Address				Email Address			

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

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

8 Type of Deed

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

802 N Webster St, 805 N Webster St & 825 N Webster St
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

Victor L. & Carol D. Kugler
825 N Webster St
Red Cloud, NE 68970

20 Legal Description

Lots One (1) and Two (2), Block Nine (9), Original Town of Red Cloud, Webster County, Nebraska; The South Half of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Nine (9), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska; and The South Fifty feet (S50') of Lots One (1) and Two (2), Block A, Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	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 **Kory J. McCracken** (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney
Signature of Grantee or Authorized Representative Title Date 09/27/2020

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>9</u> Day <u>22</u> Yr. <u>2020</u>	\$ <u>Exempt</u> # <u>5a</u>	<u>BL 2020, Pg 2450</u>

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

BK 2020, Pg 2450

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 22 day of Sept A.D., 2020, at 3:38 o'clock M. Recorded in Book 2020 on Page 2450

Louise Patesch County Clerk
LD Deputy
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-22-2020
\$ Extend # 52 By LD

QUITCLAIM DEED

Victor L. Kugler and Carol D. Kugler, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Jolene Kugler, a single person, Jennifer Rempe, a married person, and Jamie Berens, a married person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Nine (9), Original Town of Red Cloud, Webster County, Nebraska;
The South Half of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Nine (9), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska; and
The South fifty feet (S50') of Lots One (1) and Two (2), Block A, Original Town of Red Cloud, Webster County, Nebraska.

GRANTORS HEREBY RESERVE TO THEMSELVES OR THE SURVIVOR OF THEM A LIFE ESTATE IN SAID REAL ESTATE.

Executed September 22, 2020.

Victor L. Kugler
Victor L. Kugler

Carol D. Kugler
Carol D. Kugler

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 22, 2020, by Victor L. Kugler and Carol D. Kugler, husband and wife.



Comm. expires _____

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	2451	8/26/2020	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000335600	219	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		010	9690
Land	Improvements	Total		Date of Sale Property Classification Code								
3,225	295,895	299,120		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 : 2013				Construction Date :				
Floor:				Floor Sq. Ft. : 2,560				Floor Sq. Ft. :				
Building Cost New:				Cost : 371,440				Cost :				
Single Family Style: 101				Residential Condition: 40				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 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; TRANSFER PROPERTY INTO A REVOCABLE TRUST												
Comments from						Comments:						
000335600												
(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>08</u> Day <u>26</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>08</u> Day <u>26</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lee Ann Davidson Street or Other Mailing Address 310 S Cherry St City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-7333 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lee Ann Davidson, Ttee - Lee Ann Davidson Revocable Trust Street or Other Mailing Address 310 S Cherry St City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-7333 Email Address			
				Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> 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
310 S Cherry 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
Lots Eleven (11) and Twelve (12), Block Ten (10), Hoover's Addition to Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

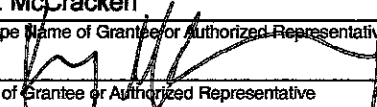
22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line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

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

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

sign here

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

 Attorney Date **09/22/2020**

Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>22</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>Bk 2020, Pg 2451</u>

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

BL 2000, Pg 2451

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 Sept A.D., 2020, at 3:42
o'clock P. M. Recorded in Book 220
on Page 2451
Loise Detach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-22-2020
\$ 5.00 of 10.00 By KS

WARRANTY DEED

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

Lots Eleven (11) and Twelve (12), Block Ten (10), Hoover's Addition to Blue Hill, 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 August 26, 2020.

Lee Ann Davidson
Lee Ann Davidson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 26, 2020, by Lee Ann Davidson, a single person.

Comm. expires 

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2467	9/28/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001602901		220		4		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	8	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
16,365		49,665		66,030		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		1.000		1,365				
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		1.000		1,365				
3D						Roads		0.170						
4D1						Farm Sites								
4D						Home Sites		1.000		15,000				
						Recreation								
Dwellings				40,025		Other								
Outbuildings				9,640		Non-AG TOTAL		1.170		15,000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CONTRACT BETWEEN PARENT & CHILD	
Comments from	Comments:
001602901	

(Continue on back)

Real Estate Transfer Statement

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FORM
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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 <u>Select County & County Number</u>		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>28</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>09</u> Day <u>28</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Sonja L Krueger</u> Street or Other Mailing Address <u>1782 RD 1400</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number <u>(402) 460-8622</u> Email Address <u>webcoassr@hotmail.com</u>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Elmer R Krueger</u> Street or Other Mailing Address <u>1782 RD 1400</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number <u>(402) 460-7112</u> 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 <u>elmerkru@hotmail.com</u>			

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

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

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) <u>CONTRACT</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"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Self <input type="checkbox"/> Other
--	---	--	---

14 What is the current market value of the real property?
130,000

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
1782 RD 1400 Blue Hill NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description
NORTHWEST CORNER SOUTH 598' ; EAST 33' (TO EAST EDGE OF ROAD RIGHT OF WAY), TO POINT OF BEGINNING THENCE SOUTH 242', EAST 360', NORTH 242', WEST 360' TO POINT OF BEGINNING IN NW1/4NW1/4 8-3-10

21 If agricultural, list total number of acres 2.17

22 Total purchase price, including any liabilities assumed	\$	<u>60,000.00</u>
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.)	\$	<u>0</u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	<u>0.00</u>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number Exempt #13

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

Sonja L Krueger Print or Type Name of Grantee or Authorized Representative
Sonja L Krueger Signature of Grantee or Authorized Representative
Seller Title
402-460-8622 Phone Number
9-28-2020 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>28</u> Yr. <u>2020</u>	27 Value of Stamp or Exempt Number <u>\$ Exempt #13</u>	28 Recording Date <u>BL 2020, Pg 2467</u>	

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	2468	9/13/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000167300	221	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		009	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,365	2,790	4,155		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 :				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:						
000167300												
(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. 9 Day 13 Yr. 2020, 4 Date of Deed Mo. 9 Day 13 Yr. 2020, 5 Grantor's Name Bobby Bardon and Angela Teague, 6 Grantee's Name Roberto Juan Montejo, 7 Property Classification Number, 8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives?, 14 What is the current market value of the real property? \$4,155, 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 118 N Cherry Street Red Cloud Nebraska, 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee, 18a No address assigned, 18b Vacant land, 20 Legal Description Lots Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20); Block Nine (9), Platt ' s Addition to Red Cloud, Webster County, Nebraska, 21 If agricultural, list total number of acres.

(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? (I.R.C. § 1031 Exchange) Yes No. 10 Type of Transfer: Distribution, Auction, Court Decree, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain).

11 Was ownership transferred in full? (If No, explain the division.) Yes No. 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No.

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

14 What is the current market value of the real property? \$4,155. 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 118 N Cherry Street Red Cloud Nebraska. 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee. 18a No address assigned, 18b Vacant land.

20 Legal Description Lots Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20); Block Nine (9), Platt ' s Addition to Red Cloud, Webster County, Nebraska.

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 \$ 4155.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 4155.00.

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.

Roberto Juan Montejo. Print or Type Name of Grantee or Authorized Representative. Signature of Grantee or Authorized Representative. Title Grantee. Date 9/13/2020. Phone Number.

Register of Deed's Use Only. 26 Date Deed Recorded Mo. 9 Day 28 Yr. 20. 27 Value of Stamp or Exempt Number \$ 11.25. 28 Recording Data BK2020, Pg 2468. For Dept. Use Only.

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2469	9/28/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000313000		222		4 13		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010			003	7270	
Land		Improvements		Total		Date of Sale Property Classification Code								
840		22,165		23,005		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
						Residential				Commercial				
Multiple Improvements:						Multiple Improvements. :				Multiple Improvements. : 3				
Construction Date:						Construction Date :				Construction Date : 1900				
Floor:						Floor Sq. Ft. :				Floor Sq. Ft. : 520				
Building Cost New:						Cost :				Cost : 52,830				
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: 10		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
SALE AGREEMENT; CONTRACT														
Comments from						Comments:								
000313000														

(Continue on back)

Real Estate Transfer Statement

222

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, 3 Date of Sale/Transfer Mo. 09 Day 28 Yr. 2020, 4 Date of Deed Mo. 09 Day 28 Yr. 2020, 5 Grantor's Name, Address, and Telephone (Please Print) Blue Hill Floral, LLC, 6 Grantee's Name, Address, and Telephone (Please Print) Justin A. Shelton

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, 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? (I.R.C. § 1031 Exchange) Yes No. 10 Type of Transfer: Distribution, Auction, Court Decree, Easement, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain).

11 Was ownership transferred in full? (If No, explain the division.) Yes No. 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No.

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No. Aunt or Uncle to Niece or Nephew, 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? 10,000. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %.

16 Does this conveyance divide a current parcel of land? Yes No. 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No.

18 Address of Property: 418 W Gage St, Blue Hill, NE 68930. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: same as Grantor. 18a No address assigned, 18b Vacant land.

20 Legal Description: L9 & W 2' of L10, B3, Rohrer's Add, BA, WC, NE.

21 If agricultural, list total number of acres. 22 Total purchase price, including any liabilities assumed: \$ 10,000. 23 Was non-real property included in the purchase? Yes No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$ 10,000 \$100. 25 If this transfer is exempt from the documentary stamp tax, list the exemption number: Exempt #13.

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: Kory McCracken, Signature of Grantee or Authorized Representative: [Signature], Title: Attorney, Date: 09/28/2020, Phone Number: (407) 746-0386.

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 9 Day 28 Yr. 2020, 27 Value of Stamp or Exempt Number: \$ Exempt #13, 28 Recording Data: BK 2020, Pg 2469. For Dept. Use Only.

State of Nebraska } ss.
County of Webster }

BL 2020, Pg 2469

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Sept A.D., 2020, at 12:07 o'clock P. M. Recorded in Book 2220 on Page 2469
Louise Petersh County Clerk
10:00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-28-2020
\$5.00 #13 By 10

NOTICE OF REAL ESTATE SALE AGREEMENT

Notice is hereby given that Blue Hill Floral, L.L.C., a Nebraska limited liability company, hereinafter referred to as the Seller, whether one or more, and Justina A. Sheltroun, a single person, hereinafter referred to as the Buyer, whether one or more, have entered into an agreement for sale of the following real estate:

Lot Nine (9) and the West Two feet (W2') of Lot Ten (10), Block Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

Buyer will pay 2021 and subsequent taxes. Real estate tax statements should be sent to Buyer at 418 W Gage St, Blue Hill, NE 68930. The terms, conditions and covenants of the transaction are specifically stated in the agreement dated September 16, 2020, and in case of any conflict between the terms of this notice and that agreement, said agreement shall control. This document is intended only to provide record notice of the respective interests of the parties in said lands, and recording of the deed to Justina A. Sheltroun, a single person, shall be conclusive proof of the satisfaction of all terms of said contract.

SELLER:
BLUE HILL FLORAL, L.L.C.

BUYER:

Stephanie Hamel

Stephanie Hamel, Sole Member/Manager

Justina A. Sheltroun

Justina A. Sheltroun

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on September 28, 2020, by Stephanie Hamel, Sole Member/Manager, on behalf of Blue Hill Floral, L.L.C., a Nebraska limited liability company.

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

Comm. Expires: _____

Kory McCracken
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 28, 2020, by Justina A. Sheltroun, a single person.

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

Comm. Expires: _____

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2020	2474	9/28/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001906500		223		1		GeoCde	Twn	Rng	Sec	Qrt	Subdv	Area	Bk	Parcel
Date of Sale Assessed Value						4371	2	11	12	0	00000	1	000	8435
Land		Improvements		Total		Date of Sale Property Classification Code								
1,050,310				1,050,310		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	1.000		3,780		GRASSLAND	1G1							
	1A	49.500		187,110			1G							
	2A1						2G1	2.000		2,730				
	2A	45.000		165,150			2G							
	3A1						3G1							
	3A						3G							
	4A1	31.000		112,530			4G1							
	4A	131.500		477,345			4G	4.000		5,460				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	20.500		47,870		Accretion								
	2D1					Waste								
	2D	2.000		3,920		Other								
	3D1					AG LAND TOTAL		310.000		1,050,310				
	3D					Roads		10.000						
	4D1	7.000		13,230		Farm Sites								
	4D	16.500		31,185		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		10.000						
Assessor's Adjustment to Sale Price (+ or -):						Total Recapture Value:								
Assessor Comments and Reason for Adjustment:														
WD; ALSO INCLUDES PARCEL 1906501														
Comments from						Comments:								
001906500 001906501														

(Continue on back)

Real Estate Transfer Statement

223

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. 9 Day 28 Yr. 2020 4 Date of Deed Mo. 9 Day 28 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) TC Accommodator 202, LLC Grantee's Name (Buyer) Jeffrey M. Jackson, Trustee etal (see attachment)

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

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

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? \$1,824,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

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

18a No address assigned 18b Vacant land 20 Legal Description The Northwest Quarter (NW1/4) and the Southwest Quarter (SW1/4) of Section Twelve (12), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for Highway purposes.

21 If agricultural, list total number of acres approx. 320

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed \$ 1,824,000.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) \$ 50,000.00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 1,774,000.00

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

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

sign here Anna L Stehlik Print or Type Name of Grantee or Authorized Representative 402.460.3303 Phone Number Lisa L Stehlik Signature of Grantee or Authorized Representative Attorney Law Practices Title 9/30/2020 Date

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Mo. 9 Day 30 Yr. 20 27 Value of Stamp or Exempt Number \$ Exempt #4 28 Recording Data BK 2020, Pg 2474

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

Form 521
Real Estate Transfer Statement

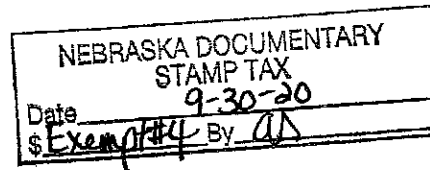
#6 Grantee's Name

Jeffrey M. Jackson, Trustee of the Brett A. Gottsch 2012 Legacy Trust, an undivided 49.5% interest, and
Carrie L. Gottsch as Trustee of the William L. Gottsch 2012 Legacy Trust, an undivided 49.5% interest, and
William L. Gottsch, an undivided 0.5% interest, and
Brett A. Gottsch, an undivided 0.5% interest.

#25 Exemption #4. This deed is one step in a series of transactions intended to qualify as a reverse IRC Section 1031 transaction. This deed conveys title to replacement property from the Accommodation Titleholder to the actual titleholder. The Qualified Exchange Accommodation Agreement between the Grantor and Grantee provides in part "The Accommodator (the Grantor for this deed) is acting solely as the Exchanger's (the Grantee's) agent for all purposes, except for federal income tax purposes."

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 30 day
of Sept A.D., 2020, at 9:45
o'clock A.M. Recorded in Book 2020
on Page 2474-2475
Andre Petch County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

TC Accommodator 202, LLC, a Nebraska limited liability company, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt and sufficiency of which is acknowledged, conveys to the following persons, as tenants-in-common:

Jeffrey M. Jackson, Trustee of the Brett A. Gottsch 2012 Legacy Trust, an undivided 49.5% interest, and

Carrie L. Gottsch as Trustee of the William L. Gottsch 2012 Legacy Trust, an undivided 49.5% interest, and

William L. Gottsch, an undivided 0.5% interest, and

Brett A. Gottsch, an undivided 0.5% interest,

collectively as Grantees, all of Grantor's interest in and to the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

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

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

Grantor covenants with Grantees that Grantor:

1. is lawfully seised of such real estate and that it is free from encumbrances, but subject to easements and restrictions of record;

BK 2020, Pg 2475

- 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.

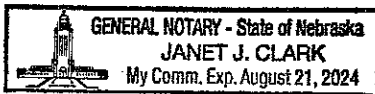
Executed SEPTEMBER 28, 2020.

TC Accommodator 202, LLC

By: *Nick Henderson*
 Printed name: Nick Henderson
 Its: Authorized Signatory

STATE OF NEBRASKA)
)ss.
 COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 28 day of SEPTEMBER 2020 by NICK HENDERSON AUTHORIZED SIGNATORY of TC Accommodator 202, LLC, a Nebraska limited liability company.



Janet J. Clark
 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2020	2476	9/30/2020	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001814001	224	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	1	11	15	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
175,295		175,295		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	47.180	59,885						
1A				1G								
2A1				2G1	12.830	17,515						
2A				2G	15.900	21,705						
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	31.490	73,525		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	108.810	175,295						
3D				Roads	4.200							
4D1				Farm Sites								
4D	1.410	2,665		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.200							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001814001 001814101	
(Continue on back)	

Real Estate Transfer Statement

224

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

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

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? (If No, explain the division.)

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

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

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

20 Legal Description

21 If agricultural, list total number of acres

Table with 4 rows: 22 Total purchase price, 23 Was non-real property included, 24 Adjusted purchase price, 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.

Thomas R. Pauley

402-463-6891

sign here, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, Grantee, Phone Number, Date

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

A tract of land located in the Northwest Quarter of Section 15 and the East Half of Section 16, all in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the East line of the SE $\frac{1}{4}$ of said Section 16 bears S00°11'25"W. Beginning on the East $\frac{1}{4}$ corner of said Section 16; thence S00°11'25" W 1997.62 feet on the Section line to the SE Corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N89°27'40"W 1325.01 feet on the South line of said N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the SW Corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N00°13'20"W 1989.86 feet on the 1/16th Section line to the N 1/16th corner of the SE $\frac{1}{4}$; thence N00°35'06"W 1588.00 feet on the 1/16th Section line to a point on the centerline of an existing County Road; thence S77°36'13"E 1127.23 feet on the centerline of the County road to a point; thence S60°21'09"E 444.14 feet on the centerline of the County Road and entering into the NW $\frac{1}{4}$ of said Section 15 to a point; thence S87°15'39"E 445.90 feet on the centerline of the County Road to a point; thence S05°32'01"W 161.04 feet to the centerline of the County Road to a point; thence S16°42'49"W 185.89 feet on the centerline of the County Road to a point; thence S36°52'20"W 511.84 feet on the centerline of the County Road to a point; thence S29°01'04"W 413.76 feet on the centerline of the County Road to the True Point of Beginning.

BK2020, Pg 2476

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 Sept A.D., 2020, at 9:51
o'clock a.m. Recorded in Book 2020
on Page 2476
Donna Patrick County Clerk
AD Deputy
Ind. 10.00 Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-30-20
\$ 506.25 By AD

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

WARRANTY DEED

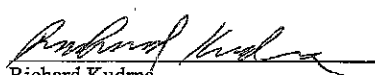
Richard Kudrna and Barbara Kudrna, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Thomas R. Pauley, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

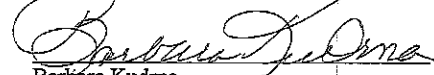
A tract of land located in the Northwest Quarter of Section 15 and the East Half of Section 16, all in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the East line of the SE¼ of said Section 16 bears S00°11'25"W. Beginning on the East ¼ corner of said Section 16; thence S00°11'25" W 1997.62 feet on the Section line to the SE Corner of the N½SE¼SE¼; thence N89°27'40"W 1325.01 feet on the South line of said N½SE¼SE¼ to the SW Corner of the N½SE¼SE¼; thence N00°13'20"W 1989.86 feet on the 1/16th Section line to the N 1/16th corner of the SE¼; thence N00°35'06"W 1588.00 feet on the 1/16th Section line to a point on the centerline of an existing County Road; thence S77°36'13"E 1127.23 feet on the centerline of the County road to a point; thence S60°21'09"E 444.14 feet on the centerline of the County Road and entering into the NW¼ of said Section 15 to a point; thence S87°15'39"E 445.90 feet on the centerline of the County Road to a point; thence S05°32'01"W 161.04 feet to the centerline of the County Road to a point; thence S16°42'49"W 185.89 feet on the centerline of the County Road to a point; thence S36°52'20"W 511.84 feet on the centerline of the County Road to a point; thence S29°01'04"W 413.76 feet on the centerline of the County Road to the True Point of Beginning; AND

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

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

Executed September 30, 2020.

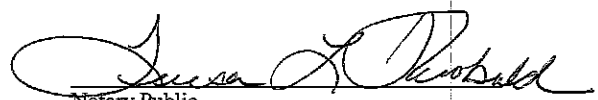

Richard Kudrna


Barbara Kudrna

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on September 30, 2020 by Richard Kudrna and Barbara Kudrna, husband and wife.

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


Notary Public

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code										
91	2020	2477	9/18/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001608400		225		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	23	1	00000	1	000	5710		
Land		Improvements		Total		Date of Sale Property Classification Code								
233,300				233,300		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	IG1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	2.830		6,610		Accretion								
	2D1	19.890		41,870		Waste								
	2D	28.160		55,195		Other								
	3D1	36.320		71,185		AG LAND TOTAL		118.120				233,300		
	3D					Roads		3.000						
	4D1	11.290		21,340		Farm Sites								
	4D	19.630		37,100		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO FAMILY CORP.	
Comments from	Comments:
001608400	

(Continue on back)

Real Estate Transfer Statement

225

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. 09 Day 18 Yr. 20 4 Date of Deed Mo. 09 Day 18 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print) Grace Holdings, Inc. f/k/a Superior-Deshler LLC 6 Grantee's Name, Address, and Telephone (Please Print) Grace Holdings, Inc. City KEARNEY State NE Zip Code 68845

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

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Auction, Court Decree, Exchange, 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? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? \$233,300 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property 18a No address assigned 18b Vacant land 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee (#6)

20 Legal Description The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) and the West Half of the Northeast Quarter (W 1/2 NE 1/4) of Section Twenty-three (23), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres

Table with 2 columns: Item number and Amount. 22 Total purchase price, including any liabilities assumed \$ 0.00 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Dusty McKenna (402) 463-4198 Title Agent 09/30/2020 Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 9 Day 30 Yr. 20 27 Value of Stamp or Exempt Number \$ Exempt # 5b 28 Recording Data BK 2020, pg 2477

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/30/20
\$ Ex05b By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of September A.D., 2020, at 11:46 o'clock AM. Recorded in Book 2020 on Page 2477

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, GRACE HOLDINGS, INC. F/K/A SUPERIOR-DESHLER, LLC, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, quitclaim and convey to GRACE HOLDINGS, INC. whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The Northeast Quarter of the Northeast Quarter (NE¼ NE¼) and the West Half of the Northeast Quarter (W½ NE¼) of Section Twenty-three (23), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Executed: Sept 18, 2020

GRACE HOLDINGS, INC.

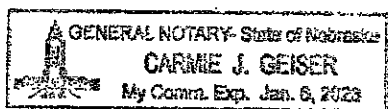
BY:

Dennis Schardt
Dennis Schardt, President

STATE OF NEBRASKA }
COUNTY OF Buffalo } ss

On this 18th day of Sept., 2020, before me personally appeared Dennis Schardt, President of Grace Holdings, Inc., on behalf of the company.

Carmie J. Geiser
Notary Public - CARMIE J. GEISER



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2020	2489	9/30/2020		Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
001908700		226	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4371	2	11	20	4	00000		000	8600
Land	Improvements		Total		Date of Sale Property Classification Code								
569,495	54,395		623,890		Stans	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 1	B) 01	C) 5	D) 3	E) 0	F) 5			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1	27.800		37,945					
	1A					1G	3.000	4,095					
	2A1					2G1	20.000	27,300					
	2A					2G	39.000	53,235					
	3A1					3G1	7.000	9,555					
	3A					3G	34.000	46,410					
	4A1					4G1							
	4A					4G							
DRYLAND 1D1					Shelterbelt/Timber								
	1D	94.000		219,490	Accretion								
	2D1				Waste	15.000		2,700					
	2D				Other								
	3D1				AG LAND TOTAL	314.000		540,970					
	3D				Roads	5.000							
	4D1	32.200		60,860	Farm Sites	1.000		8,650					
	4D	42.000		79,380	Home Sites	3.500		19,875					
					Recreation								
	Dwellings			25,490	Other								
	Outbuildings			28,905	Non-AG TOTAL	9.500		28,525					

Assessor's Adjustment to Sale Price (+ or -):					Total Recapture Value:				
Assessor Comments and Reason for Adjustment:									
WD; TRANSFER INTO A TRUST; ALSO INCLUDES PARCEL'S 22120 & 22122									
Comments from					Comments:				
001908700 002212000 002212200									
(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, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

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?, 15 Was the mortgage assumed?

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

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

20 Legal Description: SEE ATTACHED DESCRIPTIONS

21 If agricultural, list total number of acres.

Table with 2 columns: Item Number, Amount. Rows 22-24.

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

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

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.

A tract of land in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 20, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of said section 20; thence bearing East in the South line of said Southeast Quarter a distance of 210 feet; thence bearing N1 $^{\circ}$ 14'00"W a distance of 33.0 feet to the right-of-way line of Webster County road which point is the Point of Beginning; thence bearing N1 $^{\circ}$ 14'00"W a distance of 370.00 feet to a point; thence bearing N86 $^{\circ}$ 33'44"E a distance of 418.42 feet to a point; thence bearing South a distance of 395.00 feet to said right-of-way line; thence continuing on said right-of-way line and bearing West a distance of 409.71 feet to the point of beginning, said tract containing 3.633 acres, more or less, AND

All my undivided interest, believed to be a 7/25th interest, in the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-two (32) and the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-three (33) in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.



Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust
Jeannette L. Talkington

Grantee of Instrument (Trustee)
Jeannette L. Talkington

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Jeannette L. Talkington	(same person-grantor/beneficiary)

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? YES NO

Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.

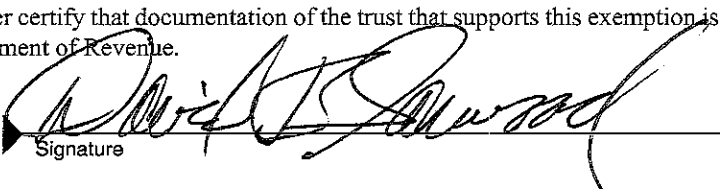
SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign
here

Signature



Attorney
Title

9-30-20
Date

**File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521,
when exemption #19 is claimed in Item 25 on the Form 521.**

www.revenue.ne.gov/PAD or 402-471-5984

BK2020, Pg 2489

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 Oct A.D., 2020, at 11:27 o'clock A.M. Recorded in Book 2020 on Page 2489
David Petch County Clerk
ID. No. AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-1-20
\$ Exempt #19 By DS

WARRANTY DEED

Jeanette L. Talkington, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to a Trust for the benefit of Grantor, receipt of which is hereby acknowledged, conveys to Jeanette L. Talkington, Trustee of the Jeanette L. Talkington Revocable Trust under agreement dated September 30, 2020, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 20, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Southwest corner of the Southeast Quarter (SE¼) of said section 20; thence bearing East in the South line of said Southeast Quarter a distance of 210 feet; thence bearing N1°14'00"W a distance of 33.0 feet to the right-of-way line of Webster County road which point is the Point of Beginning; thence bearing N1°14'00"W a distance of 370.00 feet to a point; thence bearing N86°33'44"E a distance of 418.42 feet to a point; thence bearing South a distance of 395.00 feet to said right-of-way line; thence continuing on said right-of-way line and bearing West a distance of 409.71 feet to the point of beginning, said tract containing 3.633 acres, more or less, AND

All my undivided interest, believed to be a 7/25th interest, in the Southeast Quarter (SE¼) of Section Thirty-two (32) and the Southwest Quarter (SW¼) of Section Thirty-three (33) in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with 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 September 30, 2020.

Jeanette L. Talkington
Jeanette L. Talkington

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 30, 2020, by Jeanette L. Talkington, a single person

Comm. expires 10-30-2022
GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2022

David B. Garwood
Notary Public