

Real Estate Transfer Statement

255

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

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

1 County Name **Webster** 2 County Number **91** 3 Date of Sale/Transfer Mo. **11** Day **30** Yr. **2020** 4 Date of Deed Mo. **11** Day **23** Yr. **2020**

5 Grantor's Name, Address, and Telephone (Please Print)
 Grantor's Name (Seller) **Faye L. Uden**
 Street or Other Mailing Address **5002 N. 50th St.**
 City **Omaha**, State **NE**, Zip Code **68104**

6 Grantee's Name, Address, and Telephone (Please Print)
 Grantee's Name (Buyer) **Steven R. Sindt and Kimberly K. Sindt, husband and wife**
 Street or Other Mailing Address **255 Hwy 136**
 City **Inavale**, State **NE**, Zip Code **68952**

Phone Number **402-672-9627** Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes No

Email Address **dwiebe@charter-title.net** Email Address **dwiebe@charter-title.net**

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

(A) Status Improved Unimproved IOLL

(B) Property Type Mineral Interests-Nonproducing State Assessed Mobile Home
 Mineral Interests-Producing Exempt

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

9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031) Auction Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Life Estate Sale Satisfaction of Contract Other (Explain)

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

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

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

14 What is the current market value of the real property?
\$240,000.00

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

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

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

18 Address of Property
Webster Co., NE

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

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

21 If agricultural, list total number of acres **160 (±)**

22 Total purchase price, including any liabilities assumed

| | | |
|----|----|------------|
| 22 | \$ | 240,000.00 |
| 23 | \$ | |
| 24 | \$ | 240,000.00 |

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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.

▶ Steven R. Sindt and Kimberly K. Sindt, husband and wife
 Print or Type Name of Grantee or Authorized Representative

▶ *Steven Sindt*
 Signature of Grantee or Authorized Representative

402-746-4043
 Phone Number

November 30, 2020
 Date

sign
 here

26 Date Deed Recorded Mo. **12** Day **2** Yr. **20** 27 Value of Stamp or Exempt Number **\$540.00** 28 Recording Data **BK 2020, 9 3125**

Register of Deeds' Use Only

Grantor or Authorized Representative Title

Grantee or Authorized Representative Title

For Dept. Use Only

BK 2020, pg 3125

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 DEC A.D., 2020, at 11:12
o'clock AM. Recorded in Book 2020
on Page 3125
Louise Peterson County Clerk
10.00 Deputy
Ind. Comp. Assessor. Carded.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-2-20 By AS
\$ 5.00

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

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT
Faye L. Uden, a single person, herein called the grantor whether one or more, in consideration of
One Dollar and other valuable consideration received from grantees, do grant, bargain, sell,
convey, and confirm unto

Steven R. Sindt and Kimberly K. Sindt, husband and wife, as joint tenants with right of
survivorship,

the following described real property in Webster County, Nebraska:

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

To have and hold above described premises together with all tenements, hereditaments
and appurtenances 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 premises; that
they are free from any encumbrance except covenants, easements and restrictions of record; all
regular taxes and special assessments; except those levied or 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 premises against the lawful claims of all persons
whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the
grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

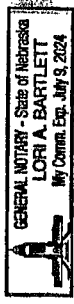
Executed this 23 day of November, 2020.

Faye L. Uden
Faye L. Uden

STATE OF Nebraska
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 23 day of November, 2020 by
Faye L. Uden, a single person.

Chris A. Bartlett
Notary Public



256

Good Life. Great Service.

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

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

1 County Name WEBSTER - 91 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 12 Day 2 Yr. 2020 4 Date of Deed Mo. 12 Day 2 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Bradley N. Gilbert and Tonna Gilbert
Street or Other Mailing Address
P O Box 233
City Blue Hill State NE Zip Code 68930

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
Threefold Cord Holdings, LLC
Street or Other Mailing Address
P O Box 203
City Blue Hill State NE Zip Code 68930

Phone Number 402-984-9020 Is the grantee a 501(c)(3) organization? Yes No
Email Address n/a If Yes, is the grantee a 509(a) foundation? Yes No

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

| (A) Status | (B) Property Type | (C) |
|--|--|---|
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Mobile Home |

8 Type of Deed Bill of Sale 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 transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No
 10 Type of Transfer Auction Court Decree Exchange Foreclosure Gift Grantor Trust Irrevocable Trust Life Estate Partition Revocable Trust Sale Satisfaction of Contract Transfer on Death
 Buyer Seller No

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

14 What is the current market value of the real property?
45,000

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 No

18 Address of Property
310 N Webster St
Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The North One Hundred Three and Eight Tenths Feet (103.8 ') of the East One hundred Thirty-two feet (132 ') of Outlot Two (2), Rohrer ' s Addition, City of Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed \$ 45,000.00

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 45,000.00

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.

Print Name of Grantee or Authorized Representative Threefold Cord Holdings, LLC by Matt Lukasiewicz 402 984-9020
 Signature of Grantee or Authorized Representative [Signature] Phone Number 402 984-9020
 Title Grantee Date 12-20

26 Date Deed Recorded Mo. 12 Day 3 Yr. 20 27 Value of Stamp or Exempt Number \$ 101.25 28 Recording Data BK200, A 3135

Register of Deed's Use Only For Dept. Use Only

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

BK2020, Pg 3135

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Dec A.D., 20 20, at 8:52 o'clock A.M. Recorded in Book 3020 on Page 3135
Adam Peterson County Clerk
LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date 12-3-20
\$ 101.25 By AD

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

WARRANTY DEED

Bradley N. Gilbert and Tonna Gilbert, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Threefold Cord Holdings, LLC, a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North One Hundred Three and Eight Tenths Feet (103.8') of the East One hundred Thirty-two feet (132') of Outlot Two (2), Rohrer's Addition, City of Blue Hill, Webster County, Nebraska

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

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

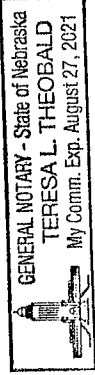
Executed December 2, 2020.

Bradley N. Gilbert
Bradley N. Gilbert

Tonna Gilbert
Tonna Gilbert

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on December 2, 2020 by Bradley N. Gilbert and Tonna Gilbert, husband and wife.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | |
|---|---|---------------------|-----------|---|----------------------|
| Cnty No. | Book | Page | Sale Date | School District Code | |
| 91 | 2020 | 3145 | 12/4/2020 | Base: 91-0002 | Affiliated: Unified: |
| Location ID | | Sale Number | | Parcel Number | |
| 000163300 | | 257 | | 1 | |
| Date of Sale Assessed Value | | Useability & Code # | | Date of Sale Property Classification Code | |
| Improvements | | Total | | Commercial | |
| 1,970 | | 3,385 | | 5,355 | |
| Assessor Location: RED CLOUD (RC) | | | | | |
| Residential | | | | | |
| Multiple Improvements: Multiple Improvements: _____ | | | | | |
| Construction Date: 1910 | | | | | |
| Floor: Floor Sq. Ft.: 1,392 | | | | | |
| Building Cost New: Cost: 130,015 | | | | | |
| Single Family Style: 101 Residential Condition: 10 | | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input checked="" type="checkbox"/> Worn Out | | | | |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | | | | |
| (106) <input type="checkbox"/> Other | | | | | |
| Townhouse or Duplex Style: Residential Quality: 30 | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | |
| NOTICE OF AGREEMENT | | | | | |
| Comments from | | | | | |
| 000163300 | | | | | |
| Comments: _____ | | | | | |
| (Continue on back) | | | | | |

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

Assessor Comments and Reason for Adjustment:

NOTICE OF AGREEMENT

Comments from

000163300

Comments:

(Continue on back)

Real Estate Transfer Statement

251

* To be filed with the Register of Deeds. • Read instructions on reverse side.
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The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 12 Day 4 Yr. 2020 4 Date of Deed Mo. 12 Day 3 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Charles W. Meyers and Kayleen R. Meyers
Street or Other Mailing Address 142 North Cedar Street
City Red Cloud State NE Zip Code 68970
Grantor's Name (Buyer) Les A. Parish
Street or Other Mailing Address 213 North Walnut Street
City Red Cloud State NE Zip Code 68970
Phone Number (402) 746-2775 Phone Number 402-746-0598 Is the grantee a 501(c)(3) organization? Yes No
Email Address NA Email Address NA If Yes, is the grantee a 509(a) foundation? Yes No

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

(B) Property Type Land Contract/Memo Partition Sheriff Other
 Distribution Easement Lease Personal Rep. Trust/Trustee
 Executor Mineral Quit Claim Warranty

(C) Mobile Home

8 Type of Deed Conservator Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Bill of Sale Corrective Easement Gift Life Estate Sale Trustee to Beneficiary
 Cemetery Death Certificate - Transfer on Death Executor Grantor Trust Partition Satisfaction of Contract Other (Explain)

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No

10 Type of Transfer Auction Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)

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

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

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

14 What is the current market value of the real property? \$5,355
 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 137 North Walnut Street, Red Cloud, NE 68970
 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

18a No address assigned 18b Vacant land
 20 Legal Description (Attach additional pages, if needed.)
The East 158 feet of Annex Lot Twenty-eight (28) to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed \$ 22 2,500.00
 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 24 2,500.00

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

Les A. Parish
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title Grantee
 Date 12/3/2020

sign here

26 Date Deed Recorded Mo. 12 Day 4 Yr. 20 27 Value of Stamp or Exempt Number \$ Exempt # 13 28 Recording Data BK 2020 pg 3145
 Register of Deed's Use Only For Dept. Use Only

BK2020, Pg 3145

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 4 day
of Dec A.D., 2020, at 10:06
o'clock A.M. Recorded in Book 2020
on Page 3145-3146
Quide Peter County Clerk
16.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-4-20
\$ Exempt # 13 By AS

Return to:
Theobald Law Office
PO Box 423
Reed Cloud, NE 68970

NOTICE OF AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that Charles W. Meyers and Kayleen R. Meyers, husband and wife, Seller, and Les A. Parish, Buyer, have entered into a Contract for Sale of Real Estate:

1. The Written Contract between the parties is dated December 3, 2020. The Sellers' address is 141 North Cedar Street, Red Cloud, Nebraska. The Buyer's address is 213 North Walnut Street, Red Cloud, Nebraska.
2. The real property which is the subject of this sale, and against which this Notice should be indexed and recorded, is the following (as defined in Neb. Rev. Stat. 76-201):

The East 158 feet of Annex Lot Twenty-eight (28) to the City of Red Cloud, Webster County, Nebraska.

3. The purpose of the Notice is to record evidence of the sale and the Buyer's equitable ownership of the property, even while the Seller retains the legal title in trust for the Buyer.
4. Particulars: The Seller will pay the 2019 and 2020 real estate taxes for the property; Buyer will pay the real estate taxes for all subsequent years. The deed of conveyance, to be given to the Buyer when the carried debt is paid, is held "in escrow" by Theobald Law Office. The Seller and Buyer represent that when the deed of conveyance is placed of record, all consideration to be paid by the Buyer to the Seller will have been paid, at that time; and third parties may then rely upon the completion of the Written Agreement.

BK2020, Pg 3146

DATED: 12-3-2020

[Signature]
Seller

DATED 12/3/2020

[Signature]
Seller

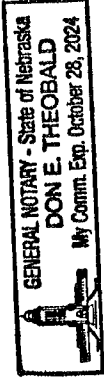
DATED: 12/13/2020

[Signature]
Buyer

STATE OF NEBRASKA, COUNTY OF WEBSTER)ss:

On this 3 day of December, 2020, before me the undersigned, a Notary Public, in and for said county and state, personally came Charles W. Meyers and Kayleen R. Meyers, husband and wife, Seller, known to me to be the identical persons whose names are affixed to the foregoing contract and acknowledged the execution thereof to be their voluntary act and deed

Witness my hand and notarial seal the day and year last above written



[Signature]
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER)ss:

On this 3 day of December, 2020, before me the undersigned, a Notary Public, in and for said county and state, personally came Les A. Parish, a married person, Buyer, known to me to be the identical person whose names are affixed to the foregoing contract and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.



[Signature]
Notary Public

Real Estate Transfer Statement

258

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. 12 Day 04 Yr. 2020 4 Date of Deed Mo. 12 Day 04 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Connie Kelehan, Wayne & JoAnne Meents Joint Rev Trust
Street or Other Mailing Address
2912 45th St

City Des Moines State IA Zip Code 50310

City Blue Hill State NE Zip Code 68930

Phone Number _____ Is the grantee a 501(c)(3) organization? Yes No

Email Address _____ Street or Other Mailing Address
1678 Rd D

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No
 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)

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

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

14 What is the current market value of the real property?
\$265,050

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
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 see attached

21 If agricultural, list total number of acres transferred in this transaction 93 +/-

22 Total purchase price, including any liabilities assumed \$ 265,050.00

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list. (see instructions)) \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 265,050.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number correct, and that I am duly authorized to sign this statement.

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
Attorney Title
(402) 746-3613 Phone Number
12/04/2020 Date

26 Date Deed Recorded Mo. 12 Day 4 Yr. 20 27 Value of Stamp or Exempt Number \$ 598.50 28 Recording Data BR2020, Pg 3148

Register of Deeds's Use Only For Dept. Use Only

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

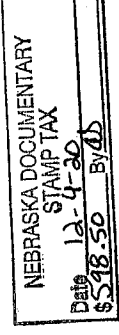
A tract of land located in the Northwest Quarter of Section Thirty-two (32), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being described as follows:

Commencing at the Northwest corner of said Section 32, this being the point of beginning; thence $S01^{\circ}08'28''E$ (assumed bearing) on the West line of the Northwest Quarter of said Section 32, a distance of 1105.00 feet; thence $N87^{\circ}05'12''E$, a distance of 234.00 feet to the beginning of a curve concave to the Southwest, having a radius of 225.00 feet; thence Southeasterly on said curve, the chord of which bears $S64^{\circ}21'51''E$, 215.00 feet (chord distance), an arc distance of 224.16 feet; thence $S32^{\circ}23'52''E$, a distance of 129.00 feet; thence $S19^{\circ}27'34''E$, a distance of 64.00 feet; thence $S04^{\circ}05'25''W$, a distance of 68.00 feet; thence $S85^{\circ}05'46''W$, a distance of 169.50 feet; thence $S01^{\circ}45'56''E$, a distance of 162.50 feet; thence $N89^{\circ}57'12''E$, a distance of 2288.74 feet to the East line of the Northwest Quarter of said Section 32; thence $N00^{\circ}55'06''W$, a distance of 1650.12 feet to the Northeast corner of said Northwest Quarter; thence $S88^{\circ}52'19''W$, on the North line of said Northwest Quarter, a distance of 2634.06 feet to the point of beginning, containing 93.36 acres, more or less, including 2.81 acres, more or less, of county road Right-of-way.

BK 2020, pg 3148

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 4 day
of Dec, A.D., 20 20, at 1:53
o'clock P.M. Recorded in Book 2020
on Page 3148-319
Debra Webster County Clerk
16.00 Deputy
Ind. Comp. Assessor Carded



JOINT TENANCY WARRANTY DEED

Connie Kelehan, Acting Trustee of the Wayne and JoAnne Meents Joint Revocable Trust u/a/d March 27, 1997, 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, conveys to Wayne P. Bonifas and Cherie D. Bonifas, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being described as follows:
Commencing at the Northwest corner of said Section 32, this being the point of beginning; thence S01°08'28"E (assumed bearing) on the West line of the Northwest Quarter of said Section 32, a distance of 1105.00 feet; thence N87°05'12"E, a distance of 234.00 feet to the beginning of a curve concave to the Southwest, having a radius of 225.00 feet; thence Southeasterly on said curve, the chord of which bears S64°21'51"E, 215.00 feet (chord distance), an arc distance of 224.16 feet; thence S32°23'52"E, a distance of 129.00 feet; thence S19°27'34"E, a distance of 64.00 feet; thence S04°05'25"W, a distance of 68.00 feet; thence S85°05'46"W, a distance of 169.50 feet; thence S01°45'56"E, a distance of 162.50 feet; thence N89°57'12"E, a distance of 2288.74 feet to the East line of the Northwest Quarter of said Section 32; thence N00°55'06"W, a distance of 1650.12 feet to the Northeast corner of said Northwest Quarter; thence S88°52'19"W, on the North line of said Northwest Quarter, a distance of 2634.06 feet to the point of beginning, containing 93.36 acres, more or less, including 2.81 acres, more or less, of county road Right-of-way.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements 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 December 4, 2020.

Wayne and JoAnne Meents
Joint Revocable Trust

Connie Kelehan
Connie Kelehan, Acting Successor Trustee

BK2020.fg 3149

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 4, 2020, by
Connie Kelehan, Acting Successor Trustee of the Wayne and JoAnne Meents Joint Revocable
Trust.



Comm. expires _____

[Handwritten Signature]

Notary Public

259

• To be filled 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. 12 Day 04 Yr. 2020 4 Date of Deed Mo. 12 Day 04 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Scott E and Stephanie M Bonifas
Connie Kelehan, Trustee Wayne and JoAnne Meents rev trst
Street or Other Mailing Address 1923 Rd 2100

City Des Moines State IA Zip Code 50310
City Blue Hill State NE Zip Code 68930
Phone Number _____ Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

Email Address _____

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death
 Buyer Seller No Auction Gift Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)

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

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

14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$ 267,000 Yes No \$ _____ %

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

18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent
1970 Rd 2000 Same as Grantee
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
see attached

21 If agricultural, list total number of acres transferred in this transaction 67 +/-.

22 Total purchase price, including any liabilities assumed \$ 267,000

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 267,000

25 If this transfer is exempt from the documentary stamp tax, list the exemption number
Under penalties of law, I declare that I have examined this statement 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
Attorney
Phone Number (402) 746-3613
Signature of Grantee or Authorized Representative [Signature]
Date 12/04/2020

Register of Deed's Use Only
26 Date Deed Recorded Mo. 12 Day 4 Yr. 20 27 Value of Stamp or Exempt Number \$ 600.75 28 Recording Data BK2020, pg 3153
For Dept. Use Only

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

The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-two (32), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract more particularly described as:

Commencing at the Northwest corner of said Section 32, this being the point of beginning; thence S01°08'28"E (assumed bearing) on the West line of the Northwest Quarter of said Section 32, a distance of 1105.00 feet; thence N87°05'12"E, a distance of 234.00 feet to the beginning of a curve concave to the Southwest, having a radius of 225.00 feet; thence Southeasterly on said curve, the chord of which bears S64°21'51"E, 215.00 feet (chord distance), an arc distance of 224.16 feet; thence S32°23'52"E, a distance of 129.00 feet; thence S19°27'34"E, a distance of 64.00 feet; thence S04°05'25"W, a distance of 68.00 feet; thence S85°05'46"W, a distance of 169.50 feet; thence S01°45'56"E, a distance of 162.50 feet; thence N89°57'12"E, a distance of 2288.74 feet to the East line of the Northwest Quarter of said Section 32; thence N00°55'06"W, a distance of 1650.12 feet to the Northeast corner of said Northwest Quarter; thence S88°52'19"W, on the North line of said Northwest Quarter, a distance of 2634.06 feet to the point of beginning, containing 93.36 acres, more or less, including 2.81 acres, more or less, of county road Right-of-way.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 4 day
of Dec A.D., 2020, at 2:03
o'clock P.M. Recorded in Book 2020
on Page 3153-3154
Alvina Peterson County Clerk
16.00 Deputy
Ind Comp Assessor Carded

BK 2020, pg 3153

| |
|----------------------|
| NEBRASKA DOCUMENTARY |
| STAMP TAX |
| Date <u>12-4-20</u> |
| By <u>AS</u> |
| \$ <u>600.15</u> |

JOINT TENANCY WARRANTY DEED

Connie Kelehan, Acting Successor Trustee of the Wayne and JoAnne Meents Joint Revocable Trust u/a/d March 27, 1997, 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, conveys to Scott E. Bonifas and Stephanie M. Bonifas, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¹/₄) of Section Thirty-two (32), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as follows:
Commencing at the Northwest corner of said Section 32, this being the point of beginning; thence S01°08'28"E (assumed bearing) on the West line of the Northwest Quarter of said Section 32, a distance of 1105.00 feet; thence N87°05'12"E, a distance of 234.00 feet to the beginning of a curve concave to the Southwest, having a radius of 225.00 feet; thence Southeasterly on said curve, the chord of which bears S64°21'51"E, 215.00 feet (chord distance), an arc distance of 224.16 feet; thence S32°23'52"E, a distance of 129.00 feet; thence S19°27'34"E, a distance of 64.00 feet; thence S04°05'25"W, a distance of 68.00 feet; thence S85°05'46"W, a distance of 169.50 feet; thence S01°45'56"E, a distance of 162.50 feet; thence N89°57'12"E, a distance of 2288.74 feet to the East line of the Northwest Quarter of said Section 32; thence N00°55'06"W, a distance of 1650.12 feet to the Northeast corner of said Northwest Quarter; thence S88°52'19"W, on the North line of said Northwest Quarter, a distance of 2634.06 feet to the point of beginning, containing 93.36 acres, more or less, including 2.81 acres, more or less, of county road Right-of-way.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEEES 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 December 4, 2020.

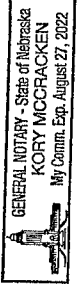
Wayne and JoAnne Meents
Joint Revocable Trust

Connie Kelehan
Connie Kelehan, Acting Successor Trustee

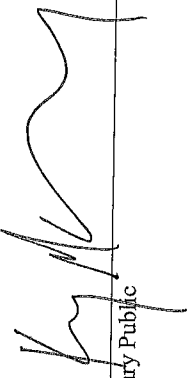
BK2020, pg 3154

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 4, 2020, by:
Connie Kelehan, Acting Successor Trustee of the Wayne and JoAnne Meentis Joint Revocable
Trust.



Comm. expires _____



Notary Public

Residential & Commercial Sales Worksheet

| | | | | | |
|---|--------------|---------------------|---|----------------------|-------------|
| Cnty No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2020 | 3180 | 12/11/2020 | Base: 01-0123 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 000513100 | 260 | 4 | GeoCde | Twn | Rng |
| | | | 4131 | | |
| Date of Sale Assessed Value | | | Date of Sale Property Classification Code | | |
| Land | Improvements | Total | Property Type | Zoning | Location |
| 1,325 | 100 | 1,425 | A) 1 | B) 01 | C) 1 |
| Assessor Location: BLADEN (BLA) | | | D) 1 | E) 7 | F) 3 |
| | | | Commercial | | |
| Multiple Improvements: | | | Multiple Improvements : | | |
| Construction Date: | | | Construction Date : | | |
| Floor: | | | Floor Sq. Ft. : | | |
| Building Cost New: | | | Cost : | | |
| Single Family Style: | | | Commercial Occupancy Code: | | |
| (100) <input type="checkbox"/> Mobile Home | | | Primary: Other1: Other2: | | |
| (101) <input type="checkbox"/> One Story | | | Commercial Construction Class: | | |
| (102) <input type="checkbox"/> Two Story | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | |
| (103) <input type="checkbox"/> Split Level | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | |
| (111) <input type="checkbox"/> Bi-Level | | | (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: | | | (6) <input type="checkbox"/> Pole Frame | | |
| (301) <input type="checkbox"/> One Story | | | Cost Rank: | | |
| (302) <input type="checkbox"/> Two Story | | | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn | | |
| (308) <input type="checkbox"/> Split Level | | | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good | | |
| (304) <input type="checkbox"/> One Story Duplex | | | (50) <input type="checkbox"/> Very Good (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | (60) <input type="checkbox"/> Excellent (60) <input type="checkbox"/> Excellent | | |

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000513100

Comments:

(Continue on back)

Real Estate Transfer Statement

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. 12 Day 11 Yr. 20 4 Date of Deed Mo. 12 Day 11 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Peggy Zeadow
Street or Other Mailing Address 111 Westgate
City Blue Hill State NE Zip Code 68930
Phone Number 402-429-1108
Email Address Cablejinc@hotmail.com

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Brod J Anne Wutter
Street or Other Mailing Address 1200 Stagecoach Rd
City Hickman State NE Zip Code 68172
Phone Number 402-429-1108 Is the grantee a 501(c)(3) organization? Yes No
Email Address Cablejinc@hotmail.com if Yes, is the grantee a 509(a) foundation? Yes No

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

(C) Mobile Home

8 Type of Deed Bill of Sale Cemetery Death Certificate - Transfer on Death Executor Mineral Partition Sheriff Trust/Trustee Other

9 Was transfer part of IRS like-kind exchange (I.R.C. § 7031 Exchange) by buyer or seller? Auction Easement Gift Life Estate Sale Transfer on Death
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Other (Explain)

10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)

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

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

14 What is the current market value of the real property? 2000 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 706 N Webster 19 Name and Address of Person to Whom the Tax Statement Should be Sent Brod Wutter
Bladen NE 68928 1200 Stagecoach Rd
 No address assigned 18a Vacant land Hickman NE 68372
 20 Legal Description (Attach additional pages, if needed.)

lots 11 12 13 Spence's Second Addition to Village of Bladen
Webster County NE
 21 If agricultural, list total number of acres transferred in this transaction.

22 Total purchase price, including any liabilities assumed \$ 2000 00
 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23 00
 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 24 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
Brod Wutter Print or Type Name of Grantee or Authorized Representative
[Signature] Signature of Grantee or Authorized Representative
402 429 1108 Phone Number
12-11-20 Date

26 Date Deed Recorded 12 Day 11 Yr. 2020 27 Value of Stamp or Exempt Number 4.50 28 Recording Data BL 2020, Pg 380
 Register of Deed's Use Only For Dept. Use Only

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of Dec A.D., 2020, at 3:48
o'clock P. M. Recorded in Book 2220
on Page 3180
Louise Petch County Clerk
LD Deputy
Ind Comp Assessor Carded

BK 2220, Pg 3180

| |
|-----------------------------------|
| NEBRASKA DOCUMENTARY STAMP TAX |
| Date <u>12-11-2020</u> |
| \$ <u>4.50</u> By <u>LD</u> |

WARRANTY DEED

Peggy Zeadow, a single person, GRANTOR, in consideration of one dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Brad Nutter and Anne Nutter, husband and wife, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eleven (11), Twelve (12), and Thirteen (13), Block One (1), Spence's Second Addition to the Village of 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 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 December 11, 2020

Peggy Zeadow

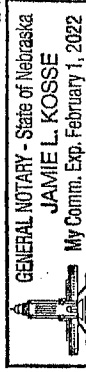
Peggy Zeadow

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 11, 2020, by Peggy Zeadow, a single person.

Comm. expires 02/01/2022 Jamie L. Kosse

Notary Public



Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|--|------|--------------|------|---------------------|------|---------------|---|--|-------------|--|----------|--|
| Cnty No. | 2020 | Book | 3221 | Page | 3221 | Sale Date | School District Code | | | | | |
| 91 | | | | | | 12/14/2020 | Base: 91-0002 | | Affiliated: | | Unified: | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | |
| 000150600 | | 261 | | 1 | | | | | | | | |
| Date of Sale Assessed Value | | | | | | | Date of Sale Property Classification Code | | | | | |
| Land | | Improvements | | Total | | | | | | | | |
| 680 | | 30,460 | | 31,140 | | | | | | | | |
| Assessor Location: RED CLOUD (RC) | | | | | | | | | | | | |
| Residential | | | | | | Commercial | | | | | | |
| Multiple Improvements: <input type="checkbox"/> Multiple Improvements: <input type="checkbox"/> | | | | | | | | | | | | |
| Construction Date: <input type="checkbox"/> Construction Date: 1910 | | | | | | | | | | | | |
| Floor: <input type="checkbox"/> Floor Sq. Ft.: 1,392 | | | | | | | | | | | | |
| Building Cost New: <input type="checkbox"/> Cost: 139,285 | | | | | | | | | | | | |
| Single Family Style: 1.01 Residential Condition: 30 | | | | | | | | | | | | |
| <input type="checkbox"/> Mobile Home (10) <input type="checkbox"/> Worn Out <input checked="" type="checkbox"/> One Story (20) <input type="checkbox"/> Badly Worn <input type="checkbox"/> Two Story (30) <input checked="" type="checkbox"/> Average <input type="checkbox"/> Split Level (40) <input type="checkbox"/> Good <input type="checkbox"/> 1 1/2 Story (50) <input type="checkbox"/> Very Good <input type="checkbox"/> Bi-Level (60) <input type="checkbox"/> Excellent <input type="checkbox"/> Other | | | | | | | | | | | | |
| Townhouse or Duplex Style: Residential Quality: 20 | | | | | | | | | | | | |
| <input type="checkbox"/> One Story (10) <input type="checkbox"/> Low <input type="checkbox"/> Two Story (20) <input checked="" type="checkbox"/> Fair <input type="checkbox"/> 1 1/2 Story (30) <input type="checkbox"/> Average <input type="checkbox"/> Split Level (40) <input type="checkbox"/> Good <input type="checkbox"/> 2 1/2 Story (50) <input type="checkbox"/> Very Good <input type="checkbox"/> One Story Duplex (60) <input type="checkbox"/> Excellent <input type="checkbox"/> Two Story Duplex | | | | | | | | | | | | |
| Cost Rank: <input type="checkbox"/> (10) <input type="checkbox"/> Low <input type="checkbox"/> (20) <input type="checkbox"/> Average <input type="checkbox"/> (30) <input type="checkbox"/> Above Average <input type="checkbox"/> (40) <input type="checkbox"/> High <input type="checkbox"/> (50) <input type="checkbox"/> Very Good <input type="checkbox"/> (60) <input type="checkbox"/> Excellent Condition: <input type="checkbox"/> (10) <input type="checkbox"/> Low <input type="checkbox"/> (20) <input type="checkbox"/> Average <input type="checkbox"/> (30) <input type="checkbox"/> Above Average <input type="checkbox"/> (40) <input type="checkbox"/> High <input type="checkbox"/> (50) <input type="checkbox"/> Very Good <input type="checkbox"/> (60) <input type="checkbox"/> Excellent | | | | | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from
000150600

Comments:

(Continue on back)

Real Estate Transfer Statement

201

• 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 WEBSTER - 91 3 Date of Sale/Transfer Mo. 11 Day 14 Yr. 2020 4 Date of Deed Mo. 12 Day 14 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Flying V, LLC
Street or Other Mailing Address
3610 Country Club Lane
City Kearney State NE Zip Code 68845

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
David L. Milliken and Anna C. Milliken
Street or Other Mailing Address
POV SIC
City Thru State MO Zip Code 03100

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No
 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Satisfaction of Contract Other (Explain)

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

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

14 What is the current market value of the real property?
 \$47

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

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

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

18 Address of Property
426 N Franklin St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Seventeen (17) and Eighteen (18), Block Four (4), Radcliff's Addition to the City of Red Cloud, Webster County, Nebraska

| (A) Status | (B) Property Type | (C) |
|--|---------------------------------------|---|
| <input checked="" type="checkbox"/> Improved | <input type="checkbox"/> Industrial | <input type="checkbox"/> State Assessed |
| <input type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> State Exempt |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Exempt |
| <p>22 Total purchase price, including any liabilities assumed \$ <u>47,000.00</u></p> <p>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.) (see instructions) \$ <u>23</u></p> <p>24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ <u>47,000.00</u></p> | | |

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 Budget Daehling Print or Type Name of Grantee or Authorized Representative
Budget Daehling Signature of Grantee or Authorized Representative
Real Estate Broker Title
 Phone Number 402-740-2822
 Date 12-14-2020

26 Date Deed Recorded Mo. 12 Day 14 Yr. 2020 27 Value of Stamp or Exempt Number \$ 105.75 28 Recording Data BV 2020 Pg 3221

Register of Deed's Use Only For Dept. Use Only

Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|---|------|--------------|------------------------|---------|------------|------------------------|----------------------|---|------------------------|-------------|----------|
| Cnty No. | 2020 | Book | 3223 | Page | 12/14/2020 | Sale Date | School District Code | | | | Unified: |
| 91 | | 2020 | | 3223 | | 12/14/2020 | | Base: 91-0074 | | Affiliated: | |
| Location ID | | 262 | | 4 | | 05 | | Parcel Number | | | |
| 000313900 | | 262 | | 4 | | 05 | | 20010 | | | |
| Date of Sale Assessed Value | | 141,915 | | 144,755 | | Total | | Date of Sale Property Classification Code | | | |
| Land | | Improvements | | Total | | | | Commercial | | | |
| 2,840 | | 141,915 | | 144,755 | | | | Commercial | | | |
| Assessor Location: BLUE HILL (BH) | | | | | | | | | | | |
| Residential | | | | | | | | | | | |
| Multiple Improvements: | | | Multiple Improvements: | | | Multiple Improvements: | | | Multiple Improvements: | | |
| Construction Date: | | | Construction Date: | | | Construction Date: | | | Construction Date: | | |
| Floor: | | | Floor: | | | Floor: | | | Floor: | | |
| Building Cost New: | | | Building Cost New: | | | Building Cost New: | | | Building Cost New: | | |
| 101 | | | 30 | | | 30 | | | 30 | | |
| Single Family Style: 101 | | | | | | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | | | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | | | | |
| Townhouse or Duplex Style: | | | | | | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | | | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | | | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | | |
| Residential Quality: 40 | | | | | | | | | | | |
| Residential Condition: 30 | | | | | | | | | | | |
| Residential Occupancy Code: | | | | | | | | | | | |
| Commercial Construction Class: | | | | | | | | | | | |
| (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | | | | |
| (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | | | | |
| (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | | | | |
| (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | | | | |
| (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | | | | |
| (6) <input type="checkbox"/> Pole Frame | | | | | | | | | | | |
| Cost Rank: | | | | | | | | | | | |
| Condition: | | | | | | | | | | | |
| (10) <input type="checkbox"/> Low | | | | | | | | | | | |
| (20) <input type="checkbox"/> Average | | | | | | | | | | | |
| (30) <input type="checkbox"/> Above Average | | | | | | | | | | | |
| (40) <input type="checkbox"/> High | | | | | | | | | | | |
| (50) <input type="checkbox"/> Very Good | | | | | | | | | | | |
| (60) <input type="checkbox"/> Excellent | | | | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

TRUSTEE'S DEED; BETWEEN GRANDPARENT & GRANDCHILD

Comments from

000313900

Comments:

(Continue on back)

Real Estate Transfer Statement

262

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 WEBSTER - 91 3 Date of Sale/Transfer Mo. 14 Day 14 Yr. 2020 4 Date of Deed Mo. 12 Day 14 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Paul F. Krueger, Trustee; Paul F. Krueger, Successor Trustee
Street or Other Mailing Address 102 S Webster St
City Blue Hill State NE Zip Code 68930
Phone Number 402-756-4106 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address n/a

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Jared P. Krueger and Samantha A. Krueger
Street or Other Mailing Address PO Box 183
City Blue Hill State NE Zip Code 68930
Phone Number (402) 469-7641 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address n/a

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

| (A) Status | (B) Property Type | (C) |
|---|---|--|
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other |
| <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim | <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <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 |
| <input type="checkbox"/> 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) |
| <input checked="" type="checkbox"/> 11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> 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.)
 Yes No
 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$125,000

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

18 Address of Property
102 S Webster St
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots One (1) and Two (2), Block Five (5), Rohrer's Addition to Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed \$ 22 125,000.00

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 24 125,000.00

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.

Signature of Grantee or Authorized Representative
Jared Krueger

Print or Type Name of Grantee or Authorized Representative
Jared Krueger

Signature of Grantee or Authorized Representative
[Signature]

Print or Type Name of Grantee or Authorized Representative
Grantee

Phone Number
402469-7641

Date
12 Day 15 Yr. 20

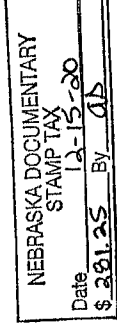
26 Date Deed Recorded
 Mo. 12 Day 15 Yr. 20 27 Value of Stamp or Exempt Number \$ 281.25 28 Recording Data BK2020 9 3223

BK2020, pg 3223

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Dec A.D., 2020, at 8:10 o'clock A.M. Recorded in Book 2020 on Page 3223

Paul F. Krueger County Clerk
Paul F. Krueger Deputy
Ind. Comp. Assessor Carded



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

TRUSTEE'S DEED

Paul F. Krueger, Trustee of the Paul F. Krueger Revocable Trust; and Paul F. Krueger, Successor Trustee of the Dona L. Krueger Revocable Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEEES, Jared P. Krueger and Samantha A. Krueger, husband and wife as joint tenants, conveys to GRANTEEES, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Five (5), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEEES that GRANTOR:

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

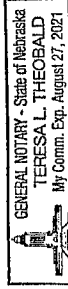
Executed December 14, 2020.

Paul F. Krueger
Paul F. Krueger, Trustee

Paul F. Krueger
Paul F. Krueger, Successor Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on December 14, 2020, by Paul F. Krueger, Trustee of the Paul F. Krueger Revocable Trust; and Paul F. Krueger, Successor Trustee of the Dona L. Krueger Revocable Trust.



Teresa L. Theobald
Notary Public

My Commission Expires: 8/27/2021

Residential & Commercial Sales Worksheet

| | | | | | | | | | |
|--|------|--------------|-----------|---|------------|--------------------------------|--|--------------------|--|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | Unified: | |
| 91 | 2020 | 3234 | 11/9/2020 | Base: 01-0123 Affiliated: | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | | | Parcel Number | |
| 000514201 | | 263 | | 1 | | | | | |
| Date of Sale Assessed Value | | | | Date of Sale Property Classification Code | | | | | |
| Land | | Improvements | | Total | | Property Type | | City Size | |
| 450 | | 2,325 | | 2,775 | | A) 1 B) 01 C) 1 D) 1 E) 7 F) 1 | | 001 00030 001 1430 | |
| Assessor Location: BLADEN (BLA) | | | | | | | | | |
| Residential | | | | | Commercial | | | | |
| Multiple Improvements: Multiple Improvements: : | | | | | | | | | |
| Construction Date: 1979 | | | | | | | | | |
| Floor: Floor Sq. Ft.: 1,064 | | | | | | | | | |
| Building Cost New: Cost: 45,290 | | | | | | | | | |
| Single Family Style: 1.00 Residential Condition: 20 | | | | | | | | | |
| (100) <input checked="" type="checkbox"/> Mobile Home (10) <input type="checkbox"/> Worn Out | | | | | | | | | |
| (101) <input type="checkbox"/> One Story (20) <input checked="" type="checkbox"/> Badly Worn | | | | | | | | | |
| (102) <input type="checkbox"/> Two Story (30) <input type="checkbox"/> Average | | | | | | | | | |
| (103) <input type="checkbox"/> Split Level (40) <input type="checkbox"/> Good | | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story (50) <input type="checkbox"/> Very Good | | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level (60) <input type="checkbox"/> Excellent | | | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | | |
| Townhouse or Duplex Style: Residential Quality: 20 | | | | | | | | | |
| (301) <input type="checkbox"/> One Story (10) <input type="checkbox"/> Low | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story (20) <input checked="" type="checkbox"/> Fair | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story (30) <input type="checkbox"/> Average | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level (40) <input type="checkbox"/> Good | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story (50) <input type="checkbox"/> Very Good | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex (60) <input type="checkbox"/> Excellent | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | |
| QCD | | | | | | | | | |
| Comments from | | | | | | | | | |
| 000514201 | | | | | | | | | |
| (Continue on back) | | | | | | | | | |

Real Estate Transfer Statement

243

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. 11 Day 09 Yr. 2020 4 Date of Deed Mo. 11 Day 09 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Village of Bladen
Street or Other Mailing Address PO Box 37, 211 N. Main
City Bladen State NE Zip Code 68928
Phone Number 402-456-1369
Email Address bladenclerk@atmc.net

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Kandy Sorenson
Street or Other Mailing Address PO Box 68
City Bladen State NE Zip Code 68928
Phone Number 402-464-1630 Is the grantee a 501(c)(3) organization? Yes No
Email Address _____ If Yes, is the grantee a 509(a) foundation? Yes No

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

(A) Status Improved Unimproved IOLL

(B) Property Type Mineral Interests-Nonproducing State Assessed Mobile Home
 Mineral Interests-Producing Exempt

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 7031 Exchange) by buyer or seller? Buyer Seller No Yes

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Yes

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

14 What is the current market value of the real property? 6885

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 223 West 0st. Bladen NE
PO Box 68
Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent Kandy Sorenson
PO Box 68
Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
0411 Lots 3 Block 1 Spence & Bennetts Addition to Bladen.

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed \$ 800.00

23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23

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 Kandy Sorenson Print or Type Name of Grantee or Authorized Representative
Kandy Sorenson Signature of Grantee or Authorized Representative
Title _____
Phone Number 402-756-1171
Date 12-14-2020

26 Date Deed Recorded Mo. 12 Day 15 Yr. 20 27 Value of Stamp or Exempt Number \$ 2.25 28 Recording Data BK20019 3234

Register of Deed's Use Only For Dept Use Only

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

BK 2020, pg 3234

Prepared By

Name: Gretchen Mastrodonato
Address: 211 N. Main St. Bladen

State: NE Zip Code: 68928

After Recording Return To

Name: Randy Sorenson
Address: PO Box 68 625 N. Nebraka, Bladen

State: NE Zip Code: 68928

| | |
|--------------------------------|--------------------------|
| NEBRASKA DOCUMENTARY STAMP TAX | |
| Date | <u>12-15-20</u> |
| \$ | <u>2.25</u> By <u>AD</u> |

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15th day of Dec. A.D., 2020, at 8:31 o'clock AM Recorder's Book 2020 on Page 3234
Chloe Petrich County Clerk
AD Deputy
Ind. — Comp. — Assessor — Carded —

Space Above This Line for Recorder's Use

NEBRASKA QUIT CLAIM DEED

STATE OF NEBRASKA

COUNTY OF Webster

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eight Hundred Dollars (\$800.00) in hand paid to Village of Bladen, a Municipality, residing at 211 N. Main St. County of Webster, City of Bladen, State of Nebraska (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Randy Sorenson, a resident, residing at 625 N Nebraska St County of Webster, City of Bladen, State of Nebraska (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Webster, Nebraska to-wit:

223 WEST O STREET, BLADEN, NE 68928

0 4 11 LOTS 3 BLOCK 1 SPENCE & BENNETTS ADDITION TO BLADEN

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



BK 2020, pg 3235

Arlo Thayer

Grantor's Signature
 Arlo Thayer, Mayor/Chairman
 Grantor's Name
 211 N. Main St.
 Address
 Bladen, NE 68928
 City, State & Zip

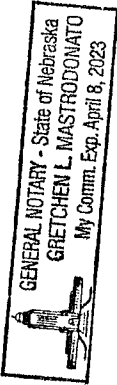
Grantor's Signature
 Grantor's Name
 Address
 City, State & Zip

STATE OF NEBRASKA)
 COUNTY OF Webster

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

Given under my hand this 9 day of November, 2020

Gretchen L. Mastrodonato
 Notary Public



My Commission Expires: 4-8-2023



Real Estate Transfer Statement

264

* To be filled 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. 12 Day 02 Yr. 2020 4 Date of Deed Mo. 12 Day 02 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
D'Ann Van Boening
Street or Other Mailing Address
2316 28th St #405 Cottonwood Estates
City Central City State NE Zip Code 68826

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
Lee S Van Boening
Street or Other Mailing Address
4212 Summer Circle
City Grand Island State NE Zip Code 68803

Phone Number
(402) 310-0743

Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

Email Address
vanbo@q.com

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller 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

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

(B) Property Type Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt

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

Family Corp., Partnership, or LLC Self Other

Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse

Brothers and Sisters Parents and Child Step-parent and Step-child

Ex-spouse

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

\$150,000

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

18 Address of Property
2414 Rd 1200
Blue Hill NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Lee Van Boening
4212 Summer Circle
Grand Island NE 68803

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)

West Half of the Southwest Quarter, Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 78.46

| | | | | |
|---|----|-----------|----|-------------|
| 22 Total purchase price, including any liabilities assumed | \$ | <u>22</u> | \$ | <u>0.00</u> |
| 23 Was non-real property included in the purchase? | \$ | <u>23</u> | \$ | <u>0.00</u> |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | \$ | <u>24</u> | \$ | <u>0.00</u> |

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

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

Lee S Van Boening

Print or Type Name of Grantee or Authorized Representative
Lee S Van Boening

Signature of Grantee or Authorized Representative
Lee S Van Boening

Title
Owner

Phone Number
(308) 227-6223

Date
12-02-2020

26 Date Deed Recorded _____ 27 Value of Stamp or Exempt Number _____ 28 Recording Data BK2020fg 3a36

Mo. 12 Day 15 Yr. 2020 \$ Exempt # 5a

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 19134 3 Date of Sale/Transfer Mo. 12 Day 15 Yr. 2020 4 Date of Deed Mo. 12 Day 11 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Charles L. Hewitt, Sr.
Street or Other Mailing Address 2969 Miller St.
City Philadelphia State PA Zip Code 19134 State NE Zip Code 68930
Phone Number (803) 984-4505 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address N.A.

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Threefold Cord Holdings, LLC
Street or Other Mailing Address P.O. Box 203
City Blue Hill State NE Zip Code 68930
Phone Number 402-563-3113 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address N.A.

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

(B) Property Type Land Contract/Memo Partition Sheriff Other
 Lease Personal Rep. Trust/Trustee
 Mineral Quit Claim Warranty

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No
 Buyer Seller No
 Buyer Seller No
 Buyer Seller No

10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)

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

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

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

14 What is the current market value of the real property? \$49,500
 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

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

18 Address of Property
209 N. Pine St.
Blue Hill, NE 68930
 18a No address assigned 18b Vacant land
 20 Legal Description (Attach additional pages, if needed.)
See Grantee
 19 Name and Address of Person to Whom the Tax Statement Should be Sent

21 If agricultural, list total number of acres transferred in this transaction _____
 Lot Five (5) except there East Six (6) Feet of the North Half (N¹/₂) thereof, and all of Lot Six (6), Block One (1), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

22 Total purchase price, including any liabilities assumed \$ 49,500.00
 23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23
 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 49,500.00

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 **Print or Type Name of Grantee or Authorized Representative**
Danielle L. Kelley
 Signature of Grantee or Authorized Representative
 Title Escrow Closing Agent
 Phone Number (402) 463-4198
 Date 12-15-2020

26 Date Deed Recorded Mo. 12 Day 16 Yr. 20 27 Value of Stamp or Exempt Number \$ 112.50 28 Recording Data BK2020 pg 3239
 Register of Deed's Use Only
 For Dept. Use Only

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/16/20
\$ 112.50 By AS

Bk 2020, Pg 3239

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 December A.D., 2020, at 11:48
o'clock AM. Recorded in Book 2020
on Page 3239

Rouise Letsch 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, **CHARLES L. HEWITT, SR., A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **THREEFOLD CORD HOLDINGS LLC**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot Five (5) except there East Six (6) Feet of the North Half (N½) thereof, and all of Lot Six (6), Block One (1), Rohrer's Addition to the City 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 LA 11, 2020.

Charles L. Hewitt, Sr.
Charles L. Hewitt, Sr. by **Raymond Hewitt, his**
attorney-in-fact

STATE OF PENNSYLVANIA }
COUNTY OF *Webster* } ss

On this 11th day of December, 2020, before me personally appeared **Raymond Hewitt, attorney-in-fact for Charles L. Hewitt, Sr., a single person.**

Judith P. Lawrence
Notary Public - **JUDITH P. LAWRENCE**

Commonwealth of Pennsylvania - Notary Seal
JUDITH P. LAWRENCE, Notary Public
Philadelphia County
My Commission Expires April 17, 2024
Commission Number 1093078

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | Unified: |
|-----------------------------|------------------|---------------------|---|----------------------|------------------|
| 91 | 2020 | 3256 | 12/16/2020 | Base: 91-0002 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 000128200 | 266 | 4 05 | GeoCde | Twn | Rng |
| | | | 4371 | | |
| Date of Sale Assessed Value | | | Date of Sale Property Classification Code | | |
| Land | Improvements | Total | Status | Property Type | Zoning |
| 1,809,480 | 57,820 | 1,867,300 | A) 1 | B) 01 | C) 1 |
| | Irrigation Type: | | | | D) 1 |
| | | | | | E) 6 |
| | | | | | F) 2 |
| LCG ACRES: | | | LCG ACRES: | | |
| IRRIGATED 1A1 | | VALUE: | GRASSLAND 1G1 | | VALUE: |
| 1A | 49.690 | 187,830 | 1G | 319.550 | 436,185 |
| 2A1 | | | 2G1 | 194.280 | 265,195 |
| 2A | 1.740 | 6,385 | 2G | 296.140 | 404,230 |
| 3A1 | 18.890 | 69,135 | 3G1 | 6.000 | 8,190 |
| 3A | | | 3G | 17.610 | 24,040 |
| 4A1 | 3.080 | 11,180 | 4G1 | | |
| 4A | 2.750 | 9,985 | 4G | | |
| DRYLAND 1D1 | | | Shelterbelt/Timber | | |
| ID | 100.770 | 235,300 | Accretion | | |
| 2D1 | 14.810 | 31,175 | Waste | 6.520 | 1,175 |
| 2D | 34.140 | 66,915 | Other | | |
| 3D1 | 5.480 | 10,740 | AG LAND TOTAL | 1,088.280 | 1,799,465 |
| 3D | | | Roads | 23.780 | |
| 4D1 | 6.030 | 11,395 | Farm Sites | 1.000 | 8,650 |
| 4D | 10.800 | 20,410 | Home Sites | | |
| | | | Recreation | | |
| Dwellings | | 40,500 | Other | 6.000 | |
| Outbuildings | | 17,320 | Non-AG TOTAL | 30.780 | 8,650 |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

TRUSTEE'S JTWD; INCLUDES PARCEL'S 23048, 23073, 23131, 24100, 24127 & 20105

Comments from

Comments:

000128200 002304800 002307300 002313100 002410000 002412700 002010500

266

• 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. 12 Day 16 Yr. 2020 4 Date of Deed Mo. 12 Day 16 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Kenneth E. & Bonnie D. Lovejoy, Trustees
Street or Other Mailing Address 906 North Elm
City Red Cloud State NE Zip Code 68970

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Kenneth E. & Bonnie D. Lovejoy
Street or Other Mailing Address 906 North Elm
City Red Cloud State NE Zip Code 68970

Phone Number (402) 746-3632 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address _____

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

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No
 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

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

14 What is the current market value of the real property?
 \$ 1,600,000

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 No

18 Address of Property
Rural, Webster County, 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 (Attach additional pages, if needed.)
See descriptions attached

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed \$ 22 0.00

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list. (see instructions) \$ 23 0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 24 0.00

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

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

sign here **David B. Garwood**
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title Attorney
 Phone Number (402) 746-3613
 Date 12/16/2020

26 Date Deed Recorded Mo. 12 Day 16 Yr. 20 27 Value of Stamp or Exempt Number \$ Exempt # 20 28 Recording Data BK2020fg 3256

Register of Deed's Use Only For Dept. Use Only

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Thirteen (13), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska; AND

The Southeast Quarter (SE $\frac{1}{4}$) of Section One (1); the East Half (E $\frac{1}{2}$) of Section Twelve (12), and the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-four (34), ALL in Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-five (25) and the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), ALL in Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; AND

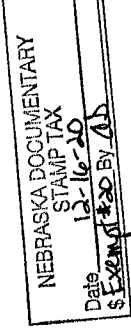
The Northwest Quarter (NW $\frac{1}{4}$) of Section Sixteen (16), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of Dec A.D., 2020, at 3:37
o'clock PM. Recorded in Book 2220
on Page 3256
of David B. Garwood County Clerk
DB Deputy

Ind. Comp. Assessor Carded

BK 2020, Pg 3256



TRUSTEE'S JOINT TENANCY WARRANTY DEED

Kenneth E. Lovejoy and Bonnie D. Lovejoy, Trustees of The Kenneth and Bonnie Lovejoy Family Trust created by agreement dated September 14, 2007, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), convey to Kenneth E. Lovejoy and Bonnie D. Lovejoy, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Thirteen (13), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska; AND

The Southeast Quarter (SE¼) of Section One (1); the East Half (E½) of Section Twelve (12), and the Northwest Quarter (NW¼) of Section Thirty-four (34), ALL in Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) of Section Twenty-five (25) and the Southwest Quarter (SW¼) of Section Thirty-six (36), ALL in Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) of Section Sixteen (16), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

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

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

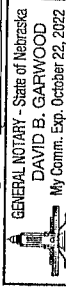
Executed December 16, 2020. Kenneth E. Lovejoy, Trustee

Bonnie D. Lovejoy By Bonnie D. Lovejoy
Bonnie D. Lovejoy, Trustee Bonnie D. Lovejoy, his attorney in fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 16, 2020, by Bonnie D. Lovejoy, as trustee of The Kenneth and Bonnie Lovejoy Family Trust, and as attorney in fact for her husband, Kenneth E. Lovejoy, Trustee.

Comm expires 10-22-2022



David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | Unified: | | | | | | |
|---------------|------------------|---------------------|---|----------------------|-------------|----------|-----------|-------------|-----------|-----|--------|
| 91 | 2020 | 3257 | 12/16/2020 | Base: 01-0123 | Affiliated: | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 002304800 | 267 | 4 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| | | | 4369 | 2 | 12 | 1 | 4 | 00000 | 1 | 000 | 1605 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 1, 113, 675 | | 1, 113, 675 | 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: | | | LCG VALUE: | | | ACRES: | | | VALUE: | | |
| IRRIGATED 1A1 | | | GRASSLAND 1G1 | | 133.490 | | | | 182,210 | | |
| 1A | 49.690 | 187,830 | 1G | | 126.080 | | | | 172,100 | | |
| 2A1 | | | 2G1 | | 173.220 | | | | 236,445 | | |
| 2A | 1.740 | 6,385 | 2G | | | | | | | | |
| 3A1 | 18.890 | 69,135 | 3G1 | | 17.610 | | | | 24,040 | | |
| 3A | | | 3G | | | | | | | | |
| 4A1 | 3.080 | 11,180 | 4G1 | | | | | | | | |
| 4A | 2.750 | 9,985 | 4G | | | | | | | | |
| DRYLAND 1D1 | | | Shelterbelt/Timber | | | | | | | | |
| 1D | 71.000 | 165,785 | Accretion | | | | | | | | |
| 2D1 | | | Waste | | | | | | | | |
| 2D | 14.000 | 27,440 | Other | | | | | | | | |
| 3D1 | 5.000 | 9,800 | AG LAND TOTAL | | 622.550 | | | | 1,113,675 | | |
| 3D | | | Roads | | 11.840 | | | | | | |
| 4D1 | 6.000 | 11,340 | Farm Sites | | | | | | | | |
| 4D | | | Home Sites | | | | | | | | |
| | | | Recreation | | | | | | | | |
| Dwellings | | | Other | | 6.000 | | | | | | |
| Outbuildings | | | Non-AG TOTAL | | 17.840 | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; BETWEEN PARENTS & CHILD; INCLUDES PARCEL'S 23131, 24100 & 24127

Comments from

Comments:

002304800 002313100 002410000 002412700

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 12 3 Date of Sale/Transfer Mo. 12 Day 16 Yr. 2020 4 Date of Deed Mo. 12 Day 16 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Kenneth E. & Bonnie D. Lovejoy
Street or Other Mailing Address
906 North Elm
City Red Cloud State NE Zip Code 68970

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
David Lovejoy, Earlene Wulf, Jerald Lovejoy and Roger Lovej
Street or Other Mailing Address
652 Road L
City Riverton State NE Zip Code 68972

Phone Number (402) 746-3632 Is the grantee a 501(c)(3) organization? Yes No
Phone Number (402) 746-3596 If Yes, is the grantee a 509(a) foundation? Yes 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 Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No
 Yes No 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

14 What is the current market value of the real property?
\$800,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ _____ %

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

18 Address of Property
Rural, Webster County, 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 (Attach additional pages, if needed.)
See descriptions attached

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed \$ 22 0,00
 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 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
 David B. Garwood
 Print of Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative _____ Title Attorney
 (402) 746-3613 Phone Number
 12/16/2020 Date

26 Date Deed Recorded Mo. 12 Day 20 Yr. 20 27 Value of Stamp or Exempt Number \$ Exempt # 5a 28 Recording Data BK 2020 19 2257
 Nebraska Department of Revenue For Dept. Use Only
 Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

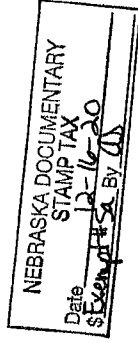
The Southeast Quarter (SE $\frac{1}{4}$) of Section One (1) and the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-four (34), ALL in Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-five (25) and the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), ALL in Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; AND

BK2020, pg 3257

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 Dec A. D., 2020, at 3:40
o'clock P. M. Recorded in Book 2020
on Page 3257
David B. Petach County Clerk
D. B. Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Kenneth E. Lovejoy and Bonnie D. Lovejoy, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00), love and affection, convey to Earlene Wulf, David Lovejoy, Jerald Lovejoy, and Roger Lovejoy, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section One (1); and the Northwest Quarter (NW¼) of Section Thirty-four (34), ALL in Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) of Section Twenty-five (25) and the Southwest Quarter (SW¼) of Section Thirty-six (36), ALL in Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant jointly and severally, if more than one) with the GRANTEEES that GRANTORs:
(1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
(2) have legal power and lawful authority to convey the same;
(3) warrant and will defend title to the real estate against the lawful claims of all persons.

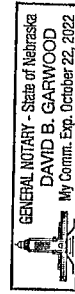
Executed December 16, 2020. Kenneth E. Lovejoy

Bonnie D. Lovejoy By Bonnie D. Lovejoy
Bonnie D. Lovejoy Bonnie D. Lovejoy, his attorney in fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 16, 2020, by Bonnie D. Lovejoy, on her own behalf and as attorney in fact for her husband, Kenneth E. Lovejoy.

Comm. expires 10-22-2022



David B. Garwood
Notary Public

Real Estate Transfer Statement

268

• 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. 12 Day 16 Yr. 2020 4 Date of Deed Mo. 12 Day 16 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Kenneth E. & Bonnie D. Lovejoy
Street or Other Mailing Address 906 North Elm
City Red Cloud State NE Zip Code 68970
City Riverton State NE Zip Code 68972
Phone Number (402) 746-3632 Phone Number (Buyer) (402) 746-3596 Is the grantee a 501(c)(3) organization? Yes No
Email Address _____ If Yes, is the grantee a 509(a) foundation? Yes 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 Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Buyer Seller No Gift Life Estate Sale Trustee to Beneficiary
 Yes No Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

14 What is the current market value of the real property? **15** Was the mortgage assumed? (if Yes, state the amount and interest rate.)
 \$500,000 Yes No \$ _____ %

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

18 Address of Property **19** Name and Address of Person to Whom the Tax Statement Should be Sent
Rural, Webster County, Nebraska Same as Grantee

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

20 Legal Description (Attach additional pages, if needed.)
The East Half (E½) of Section Twelve (12) in Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed \$ 22 0,00
 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 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.

David B. Garwood
 Signature of Grantee or Authorized Representative
 Title _____
 Attorney
 Phone Number (402) 746-3613
 Date 12/16/2020

sign here

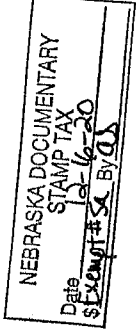
26 Date Deed Recorded _____ **Register of Deeds's Use Only**
 Mo. 12 Day 16 Yr. 20 27 Value of Stamp or Exempt Number Exempt # 5a 28 Recording Data BK 2020 Pg 3258
 Nebraska Department of Revenue

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

BK 2020, Pg 3258

State of Nebraska }
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of Dec A.D., 2020, at 3:43
o'clock PM. Recorded in Book 2020
on Page 3258
Willie Petre County Clerk
10.05 Deputy
Ind. Comp. Assessor. Carded.



WARRANTY DEED

Kenneth E. Lovejoy and Bonnie D. Lovejoy, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00), love and affection, convey to David Lovejoy, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half (E½) of Section Twelve (12), in Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

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

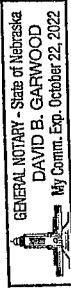
Executed December 16, 2020. Kenneth E. Lovejoy

Bonnie D Lovejoy By Bonnie D Lovejoy
Bonnie D. Lovejoy Bonnie D. Lovejoy, his attorney in fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 16, 2020, by Bonnie D. Lovejoy, on her own behalf and as attorney in fact for her husband, Kenneth E. Lovejoy.

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



Residential & Commercial Sales Worksheet

| | | | | | | | | |
|---|--|--------------|---|---|--|--------------------------------|--|-------------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | Unified: |
| 91 | 2020 | 3270 | 11/24/2020 | Base: 91-0002 | | | | Affiliated: |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | |
| 000132100 | | 269 | | 4 05 | | 10020 | | |
| Date of Sale Assessed Value | | | | Date of Sale Property Classification Code | | | | |
| Land | | Improvements | | Total | | Property Type | | |
| 680 | | 35,755 | | 36,435 | | A) 1 B) 01 C) 1 D) 1 E) 6 F) 1 | | |
| Assessor Location: RED CLOUD (RC) | | | | | | | | |
| Residential | | | | Commercial | | | | |
| Multiple Improvements: Multiple Improvements: : | | | | | | | | |
| Construction Date: 1945 | | | | | | | | |
| Floor: Floor Sq. Ft.: 1,068 | | | | | | | | |
| Building Cost New: Cost: 108,515 | | | | | | | | |
| Single Family Style: 101 Residential Condition: 30 | | | | | | | | |
| (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 | | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | | Cost Rank: Condition: | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | (50) <input type="checkbox"/> Very Good | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | (60) <input type="checkbox"/> Excellent | | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | |
| QCD; BETWEEN BROTHERS & SISTERS | | | | | | | | |
| Comments from | | | | | | | | |
| 000132100 | | | | | | | | |
| (Continue on back) | | | | | | | | |

Real Estate Transfer Statement

FORM
521

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

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. 11 Day 24 Yr. 2020 4 Date of Deed Mo. 14 Day 24 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Jerry and Vicki Yost, Brenda Nore, Dianne Rogers
Street or Other Mailing Address
2780 S Smokey Hill Rd
City Hastings State NE Zip Code 68901

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
Marcia Mahin
Street or Other Mailing Address
505 N Cherry
City Red Cloud State NE Zip Code 68970

Phone Number (402) 746-4559 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes 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 Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No
 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

14 What is the current market value of the real property?
\$32,965
 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
1022 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 (Attach additional pages, if needed.)
Lots Twenty-one (21) and Twenty-two (22), Block Nineteen (19), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____

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

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

sign here
 Kory J McCracken
 Print or Type Name of Grantee or Authorized Representative
 Attorney
 Title
 Signature of Grantee or Authorized Representative
 (402) 746-3613
 Phone Number
 11/24/2020
 Date

26 Date Deed Recorded _____ 27 Value of Stamp or Exempt Number _____ 28 Recording Data BK2020, Pg 3270
 Mo. 12 Day 18 Yr. 20 \$ 74.25

BK 2020 Pg 3270

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 18 day
of DEC A.D., 2020, at 11:14
o'clock A.M. Recorded in Book 2020
on Page 3270 3271
Christy Petrich County Clerk
16. Deputy
Ind. Comp. Assessor. Carded.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-18-20
\$ 74.25 By AN

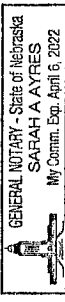
QUITCLAIM DEED

Jerry Yost and Vicki Yost, husband and wife, Brenda Nore, a single person, and Dianne Rogers, a single person and surviving spouse of Phillip G. Rogers, GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaim and convey to Marcia Mahin, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of GRANTORS' remainder interest in:
Lots Twenty-one (21) and Twenty-two (22), Block Nineteen (19), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

Jerry Yost
Jerry Yost
Brenda Nore
Brenda Nore

Vicki Yost
Vicki Yost
Dianne Rogers
Dianne Rogers



STATE OF NEBRASKA, COUNTY OF Adair ss.

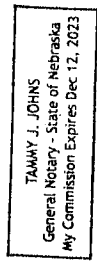
The foregoing instrument was acknowledged before me on November 25, 2020, by Jerry Yost and Vicki Yost, husband and wife.

Comm. expires April 6, 2022
Sarah A. Ayres
Notary Public

STATE OF NEBRASKA, COUNTY OF Garwood ss.

The foregoing instrument was acknowledged before me on November 28, 2020, by Brenda Nore, a single person.

Comm. expires Dec 12, 2023
Jammy J. Johns
Notary Public



BK2020, pg 3271

STATE OF KANSAS, COUNTY OF Elk ss.

The foregoing instrument was acknowledged before me on December 22nd, 2020, by Dianne Rogers, a single person.

Comm. expires 11-20-27



Anne Beck
Notary Public

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

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

1 County Name WEBSTER - 91 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 12 Day 8 Yr. 20 4 Date of Deed Mo. 12 Day 8 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Blanchard Zip Code 83804 State ID Blanchard State ID Blanchard Zip Code 83804
See Attached Sheet
Street or Other Mailing Address 31187 Hwy. 41 City Blanchard State ID Blanchard Zip Code 83804
Phone Number (208) 437-2985 Is the grantee a 501(c)(3) organization? Yes No
Email Address _____ If Yes, is the grantee a 509(a) foundation? Yes No

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Yes
10 Type of Transfer Auction Gift Life Estate Sale Transfer on Death
 Buyer Seller No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____
11 Was ownership transferred in full? (If No, explain the division.) Yes No

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

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

14 What is the current market value of the real property? \$300,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land? Yes No
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property Rural Webster County, Nebraska
19 Name and Address of Person to Whom the Tax Statement Should be Sent Byron and Donna Steinacher
31187 Hwy. 41
Blanchard, ID 83804

18a No address assigned 18b Vacant land
20 Legal Description (Attach additional pages, if needed.)
a) The East Half (E½) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and
b) The Southeast Quarter (SE¼) of Section Twenty (20), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed \$ 22 0.00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 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 76-902(19)
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Matthew Hanson**
Print or Type Name of Grantee of Authorized Representative
Matthew Hanson
Signature of Grantee or Authorized Representative
Title Attorney for Grantee
Phone Number (402) 826-4354
Date 12/16/20

26 Date Deed Recorded _____ 27 Value of Stamp or Exempt Number Exempt # 19 28 Recording Data BK 2020, Pg 3294
Mo. 12 Day 21 Yr. 20 \$ _____
Register of Deed's Use Only For Dept. Use Only

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

Attachment to Form 521

#5 – Grantors' Name and Address

Byron Jay Steinacher a/k/a Byron
J. Steinacher and Bonna Lee
Steinacher

31187 Hwy. 41
Blanchard, ID 83804

#6 – Grantees' Name and Address

Byron Jay Steinacher and Donna
Lee Steinacher, Trustees of the
Byron and Donna Steinacher
Living Trust dated July 28, 1997

31187 Hwy. 41
Blanchard, ID 83804

CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 16-901 and 76-902 and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

DATED this 16th day of December, 2020.

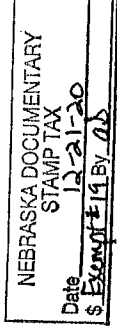
Matthew Jensen
Signature

December 16, 2020
Title

BK 2020, pg 3294

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 Dec, A.D., 2020, at 10:18
o'clock AM. Recorded in Book 2020
on Page 3294
Clairle Peterson County Clerk
10.50 Deputy
Ind. Comp Assessor Carded



Record, ~~and~~ and Return to:
Matthew Hanson
1331 Main
Crete, NE 68333

WARRANTY DEED

Byron Jay Steinacher, a/k/a Byron J. Steinacher, and Donna Lee Steinacher, Husband and Wife, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, Byron Jay Steinacher and Donna Lee Steinacher, Trustees of the Byron and Donna Steinacher Living Trust dated July 28, 1997, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in and to the following:

- a) The East Half (E½) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and
- b) The Southeast Quarter (SE¼) of Section Twenty (20), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except lawful and valid restrictions of record and except for lawful and valid easements whether of record or not;
- (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.

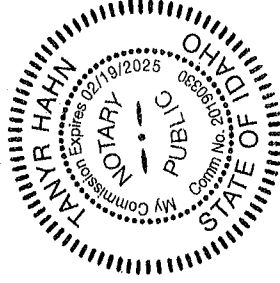
Executed: December 04, 2020.

Byron Jay Steinacher
Byron Jay Steinacher, a/k/a Byron J. Steinacher
Donna Lee Steinacher
Donna Lee Steinacher

STATE OF IDAHO)
COUNTY OF Boone) ss.

The foregoing instrument was acknowledged before me on December 04th, 2020, by Byron Jay Steinacher, a/k/a Byron J. Steinacher and Donna Lee Steinacher, Husband and Wife.

[Signature]
Notary Public



Residential & Commercial Sales Worksheet

| | | | | | | | | | |
|---|--|--------------|------------|---|------------|--|--|---------------|--|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | Unified: | |
| 91 | 2020 | 3308 | 12/23/2020 | Base: 91-0074 | | | | Affiliated: | |
| Location ID | | Sale Number | | Useability & Code # | | | | Parcel Number | |
| 000328300 | | 271 | | 4 05 | | | | 20035 | |
| Date of Sale Assessed Value | | | | Date of Sale Property Classification Code | | | | | |
| Land | | Improvements | | Total | | | | | |
| 4,895 | | 148,345 | | 153,240 | | | | | |
| Assessor Location: BLUE HILL (BH) | | | | | | | | | |
| Residential | | | | | Commercial | | | | |
| Multiple Improvements: Multiple Improvements: : | | | | | | | | | |
| Construction Date: 1978 | | | | | | | | | |
| Floor: Floor Sq. Ft.: 1,500 | | | | | | | | | |
| Building Cost New: Cost: 213,715 | | | | | | | | | |
| Single Family Style: 101 Residential Condition: 35 | | | | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | | | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input checked="" type="checkbox"/> Average | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input checked="" type="checkbox"/> Good | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | | |
| Townhouse or Duplex Style: Residential Quality: 30 | | | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

JTWD; BETWEEN AUNT OR UNCLE & NEPHEW

Comments from

000328300

Comments:

(Continue on back)

Real Estate Transfer Statement

271

• 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. 12 Day 23 Yr. 20 4 Date of Deed Mo. 12 Day 22 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Joshua W Henderson
Street or Other Mailing Address
102 W Lancaster St
City Blue Hill State NE Zip Code 68930
Phone Number (402) 984-9461
Email Address _____

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
Trenton Jording, Terry and Kayleen Jording
Street or Other Mailing Address
102 W Lancaster St
City Blue Hill State NE Zip Code 68930
Phone Number (402) 984-6800 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes 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 checked="" type="checkbox"/> Single Family | <input type="checkbox"/> State Assessed |
| <input type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Exempt |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Industrial | <input type="checkbox"/> Mobile Home |
| | <input type="checkbox"/> Agricultural | |
| | <input type="checkbox"/> Commercial | |
| | <input type="checkbox"/> Recreational | |
| | <input type="checkbox"/> Distribution | |
| | <input type="checkbox"/> Conservator | |
| | <input type="checkbox"/> Bill of Sale | |
| | <input type="checkbox"/> Corrective | |
| | <input type="checkbox"/> Death Certificate - Transfer on Death | |
| | <input type="checkbox"/> Cemetery | |
| | <input type="checkbox"/> Land Contract/Memo | |
| | <input type="checkbox"/> Partition | |
| | <input type="checkbox"/> Sheriff | |
| | <input type="checkbox"/> Lease | |
| | <input type="checkbox"/> Executor | |
| | <input type="checkbox"/> Mineral | |
| | <input type="checkbox"/> Personal Rep. | |
| | <input type="checkbox"/> Quit-Claim | |
| | <input checked="" type="checkbox"/> Warranty | |

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
Buyer Seller No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) _____
11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

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

14 What is the current market value of the real property?
\$ 140,580

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

18 Address of Property
102 W Lancaster St
Blue Hill, NE 68930
18a No address assigned 18b Vacant land

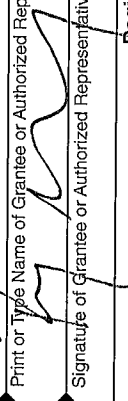
20 Legal Description (Attach additional pages, if needed.)
See attached

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed \$ 120,000.00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 120,000.00

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
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative
Title Attorney
Phone Number (402) 746-3613
Date 12/23/20

26 Date Deed Recorded Mo. 12 Day 23 Yr. 20 27 Value of Stamp or Exempt Number \$ 270.00
28 Recording Data BK2020, Pg 3308
For Dept Use Only

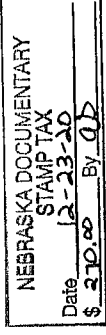
Grantee — Retain a copy of this document for your records.

BK 2020, pg 3308

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of Dec A.D., 2020, at 9:52 o'clock A.M. Recorded in Book 2020 on Page 3308

Quince Petrich County Clerk
D. B. Deputy
Ind. Comp. Assessor Carded



JOINT TENANCY WARRANTY DEED

Joshua W. Henderson, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Trenton Jordening, a single person, and Terry Jordening and Kayleen Jordening, husband and wife, all as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Twenty-seven feet (S27') of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Five (5), Grussell's Sub-division of Rohrer's Addition to Blue Hill, Webster County, Nebraska.

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

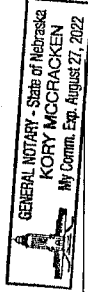
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

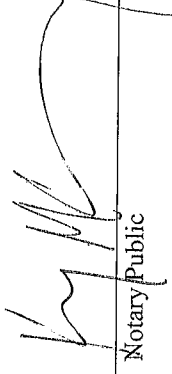
Executed December 22, 2020.


Joshua W. Henderson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 22, 2020, by Joshua W. Henderson, a single person.




Notary Public

Comm. expires

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 91 3 Date of Sale/Transfer Mo. 12 Day 23 Yr. 20 4 Date of Deed Mo. 12 Day 23 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) David Mans and Linda Mans
Street or Other Mailing Address 645 Road 1100
City Red Cloud State NE Zip Code 68970

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Thomas L. Mohlman
Street or Other Mailing Address 1235 Road 1000
City Red Cloud State NE Zip Code 68970
Phone Number (402) 746-0634 Is the grantee a 501(c)(3) organization? Yes No
Is the grantee a 509(a) foundation? Yes No
Email Address NA

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Yes
10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

14 What is the current market value of the real property?
\$25,000 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 No

18 Address of Property
343 West 9th Avenue, Red Cloud, NE 68970
18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seventeen (17), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed \$ 25,000.00

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 25,000.00

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 Thomas L. Mohlman Primary or Authorized Representative
Signature of Grantee or Authorized Representative
Title Grantee
Phone Number (402) 746-0634
Date 12/23/20

26 Date Deed Recorded _____ 27 Value of Stamp or Exempt Number 56.25 28 Recording Data Book 2020, Pg 3308
Mo. 12 Day 23 Yr. 20
For Dept Use Only

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

State of Nebraska }
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23rd day
of December A.D., 2020, at 12:05
o'clock P.M. Recorded in Book 2020
on Page 3309
Louise Patsch County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded

Book 2020, Pg 3309

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-23-20
\$ 56.25 By Liz

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

WARRANTY DEED

David Mans and Linda Mans a married couple, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, Thomas L. Mohlman, a single person, convey to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seventeen (17), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

Grantor covenants, jointly and severally, with Grantee that Grantor:

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

Executed December 23rd, 2020.

David Mans
David Mans
Linda Mans
Linda Mans

STATE OF NEBRASKA, COUNTY OF WEBSTER, SS:

The foregoing instrument was acknowledged before me on December 23, 2020 by David Mans and Linda Mans, a married couple.

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

Teresa L. Theobald
Notary Public

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

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

1 County Name WEBSTER - 91 2 County Number _____ 3 Date of Sale/Transfer Mo. 04 Day 22 Yr. 2020 4 Date of Deed Mo. 12 Day 10 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) TERRY AND DIANA MORRIS
Street or Other Mailing Address 122 CINDY DRIVE
City RUSSELL State KS Zip Code 67665

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) ROSS L AND COURTNEY C MONTGOMERY
Street or Other Mailing Address 3022 ROAD E
City SUPERIOR State NE Zip Code 68978

Phone Number (402) 746-4429 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

Email Address _____

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

| (A) Status | (B) Property Type | (C) |
|--|--|---|
| <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Conservator <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"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Exchange <input type="checkbox"/> Court Decree <input type="checkbox"/> No | <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing | <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 checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly | |
| 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"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Exchange <input type="checkbox"/> Court Decree <input type="checkbox"/> No | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> No | <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle or Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____ | |
| 14 What is the current market value of the real property? <u>160,000</u> | 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 <u>RURAL WEBSTER COUNTY, NEBRASKA</u> | 19 Name and Address of Person to Whom the Tax Statement Should be Sent <u>Same as Grantee</u> | |

18a No address assigned 18b Vacant land

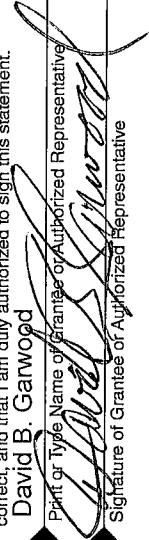
20 Legal Description (Attach additional pages, if needed.)
The Southeast Quarter (SE 1/4) of Section Nineteen (19), Township Two (2) North, Range Twelve (12), West of the 6th P. M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction _____ 160 _____

22 Total purchase price, including any liabilities assumed. \$ 160,000.00

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 160,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
 David B. Garwood
 Print or Type Name of Grantee or Authorized Representative

 Attorney
 Title
 Phone Number (402) 746-3613
 Date 12-16-20

26 Date Deed Recorded Mo. 12 Day 23 Yr. 20 27 Value of Stamp or Exempt Number \$ 360.00 28 Recording Data Book 2020, Pg 3310

Register of Deed's Use Only For Dept. Use Only

Book 2020, Pg 3310

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 23rd day of December A.D., 2020, at 9:35 o'clock P.M. Recorded in Book 2020 on Page 3310

Louise Petsch County Clerk
\$10.00 Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-23-20
\$ 360.00 By liz

JOINT TENANCY WARRANTY DEED

Terry Morris and Diana Morris, husband and wife as joint tenants, GRANTORS, in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00) and other valuable consideration receipt of which is hereby acknowledged, convey to Ross L. Montgomery and Courtney C. Montgomery, husband and wife as joint tenants, GRANTEEES, the following real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¹/₄) of Section Nineteen (19), Township Two (2) North, Range Twelve (12), West of the 6th P. M., Webster County, Nebraska.

GRANTORS covenant with the GRANTEEES that GRANTORS:

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

Executed December 10th, 2020.

Terry Morris
Terry Morris

Diana Morris
Diana Morris

STATE OF KANSAS, COUNTY OF Russell) ss.

The foregoing instrument was acknowledged before me on December 10th, 2020, by Terry Morris and Diana Morris, husband and wife.

Comm. expires 7/29/21
Matthew R. Morris
Notary Public



Prepared by Garwood & McCracken, Lawyers
401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (402) 746-3613
DAVE@WP2020CRAIGMONTGARY.LTD 12/9/20

Real Estate Transfer Statement

FORM
521

274

- 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 WEBSTER - 91 3 Date of Sale/Transfer Mo. 12 Day 22 Yr. 2020 4 Date of Deed Mo. 12 Day 22 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) See Attached
Street or Other Mailing Address 210 North Payne
City Blue Hill State NE Zip Code 68930

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) See Attached
Street or Other Mailing Address See Attached
City See Attached State See Attached Zip Code See Attached

Phone Number (402) 257-7685 Is the grantee a 501(c)(3) organization? Yes No
Email Address N/A If Yes, is the grantee a 509(a) foundation? Yes No

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

| (A) Status | (B) Property Type | (C) |
|---|---|---|
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Distribution <input type="checkbox"/> Lease <input type="checkbox"/> Executor <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery | <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Other |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> 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"/> 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"/> Other (Explain) | <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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Grantor retained Life Estate | 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.)
 Yes No
 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$76,980

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 N. Payne St.
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Larry & Rosaleen Gianakos
210 N. Payne St.
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
All of our undivided one-fourth interest in and to: Part of Lots Three (3) and Four (4), Hawley's Subdivision of Lot Four, (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet; thence South 105 feet; thence West 107 feet; thence North 105 feet, to the point of beginning.

21 If agricultural, list total number of acres transferred in this transaction _____.

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

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 24 000

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

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

sign here
 Michael E. Sullivan
 Prior Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Attorney
 Title
 Phone Number (402) 462-2119
 Date 12/22/2020

26 Date Deed Recorded _____ 27 Value of Stamp or Exempt Number _____ 28 Recording Data BK 2020, Pg 3341

Mo. 12 Day 28 Yr. 20 \$ Exempt # Sa

Register of Deed's Use Only
 For Dept. Use Only

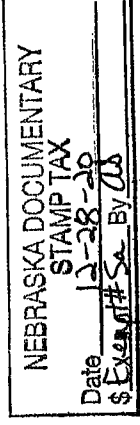
Grantee — Retain a copy of this document for your records.

BK2020 Pg 3341

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 28 day
of Dec A.D., 2020, at 10:49
o'clock 4 M. Recorded in Book 2020
on Page 3341

Quinn Petach County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded



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

WARRANTY DEED

Larry E. Gianakos and Rosaleen Gianakos, also known as Rosleen Gianakos, husband and wife, Grantors, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to **Kevin Gianakos, Laurie A. Boyd (fka Laurie A. Fischer), and Peter Gianakos**, as Tenants in Common, Grantees, **subject to a life estate in favor of Grantors, Larry E. Gianakos and Rosaleen Gianakos, which is hereby reserved**, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

All of our undivided one-fourth interest in and to:

Part of Lots Three (3) and Four (4), Hawley's Subdivision of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet; thence South 105 feet; thence West 107 Feet; thence North 105 feet, to the point of beginning.

GRANTORS covenant with GRANTEES that GRANTORS (1) are lawfully seized of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) have legal power and lawful authority to convey the same; and (3) warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED: December 22, 2020.

Larry E. Gianakos
Larry E. Gianakos

Rosaleen Gianakos
Rosaleen Gianakos

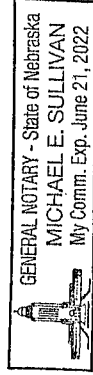
STATE OF NEBRASKA)

) ss.

COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on December 22, 2020, by Larry E. Gianakos and Rosaleen Gianakos, husband and wife.

Michael E. Sullivan
Notary Public



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

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

1 County Name WEBSTER - 91 2 County Number 91 3 Date of Sale/Transfer Mo. 12 Day 29 Yr. 2020 4 Date of Deed Mo. 12 Day 23 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Anthony J. Bohaty and Carmen M. Bohaty
Street or Other Mailing Address
1618 Road O-1150
City York State NE Zip Code 68467

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
VIE CO.
Street or Other Mailing Address
2404 W 48th Street Place
City Kearney State NE Zip Code 68845

Phone Number (402) 641-3167 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address n/a

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Gift Sale Transfer on Death
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)
 Yes No **12** Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

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

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property? Yes No \$ \$200,000 %

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

18 Address of Property Ag Land

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

20 Legal Description (Attach additional pages, if needed.)
See Attached
21 If agricultural, list total number of acres transferred in this transaction 100+-

22 Total purchase price, including any liabilities assumed \$ 200,000.00

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 200,000.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 200,000.00

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.

Print or Type Name of Grantee or Authorized Representative Teresal Theobald Phone Number 402-746-0408
Signature of Grantee or Authorized Representative Doreen Theobald Title Closing Agent 12/ 1/2020
Date

26 Date Deed Recorded Mo. 12 Day 29 Yr. 20 27 Value of Stamp or Exempt Number \$ 450.00 28 Recording Data BK2020, Pg 3357 For Dept. Use Only

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

A tract of land in the Northeast Quarter (NE $\frac{1}{4}$) of Section 5, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Northwest Corner of said Northeast Quarter (North Quarter Corner), thence S89°57'17"E (assumed bearing) on the North line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 1654.33 feet; thence S00°10'53"W parallel with the West line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 2631.84 feet to the South line of said Northeast Quarter (NE $\frac{1}{4}$), thence S89°57'35"W on said South line a distance of 1654.34 feet to the Southwest corner of said Northeast Quarter (NE $\frac{1}{4}$) (center Quarter corner), thence N00°10'53"E on the West line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 2634.31 feet to the point of beginning, subject to county road right of way on the north.

BK2020, pg 3357

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 Dec. A.D., 20 20, at 2:54
o'clock PM. Recorded in Book 2020
on Page 3357-3358
Carmen Bohaty County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-29-20
By AB
\$ 450.00

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

WARRANTY DEED

Anthony J. Bohaty and Carmen M. Bohaty, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, VIE CO, a Nebraska corporation, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Northeast Quarter (NE1/4) of Section 5, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Northwest Corner of said Northeast Quarter (North Quarter Corner), thence S89°57'17"E (assumed bearing) on the North line of said Northeast Quarter (NE1/4) a distance of 1654.33 feet; thence S00°10'53"W parallel with the West line of said Northeast Quarter (NE1/4) a distance of 2631.84 feet to the South line of said Northeast Quarter (NE1/4), thence S89°57'35"W on said South line a distance of 1654.34 feet to the Southwest corner of said Northeast Quarter (NE1/4) (center Quarter corner), thence N00°10'53"E on the West line of said Northeast Quarter (NE1/4) a distance of 2634.31 feet to the point of beginning, subject to county road right of way on the north.

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 December 23, 2020.

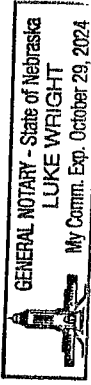
Anthony J. Bohaty
Anthony J. Bohaty

Carmen M. Bohaty
Carmen M. Bohaty

BK2020, Pg 3358

STATE OF NEBRASKA)
) ss.
COUNTY OF York)

The foregoing instrument was acknowledged before me on December 23rd, 2020 by Anthony J. Bohaty and Carmen M. Bohaty, husband and wife.



Luke Wright

Notary Public

276

Good Life. Great Service.
DEPARTMENT OF REVENUE

To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 12 Day 30 Yr. 20 4 Date of Deed Mo. 12 Day 30 Yr. 20

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Nelson F. Trambly and Marvetta E. Trambly, husband & wife
See Attachment
Street or Other Mailing Address 1314 Road 100

City Campbell State NE Zip Code 68932 City Campbell State NE Zip Code 68932

Phone Number (402) 756-8505 Phone Number (402) 756-8000 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

Email Address N/A Email Address N/A

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

(A) Status Improved Unimproved IOLL

8 Type of Deed Single Family Multi-Family Commercial Conservator Corrective Death Certificate - Transfer on Death

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No

10 Type of Transfer Auction Court Decree Exchange Distribution Easement Foreclosure Irrevocable Trust Life Estate Partition Revocable Trust Sale Satisfaction of Contract Other (Explain)

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No

14 What is the current market value of the real property? \$1,044,415

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 Nelson P. Trambly, trustee
1314 Road 100
Campbell, NE 68932

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Northwest Quarter (NW1/4) and the Southwest Quarter (SW1/4) of Section 10, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 320a

22 Total purchase price, including any liabilities assumed \$ 0.00

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 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 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 Andrew M. Loydton (Bald # 21511)
Print or Type Name of Grantee or Authorized Representative Attorney
Signature of Grantee or Authorized Representative 12.30.20
Title Attorney
Date (402) 420-6091
Phone Number

26 Date Deed Recorded Mo. 12 Day 30 Yr. 20 27 Value of Stamp or Exempt Number \$ Exempt # 5a 28 Recording Data BK 2020, Pg 3360 For Dept. Use Only

Form 521 Real Estate Transfer Statement – Attachment

6. Grantee Name:

Nelson P. Trambly, as trustee of the Nelson P. Trambly Irrevocable Trust dated the 14th day of December, 2016

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/30/20
\$ Ex05a By AS

Bk 2020, Pg 3360

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 December A.D., 2020, at 01:07
o'clock PM. Recorded in Book 2020
on Pages 3360-3361

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

RECORD AND RETURN TO:

Andrew M. Loudon, Esq.
Ball, Loudon, Ebert, & Brostrom, LLC
5733 S. 34th Street, Suite 500
Lincoln, Nebraska 68516
402.420.6091

WARRANTY DEED TO TRUST

Nelson F. Trambly and Maryetta E. Trambly, husband and wife, Grantor, for good and valuable consideration conveys to Nelson P. Trambly, as trustee of the Nelson P. Trambly Irrevocable Trust dated the 14th day of December, 2016, Grantee, including all amendments thereto, and to the trustees' successors in trust without further conveyance, all of Grantor's right, title, and interest in the following described real estate:

Northwest Quarter (NW1/4) and the Southwest Quarter (SW1/4) of Section 10, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska.

Any deed, conveyance or other instrument executed by a trustee or any successor in trust shall be conclusive evidence in favor of any person relying or claiming under such instrument that at the time of delivery the trust was in effect, the instrument was executed in accordance with proper authority and within the terms of the trust (including power of sale), and that the instrument is binding on all beneficiaries of the trust.

Legal title to all property conveyed to the trustee shall be vested in the trustee or trustees who are serving from time to time as trustee without any conveyance or transfer to, by, or from any succeeding or retiring trustee or the personal representative of a deceased trustee.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except 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.

Dated the 30th day of December, 20 20.

Nelson F. Trambly
Nelson F. Trambly, Grantor

Maryetta E. Trambly
Maryetta E. Trambly, Grantor

State of Nebraska)
) SS
County of Franklin)

The foregoing instrument was acknowledged before me this 30th day of December, 20 20, by Nelson F. Trambly and Maryetta F. Trambly, husband and wife, Grantor, either personally known to me or identified by me through satisfactory evidence as required by law.

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 | | | | Unified: | | | |
|---------------|-----------------------------|--------------------|---|----------------------|--------|----------|-----------|-------------|------|-----|--------|
| 91 | 2020 | 3362 | 12/30/2020 | Base: 01-0123 | | | | Affiliated: | | | |
| Location ID | Sale Number | Usability & Code # | Parcel Number | | | | | Parcel Size | | | |
| 002512200 | 277 | 4 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| | | | 4129 | 4 | 12 | 25 | 0 | 00000 | 1 | 000 | 3730 |
| Land | Date of Sale Assessed Value | | Date of Sale Property Classification Code | | | | | | | | |
| 1,062,900 | Improvements | Total | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | Irrigation Type: | 1,062,900 | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 10 | | | |
| LCG ACRES: | | | LCG VALUE: | | | | | | | | |
| IRRIGATED 1A1 | 19.400 | 73,330 | GRASSLAND 1G1 | | | | | | | | |
| 1A | 51.700 | 195,425 | 1G | | | | | | | | |
| 2A1 | 48.900 | 184,840 | 2G1 | | | | | | | | |
| 2A | 86.400 | 317,090 | 2G | | | | | | | | |
| 3A1 | | | 3G1 | | | | | | | | |
| 3A | | | 3G | | | | | | | | |
| 4A1 | 45.900 | 166,615 | 4G1 | | | | | | | | |
| 4A | 3.500 | 12,705 | 4G | | | | | | | | |
| DRYLAND 1D1 | 15.600 | 36,425 | Shelterbelly/Timber | | | | | | | | |
| 1D | 8.700 | 20,315 | Accretion | | | | | | | | |
| 2D1 | 5.600 | 11,790 | Waste | | | | | | | | |
| 2D | 11.160 | 21,875 | Other | | | | | | | | |
| 3D1 | | | AG LAND TOTAL | | | 308.760 | 1,062,900 | | | | |
| 3D | | | Roads | | | 9.000 | | | | | |
| 4D1 | 10.600 | 20,035 | Farm Sites | | | | | | | | |
| 4D | 1.300 | 2,455 | Home Sites | | | | | | | | |
| | | | Recreation | | | | | | | | |
| Dwellings | | | Other | | | | | | | | |
| Outbuildings | | | Non-AG TOTAL | | | 9.000 | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; SALE BETWEEN PARENT & CHILD

Comments from
002512200

Comments:

(Continue on back)

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 12 Day 30 Yr. 20
4 Date of Deed Mo. 12 Day 30 Yr. 20
5 Grantor's Name, Address, and Telephone (Please Print) Nelson F. Trambly and Maryetta E. Trambly, husband & wife
6 Grantee's Name, Address, and Telephone (Please Print) See Attachment
City, State, Zip Code, Phone Number, Email Address, etc.

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: Mineral Interests, Land Contract/Memo, etc.
(C) Mobile Home

8 Type of Deed: Single Family, Multi-Family, Commercial, etc.
9 Was transfer part of IRS like-kind exchange (L.R.C. § 1031) Exchange by buyer or seller?
10 Type of Transfer: Irrevocable Trust, Revocable Trust, etc.

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?
14 What is the current market value of the real property? \$1,062,900

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

18a No address assigned 18b Vacant land
20 Legal Description (Attach additional pages, if needed.)
West Half (W1/2) of Section 25, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 3.17.76a
22 Total purchase price, including any liabilities assumed
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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.

Andrew M. Louison (Bar # 21511)
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title Attorney
Date 12.30.20

26 Date Deed Recorded Mo. 12 Day 30 Yr. 20
27 Value of Stamp or Exempt Number \$ Exempt # Sa
28 Recording Data BK 2020 pg 3362

Form 521 Real Estate Transfer Statement – Attachment

6. Grantee Name:

Maggie L. Kothé, as trustee of the Maggie L. Kothé Irrevocable Trust dated the 29th day of December, 2020

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/30/20
\$ Ex05a By AS

Bk 2020, Pg 3362

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 December A.D., 2020, at 01:08
o'clock PM. Recorded in Book 2020
on Pages 3362-3363

Rozise Patsch County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

RECORD AND RETURN TO:

Andrew M. Loudon, Esq.
Ball, Loudon, Ebert, & Brostrom, LLC
5733 S. 34th Street, Suite 500
Lincoln, Nebraska 68516
402.420.6091

WARRANTY DEED TO TRUST

Nelson F. Trambly and Maryetta E. Trambly, husband and wife, Grantor, for good and valuable consideration conveys to Maggie L. Kothe, as trustee of the Maggie L. Kothe Irrevocable Trust dated the 29 day of December, 2020, Grantee, including all amendments thereto, and to the trustee's successors in trust without further conveyance, all of Grantor's right, title, and interest in the following described real estate:

West Half (W1/2) of Section 25, Township 4 North, Range 12 West of the 6th P.M.,
Webster County, Nebraska.

Any deed, conveyance or other instrument executed by a trustee or any successor in trust shall be conclusive evidence in favor of any person relying or claiming under such instrument that at the time of delivery the trust was in effect, the instrument was executed in accordance with proper authority and within the terms of the trust (including power of sale), and that the instrument is binding on all beneficiaries of the trust.

Legal title to all property conveyed to the trustee shall be vested in the trustee or trustees who are serving from time to time as trustee without any conveyance or transfer to, by, or from any succeeding or retiring trustee or the personal representative of a deceased trustee.

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | |
|-----------------------------|-----------|--------------|------|---------------------|--------|-------------------|--------------------|---|----------------------|---------|--|-------------|----------|
| City No. | 91 | Book | 2020 | Page | 3364 | Sale Date | 11/6/2020 | | School District Code | 91-0002 | | Affiliated: | Unified: |
| Location ID | 002205900 | Sale Number | 278 | Useability & Code # | 4 | 05 | | | Parcel Number | | | | |
| Date of Sale Assessed Value | | 278 | | 4 | | 05 | | Date of Sale Property Classification Code | | | | | |
| Land | 12,960 | Improvements | | Total | 12,960 | | | | | | | | |
| IRRIGATION | | ACRES: | | VALUE: | | LCG ACRES: VALUE: | | | | | | | |
| 1A1 | | | | | | GRASSLAND | | IGI | | | | | |
| 1A | | | | | | | 1G | | 0.230 | | | | 40 |
| 2A1 | | | | | | | 2G1 | | 20.180 | | | | 3,635 |
| 2A | | | | | | | 2G | | 0.710 | | | | 125 |
| 3A1 | | | | | | | 3G1 | | | | | | |
| 3A | | | | | | | 3G | | | | | | |
| 4A1 | | | | | | | 4G1 | | 0.060 | | | | 10 |
| 4A | | | | | | | 4G | | 0.030 | | | | 5 |
| DRYLAND | 1D1 | | | | | | Shelterbelt/Timber | | | | | | |
| 1D | | 3.790 | | | 8,850 | | Accretion | | 1.840 | | | | |
| 2D1 | | 0.140 | | | 295 | | Waste | | | | | | |
| 2D | | | | | | | Other | | | | | | |
| 3D1 | | | | | | | AG LAND TOTAL | | 26.980 | | | | 12,960 |
| 3D | | | | | | | Roads | | | | | | |
| 4D1 | | | | | | | Farm Sites | | | | | | |
| 4D | | | | | | | Home Sites | | | | | | |
| | | | | | | | Recreation | | | | | | |
| Dwellings | | | | | | | Other | | | | | | |
| Outbuildings | | | | | | | Non-AG TOTAL | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD; SALE BETWEEN AUNT & NIECES; INCLUDES PARCEL #23165

Comments from

002205900 002316500

Comments:

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 11 Day 16 Yr. 2020 4 Date of Deed Mo. 11 Day 16 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) WEBSTER L. PEPPER / P.R. / BARBARA
Street or Other Mailing Address 1310 5th St
City FERDND State NE Zip Code 68359

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Trish L. Hinrichs & Carroll L. Schirmer
Street or Other Mailing Address 305 W. PONY EXPRESS RD
City AUG State NE Zip Code 68925

Phone Number 402-947-7161 Is the grantee a 501(c)(3) organization? Yes No
Email Address hinrichs08@gmail.com If Yes, is the grantee a 509(a) foundation? Yes No

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational Executor Mineral Quit Claim Warranty

(B) Property Type Land Contract/Memo Partition Sheriff Other
 Lease Personal Rep. Trust/Trustee
 Death Certificate - Transfer on Death Mineral Irrevocable Trust Revocable Trust Transfer on Death
 Conservator Distribution Foreclosure Irrevocable Trust Life Estate Sale Trustee to Beneficiary
 Bill of Sale Easement Gift Auction Grantor Trust Satisfaction of Contract Other (Explain)
 Cemetery Death Certificate - Transfer on Death Mineral Foreclosure Irrevocable Trust Life Estate Sale Trustee to Beneficiary

(C) Mobile Home

8 Type of Deed Bill of Sale Easement Gift Auction Grantor Trust Satisfaction of Contract Other (Explain)

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) Exchange) by buyer or seller? Buyer Seller No

10 Type of Transfer Distribution Easement Gift Auction Grantor Trust Satisfaction of Contract Other (Explain)

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

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

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

14 What is the current market value of the real property? \$ 10,000

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

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 Narrows, Irwade, NE
Trish L. Hinrichs
LA descriptions

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
See Attached

21 If agricultural, list total number of acres transferred in this transaction approx. 30

| | | | |
|---|----|----|-------|
| 22 Total purchase price, including any liabilities assumed | \$ | 22 | 1,000 |
| 23 Was non-real property included in the purchase? | \$ | 23 | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | \$ | 24 | 0100 |

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

sign here Trish L. Hinrichs
 Print or Type Name of Grantee or Authorized Representative
Trish L. Hinrichs
 Signature of Grantee or Authorized Representative
 Title owner
 Phone Number 402-469-4152
 Date 12/31/2020

26 Date Deed Recorded Mo. 12 Day 31 Yr. 20 27 Value of Stamp or Exempt Number \$ exempt # 15 28 Recording Data 2020, Pg 3364 - 3365

Register of Deed's Use Only Fort Dept. Use Only

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

QUITCLAIM DEED

This quitclaim deed made on November 6, 2020, between Constance L. Pieper, Personal Representative Life Estate per Barbara L. Bean's Last Will and Testament, of 1310 5th St, Friend, NE; and Trish L. Hinrichs, of 3315 W. Pony Express Rd, Ayr, NE and Caroll Schriener, of 4575 W. Hwy 6, Hastings, NE.

That for and in the consideration of the sum of one dollar (\$1.00), the receipt of which is hereby acknowledged, Constance L. Pieper, Personal Representative Life Estate per Barbara L. Bean's Last Will and Testament does hereby release, remise and forever quitclaim unto Trish L. Hinrichs and Caroll L. Schriener the original 1/2 of the land, if any, in that certain real property commonly known as Narrows, located in the Village of Inavale, County of Webster, State of Nebraska, described as follows:

The 1/2 of the portion of owners named as Trish L. Hinrichs, Caroll L. Schriener, and Barbara L. Bean:

- *Legal: WEST PT Lot 6 N of River & PT Tract 1 & Tract in NE 1/4 1-1-12 North of River; Property 1-1-12
- *Legal: Tract S of Hwy in SE 1/4 36-2-12, 36-2-12

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

Dated this 6 day of November, 2020.

From:

Constance L. Pieper
Constance L. Pieper, Personal Representative
Per Barbara L. Bean's Last Will and Testament

Constance L. Pieper
Print Name

NOT PUBLIC RECORD
THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT OF NEBRASKA
FILED IN NEBRASKA
ON 11/06/2020 AT 10:12 AM
BY [Signature] CLERK

STATE OF NE COUNTY OF Saline On

before me, Todd A. Johnson

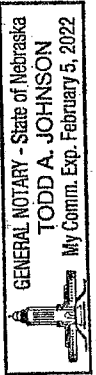
Appeared Constance L. Pieper

proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Todd A. Johnson

(Seal)



To: Trish L. Hinrichs, Carroll L. Schriner, WRS (with Rights of Survivorship)

Carroll L. Schriner Carroll L. Schriner
Carroll L. Schriner Print Name

Trish L. Hinrichs Trish L. Hinrichs
Trish L. Hinrichs Print Name

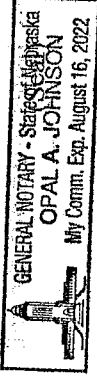
STATE OF Nebraska COUNTY OF Adams On December 3, 2020

before me, Opal A. Johnson,

Appeared Carroll L. Schriner and Trish Hinrichs personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Opal A. Johnson



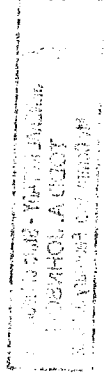
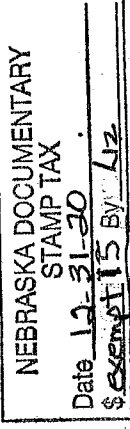
State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31st day
of December, A.D., 2020, at 11:50

o'clock P. M. Recorded in Book 2020
on Page 336S

Louise Petch County Clerk
16.00 Deputy

Ind. Comp Assessor Carded



Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | |
|-----------------------------|-----------|-----------------------------|--------|-----------------------------|---------|---|----------------------|--------|----------------------|----------|------|------|---------|
| Cnty. No. | 91 | Book | 2020 | Page | 3366 | Sale Date | 12/21/2020 | | School District Code | Unified: | | | |
| Base: 91-0002 | | Affiliated: | | | | | | | | | | | |
| Location ID | 001804500 | Sale Number | 279 | Useability & Code # | 4 | 05 | Parcel Number | | | | | | |
| Date of Sale Assessed Value | | Date of Sale Assessed Value | | Date of Sale Assessed Value | | Date of Sale Property Classification Code | | | | | | | |
| Land | 116,490 | Improvements | | Total | 116,490 | | Status | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 8 |
| Irrigation Type: | | | | | | LCG | | ACRES: | | VALUE: | | | |
| IRRIGATED | 1A1 | | | | | | GRASSLAND | 1G1 | | 9.400 | | | 12,835 |
| | 1A | | | | | | | 1G | | 0.260 | | | 45 |
| | 2A1 | | | | | | | 2G1 | | 25.350 | | | 4,565 |
| | 2A | | | | | | | 2G | | 3.680 | | | 1,505 |
| | 3A1 | | | | | | | 3G1 | | | | | |
| | 3A | | | | | | | 3G | | | | | |
| | 4A1 | | | | | | | 4G1 | | 2.040 | | | 365 |
| | 4A | | | | | | | 4G | | 13.310 | | | 2,395 |
| DRYLAND | 1D1 | | | | | | Shelterbelt/Timber | | | | | | |
| | 1D | | 28.020 | | | 65,430 | Accretion | | | 8.800 | | | |
| | 2D1 | | 3.860 | | | 8,125 | Waste | | | 15.520 | | | 2,800 |
| | 2D | | | | | | Other | | | | | | |
| | 3D1 | | 9.400 | | | 18,425 | AG LAND TOTAL | | | 119.640 | | | 116,490 |
| | 3D | | | | | | Roads | | | 0.140 | | | |
| | 4D1 | | | | | | Farm Sites | | | | | | |
| | 4D | | | | | | Home Sites | | | | | | |
| | | | | | | | Recreation | | | | | | |
| Dwellings | | | | | | | Other | | | | | | |
| Outbuildings | | | | | | | Non-AG TOTAL | | | 0.140 | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD; SALE BETWEEN PARENT & CHILD; ALSO INCLUDES PARCEL'S 22058, 2316501, 22059, 2316

Comments from

Comments:

001804500 002205800 002316501 002205900 002316500

(Continue on back)

Real Estate Transfer Statement

FORM
521

219

To be filled 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. 10 Day 21 Year 2020 4 Date of Deed Mo. 12 Day 31 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Carol L. Schriener
Street or Other Mailing Address 4573 W. Hwy 6
City Hastings State NE Zip Code 68111
Phone Number 402-463-8560

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Trish L. Hinrichs & Tyler Andrew
Street or Other Mailing Address 3315 W. Tony Express Rd Hastings (WBS)
City Hastings State NE Zip Code 68925
Phone Number 402-469-4152 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address thinrichs08@gmail.com

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

(C) Mobile Home

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

9 Was transfer part of IFS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No
 Buyer Seller No

10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)

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

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

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

14 What is the current market value of the real property?
\$ 25,000

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

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
Traverse NE Narrows
Trish L. Hinrichs

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
See Attached
Approx 10.5 acres

21 If agricultural, list total number of acres transferred in this transaction Approx 10.5 acres

| | | |
|---|----|---------|
| 22 Total purchase price, including any liabilities assumed | \$ | 22 |
| 23 Was non-real property included in the purchase? | \$ | 23 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | \$ | 24 0100 |

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

Print or type Name of Grantee or Authorized Representative
Trish L. Hinrichs
 Signature of Grantee or Authorized Representative
Trish L. Hinrichs
 Title
owner
 Phone Number
402-469-4152
 Date
12/31/2020

26 Date Deed Recorded Mo. 12 Day 31 Yr. 20 27 Value of Stamp or Exempt Number \$ exempt # 5a 28 Recording Data Book 2020, Pg 3366

Register of Deed's Use Only For Dept. Use Only

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

QUITCLAIM DEED

Book 2020, Pg 3366

This quitclaim deed made on December 21, 2020, between Trish L. Hinrichs, of 3315 W. Pony Express Rd, Ayr, NE and Carroll L. Schriener, of 4575 W. Hwy 6, Hastings, NE.

That for and in the consideration of the sum of one dollar (\$1.00), the receipt of which is hereby acknowledged, Carroll L. Schriener does hereby release, remise and forever quitclaim unto Trish L. Hinrichs and Tyler Andrew Hinrichs, WRS (with rights of survivorship) the original 1/2 of the land, if any, in that certain real property commonly known as Narrows, located in the Village of Inavale, County of Webster, State of Nebraska, described as follows:

The 1/2 of the portion of owners named as Trish L. Hinrichs, and Carroll L. Schriener:

- *Legal: PT GOV LOTS 2 & 3 of River in NW1/4, Property 6-1-11, (Parcel ID 0001804500)
- *Legal: E PT Lot 6 N of River AND PT Lot 1 IN. Property 1-1-12, (Parcel ID 0002205800)
- *Legal: 4.64 Acre Tract IN SE1/4SE1/4. 16-2-12, (Parcel ID 0002316501)
- *Legal: WEST PT Lot 6 N of River & PT Tract 1 & Tract in NE1/4 1-1-12 North of River; Property 1-1-12, (Parcel ID 0002205900)
- *Legal: A Tract S of Hwy in SE1/4, Properties 36-2-12, 36-2-12, (Parcel ID 0002316500)

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

State of Nebraska }
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 31st day of December A.D., 2020, at 11:55 o'clock A. M. Recorded in Book 2020 on Page 3366
Louise Petch County Clerk
10.00 Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-31-20
\$ 5.50 By hiz

Carroll L. Schriener Carroll L. Schriener
Carroll L. Schriener
Assessor
Print Name

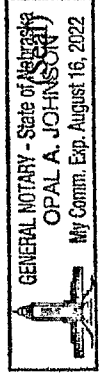
STATE OF Nebraska COUNTY OF Adams On December 31, 2020

before me, Opal A. Johnson,

Appeared Carroll L. Schriener and Trish L. Hinrichs personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Opal A. Johnson



Good Life. Great Service.

280

DEPARTMENT OF REVENUE

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer No. 12 Day 30 Yr. 2020 Mo. 12 Day 30 Yr. 2020 4 Date of Deed

5 Grantor's Name, Address, and Telephone (Please Print) Kevin W. Toepfer, Pers Rep - Dolores M. Keenan Estate 6 Grantee's Name, Address, and Telephone (Please Print) Kevin W. Toepfer

Street or Other Mailing Address 1670 Highway 4 City Blue Hill State NE Zip Code 68930

City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2008 is the grantee a 501(c)(3) organization? No Yes

Email Address ktoepfer@gtmc.net ktoepfer@gtmc.net

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

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

8 Type of Deed Single Family Industrial Distribution Land Contract/Memo Partition Sheriff Other

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death

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? \$171,974 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

18a No address assigned 18b Vacant land 19 Kevin W. Toepfer 1670 Highway 4 Blue Hill, NE 68930

20 Legal Description S 389' of W262.6' of E1093.5' of Section Twenty-two (22), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres n/a

Table with 2 columns: Description, Amount. Rows include Total purchase price, non-real property included, and Adjusted purchase price.

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.

Signature of Charles W. Hastings, Attorney, (402) 463-1383

26 Date Deed Recorded Mo. 12 Day 31 Yr. 20 27 Value of Stamp or Exempt Number \$ exempt 15

28 Recording Data BK 2020, Pg 3373

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1827(2) Form No. 96-269-2008 6-2019 Rev. Supercedes 96-269-2008 Rev. 9-2017

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

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/31/20
\$ Ex015 BY AH

Bk 2020, Pg 3373

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 31 day
of December A.D., 2020, at 02:46
o'clock PM. Recorded in Book 2020
on Page 3373

Louise Patsch County Clerk
Fee: \$10.00 By: AH Deputy
Electronically Recorded

AFTER RECORDING RETURN TO: Charles W. Hastings, Dumire, Fisher & Hastings, P.O. Box 1044, Hastings, NE 68902

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Kevin W. Toepfer, Personal Representative of the Estate of Dolores M. Keenan, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, GRANTOR, conveys and releases to Kevin W. Toepfer, GRANTEE, an undivided three-fourths of the Estate's interest in the following described real estate (as defined in NEB. REV. STAT. §76-201):

A tract of land commencing at a point 830.9 Feet West of the Southeast corner of the Southeast Quarter of Section 22, Township 4 North, Range 10 West of 6th P.M., Webster County, Nebraska, thence West 262.6 Feet; thence North 389.4 Feet; thence East 262.6 Feet; thence South 389.4 Feet to the place of commencement.

GRANTOR has determined that the 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 December 30, 2020.

Kevin Toepfer

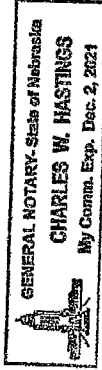
Kevin W. Toepfer
Personal Representative
1670 Highway 4
Blue Hill, NE 68930
Estate of Dolores M. Keenan, Deceased

STATE OF NEBRASKA)

) ss:

COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on December 30, 2020 by Kevin W. Toepfer, Personal Representative of the Estate of Dolores M. Keenan, Deceased.



Charles W. Hastings
Notary Public

Real Estate Transfer Statement

281

• 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 WEBSTER - 91 3 Date of Sale/Transfer Mo. 12 Day 30 Yr. 2020 4 Date of Deed Mo. 12 Day 30 Yr. 2020

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Kevin W. Toepfer, Pers Rep - Dolores M. Keenan Estate
Street or Other Mailing Address
1670 Highway 4

City Blue Hill State NE Zip Code 68930 State NE Zip Code 68930

Grantor's Name (Buyer)
Kevin W. Toepfer
Street or Other Mailing Address
1670 Highway 4

City Blue Hill State NE Zip Code 68930 State NE Zip Code 68930

Phone Number (402) 756-2008 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

Email Address ktoepfer@gfmc.net Email Address ktoepfer@gfmc.net

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

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational Other

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No Court Decree Exchange Grantor Trust Satisfaction of Contract Other (Explain)
10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Yes No Court Decree Exchange Grantor Trust Satisfaction of Contract Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No Undivided 1/4 interest 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.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$57,325 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

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
Kevin W. Toepfer
1670 Highway 4
Blue Hill, NE 68930

20 Legal Description
S 389' of W262.6' of E1093.5' of Section Twenty-two (22), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres n/a

| | | |
|---|----|------------------|
| 22 Total purchase price, including any liabilities assumed | \$ | <u>57,325.00</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) | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | \$ | <u>57,325.00</u> |

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

sign here
Charles W. Hastings
Print or Type Name of Grantee or Authorized Representative
Charles W. Hastings
Signature of Grantee or Authorized Representative
Attorney
Title
Phone Number (402) 463-1383
Date 12-30-2020

26 Date Deed Recorded Mo. 12 Day 31 Yr. 20 27 Value of Stamp or Exempt Number \$ 130.50 28 Recording Data BK 2020, Pg 3314
Register of Deed's Use Only
For Dept. Use Only

