

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	178	1/29/2021	Base: 91-0074		Affiliated: .		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000326500		18		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133					00	0	20035		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,540		16,545		19,085		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements: .	Multiple Improvements: .
Construction Date:	Construction Date: 1884	Construction Date: .
Floor:	Floor Sq. Ft.: 1,410	Floor Sq. Ft.: .
Building Cost New:	Cost: 176,125	Cost: .
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

WD

Comments from 000326500 **Comments:**

(Continue on back)

Real Estate Transfer Statement

18

FORM 521

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer

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

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

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

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

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

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

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

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

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

Signature section for Danielle L. Kelley, Escrow Closing Agent

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

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/01/21
\$ 186.75 By AS

Bk 2021, Pg 178

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 01 day of February A.D., 2021, at 10:08 o'clock AM. Recorded in Book 2021 on Page 178

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

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

Warranty Deed

The Grantors, **ROGER ANDERSON AND KAREN ANDERSON, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **JOHN C. JOHNSTON AND ALDENA F. YLLESCAS-JOHNSTON, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The Center 90 Feet by 40 feet of Lot Five (5), Hawley's Subdivision and Lots Three (3) and Four (4), Block Two (2) of Grussel's Addition, all in Blue Hill, Webster County, Nebraska, according to the recorded plats thereof.

GRANTORS covenant with GRANTEES that GRANTORS:

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

Executed 1-14, 2021.

Roger Anderson

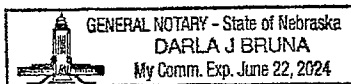
Roger Anderson

Karen Anderson

Karen Anderson

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 14th day of January, 2021, before me personally appeared **Roger Anderson and Karen Anderson**.



Darla J. Bruna

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	192	1/28/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000147000	19	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10035		009	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,280	2,660	3,940		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from 000147000	Comments:

(Continue on back)

Real Estate Transfer Statement

19

FORM 521

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number, 8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?, 14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land, 20 Legal Description, 21 If agricultural, list total number of acres.

(A) Status: Improved, Unimproved, IOLL. (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing. (C) Mobile Home.

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange). 10 Type of Transfer: Distribution, Auction, Court Decree, Foreclosure, Easement, Exchange, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain).

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

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

14 What is the current market value of the real property? \$3,940. 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: Block 9 Kailey's & Jackson's Addn, 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: see attached.

21 If agricultural, list total number of acres.

22 Total purchase price, including any liabilities assumed: \$ 20,000.00.

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): \$ 20,000.00.

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.

Kory J McCracken (402) 746-3613

Print or Type Name of Grantee or Authorized Representative Phone Number

sign here

Signature of Grantee or Authorized Representative Title Attorney Date 1/28/21

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded: Mo. 2 Day 1 Yr. 21. 27 Value of Stamp or Exempt Number: \$ 45.00. 28 Recording Data: BK 2021, Pg 192.

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

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 192

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Feb A.D., 2021, at 11:00 o'clock A M. Recorded in Book 2021 on Page 192
Louise Patsch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-1-21
\$ 45.00 By LO

JOINT TENANCY WARRANTY DEED

Anna Marie Eck, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Samuel Heater and Toni Heater, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of Block Nine (9), Kaley & Jackson's Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof, and including all of the alleys in said Block Nine (9) which have previously been vacated by the City of Red Cloud, Nebraska, pursuant to ordinances duly and lawfully passed and enacted by said City, but excepting those parts of Block Nine (9) which have heretofore been conveyed to the City of Red Cloud, Nebraska, as street right-of-way or to the Chicago, Burlington & Quincy Railroad Company as additional right-of-way for the railroad, Webster County, Nebraska.

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

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

Executed January 28, 2021.

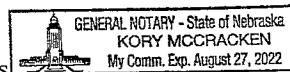
Anna Marie Eck

Anna Marie Eck

STATE OF Nebraska, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on January 28, 2021, by Anna Marie Eck, a single person.

Comm. expires



Kory McCracken
Notary Public

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 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>29</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>1</u> Day <u>29</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mitch Lighthill and Lorie L Massing Street or Other Mailing Address 435 Nebraska St City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7196 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Keith Farley Street or Other Mailing Address 12206 S Hwy 198 City Payson State UT Zip Code 84651 Phone Number (801) 885-1359 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$8,710

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

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

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

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

18a No address assigned 18b Vacant land

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

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 8,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 8,000.00

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

Attorney
Signature of Grantee or Authorized Representative

(402) 746-3613
Phone Number

2/1/21
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>1</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>18.00</u>	28 Recording Data <u>BL 2021, Pg 197</u>

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

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 197

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Feb A.D., 2021, at 11:08 o'clock A M. Recorded in Book 2021 on Page 197
Louise Peterson County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date 2-1-21
\$ 18.00 By 10

JOINT TENANCY WARRANTY DEED

Mitch Lighthill, a single person, and Lorie L. Massing and Mitch Massing, wife and husband, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$.00) receipt of which is hereby acknowledged, conveys to Keith Farley, a married person domiciled in Utah, Steve Adams, a married person domiciled in Utah, Brad Hall, a married person domiciled in Utah, and Paul Whitehead, a married person domiciled in California, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Three (3), New Territory to Guide Rock by Annexation in the Southwest Quarter (SW¼) of Section Three (3), Township One (1) North, Range Nine West of the 6th P.M., Webster County, Nebraska.

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

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

Mitchell Lighthill
Mitch Lighthill

Lorie L. Massing
Lorie L. Massing

Mitch Massing
Mitch Massing

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 29, 2021, by Mitch Lighthill, a single person.

Comm. expires 

Kory McCracken
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on January 29, 2021, by Lorie L. Massing and Mitch Massing, wife and husband.

Comm. expires 

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	210	2/1/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000610700		21		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40010		009	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
						Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 1	B) 03	C) 3	D) 1	E) 7	F) 2			
						Residential			Commercial					
Multiple Improvements:		Multiple Improvements :						Multiple Improvements : 2						
Construction Date:		Construction Date :						Construction Date : 1908						
Floor:		Floor Sq. Ft. :						Floor Sq. Ft. : 2,450						
Building Cost New:		Cost :						Cost : 164,520						
Single Family Style:						Residential Condition:			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: 528 Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class: 3					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input checked="" type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality:			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank: 20			Condition: 10		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input checked="" type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from						Comments:								
000610700														

(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. 02 Day 01 Yr. 2021		4 Date of Deed Mo. 02 Day 01 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Douglas Pierce Street or Other Mailing Address 1705 K Street City Franklin State NE Zip Code 68939 Phone Number (916) 201-5600 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew Hansen and Summer Hansen Street or Other Mailing Address 320 W Douglas St City GUIDE ROCK State NE Zip Code 68942 Phone Number (402) 257-2027 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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
same as grantee

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Three (3), Four (4) and Five (5), Block Nine (9), Vance's Addition to Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

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.

David B. Garwood
Print or Type Name of Grantee or Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

Title

Attorney

(402) 746-3613
Phone Number

2-1-21
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 2 Day 2 Yr. 21	27 Value of Stamp or Exempt Number \$ 40.50	28 Recording Data BK 2021, Pg 210	For Dept. Use Only
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State of Nebraska } ss.
County of Webster }

BK2021, pg 210

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Feb A.D., 2021, at 10:19 o'clock A.M. Recorded in Book 2021 on Page 210
Louise Detrich County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-2-21
\$ 40.50 By ADB

JOINT TENANCY WARRANTY DEED

Douglas Pierce, a single person, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Andrew Hansen and Summer Hansen, husband and wife as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3), Four (4) and Five (5), Block Nine (9), Vance's Addition to Guide Rock, Webster County, Nebraska.

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

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

Executed February 1, 2021

Douglas Pierce
Douglas Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 1, 2021, by Douglas Pierce, a single person.

Comm. expires

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

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	211	2/2/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001904700		22		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	4	1	00000	1	000	8280
Land		Improvements		Total		Date of Sale Property Classification Code								
533,510				533,510		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A		33.590		126,970		1G		3.880		5,295				
2A1						2G1		1.780		2,430				
2A		30.620		112,375		2G								
3A1		13.140		48,090		3G1		2.270		3,100				
3A						3G								
4A1		4.440		16,115		4G1								
4A		49.150		178,415		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		1.660		3,875		Accretion								
2D1						Waste								
2D		2.740		5,370		Other								
3D1		11.410		22,365		AG LAND TOTAL		159.500		533,510				
3D						Roads		2.030						
4D1						Farm Sites								
4D		4.820		9,110		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.030						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001904700	

(Continue on back)

Real Estate Transfer Statement

22

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 2 Day 2 Yr. 2021		4 Date of Deed Mo. 1 Day 8 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) RBK, LLC Street or Other Mailing Address 1105 Road GH City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3856 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tomahawk, LLC Street or Other Mailing Address P O box 18 City Holstein State NE Zip Code 68950 Phone Number (402) 469-7400 is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

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

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

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

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

14 What is the current market value of the real property?
\$1,033,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE 1/4) of Section Four (4), Township Two (2) 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 **157+-**

22 Total purchase price, including any liabilities assumed	\$ 1,033,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$ (
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1,033,000.00

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.

James J. Granstrom, Member, Tomahawk Holdings, LLC (402) 469-7400
Print or Type Name of Grantee or Authorized Representative Phone Number

James J. Granstrom Grantee **2/2/2021**
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 3 Yr. 21	27 Value of Stamp or Exempt Number \$ 2324.25	28 Recording Data BK 2021, Pg 211

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

BK 2021, Pg 211

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 Feb A.D., 2021, at 8:54 o'clock a.M. Recorded in Book 2021 on Page 211
Donne Petroch County Clerk
10.00 Deputy
 Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 2-3-21
 \$ 2324.25 By DL

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

WARRANTY DEED

RBK, LLC, a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Tomahawk Holdings, LLC, a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

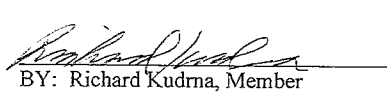
The Northeast Quarter (NE¼) of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

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

Executed January 8, 2021.

RBK, LLC, a Nebraska limited liability company



 BY: Richard Kudma, Member


 Barbara Kudma, Member

STATE OF NEBRASKA)
) ss.
 COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on January 8, 2021 by Richard Kudma and Barbara Kudma, Members, RBK, LLC, a Nebraska limited liability company.

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


 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	257	2/2/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002007100		23		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	4	1	00000	1	000	9275
Land		Improvements		Total		Date of Sale Property Classification Code								
267,175				267,175		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		16.420	22,410					
1A						1G		33.900	46,275					
2A1						2G1		4.440	6,060					
2A						2G								
3A1						3G1		6.410	8,750					
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		36.100		84,295		Shelterbelt/Timber								
1D		7.540		17,605		Accretion								
2D1						Waste								
2D		10.630		20,835		Other								
3D1		24.460		47,940		AG LAND TOTAL		146.780	267,175					
3D						Roads		3.850						
4D1		0.260		490		Farm Sites								
4D		6.620		12,515		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		3.850						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PERS REP	
Comments from	
Comments:	
002007100	
(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.

23

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. 02 Day 02 Yr. 21		4 Date of Deed Mo. 02 Day 02 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth Larrick Street or Other Mailing Address 14029 N Driftwood Point			
City		State		City		State	
		Zip Code		Sun City		AZ	
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$89,058

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
One-Third Undivided Interest
The Northeast Quarter (NE1/4) of Section Four (4), 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 50

22 Total purchase price, including any liabilities assumed	\$	1.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902 (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.

sign here

Amy R. Skalka
Signature of Grantee or Authorized Representative

Amy R. Skalka
Signature of Grantee or Authorized Representative

Attorney

(402) 834-3300
Phone Number

02/04/21
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 2 Day 4 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK2021, 257	For Dept. Use Only
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5. Grantor's Name, Address, and Telephone

Name: Kenneth Larrick, Personal Representative, Estate of Evelyn Larrick

Address: 14029 N Driftwood Point

City, State, Zip: Sun City, AZ 85351

Telephone: N/A

Email: N/A

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/04/21
\$ Ex015 By AS

Bk 2021, Pg 257

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 04 day
of February A.D., 2021, at 10:42
o'clock AM. Recorded in Book 2021
on Pages 257-258

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

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

**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE'S DEED**

Kenneth Larrick, Personal Representative, Estate of Evelyn Larrick, Grantor, pursuant to appointment by the County Court of Webster County, Nebraska, conveys to **Kenneth Larrick**, a single person, Grantee, whether one or more, the following described real estate (as defined in NEB. REV. STAT. Section 76-201):

One-Third Undivided Interest:

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

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

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


Executed: 2-2- 2021.

Kenneth Larrick

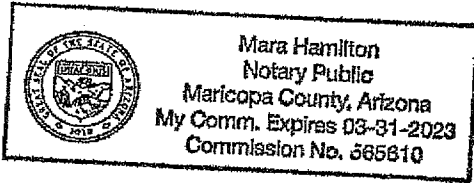
Kenneth Larrick, Personal
Representative, Estate of Evelyn
Larrick, Grantor

State of Arizona)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me on this 2 day of February
2021, by Kenneth Larrick, a single person, Grantor.



Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	265	2/2/2021	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002007100		24	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4245	3	11	4	1	00000	1	000	9275
Land	Improvements	Total		Date of Sale Property Classification Code									
267,175		267,175		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	16.420	22,410							
1A				1G	33.900	46,275							
2A1				2G1	4.440	6,060							
2A				2G									
3A1				3G1	6.410	8,750							
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1	36.100	84,295		Shelterbelt/Timber									
1D	7.540	17,605		Accretion									
2D1				Waste									
2D	10.630	20,835		Other									
3D1	24.460	47,940		AG LAND TOTAL	146.780	267,175							
3D				Roads	3.850								
4D1	0.260	490		Farm Sites									
4D	6.620	12,515		Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				Non-AG TOTAL	3.850								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO A TRUST	
Comments from	Comments:
002007100	

(Continue on back)

Real Estate Transfer Statement

24

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 02 Day 02 Yr. 21		4 Date of Deed Mo. 02 Day 02 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth Larrick Street or Other Mailing Address 14029 N Driftwood Point City Sun City State AZ Zip Code 85351 Phone Number N/A Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth Larrick, Trustee, Kenneth and Evelyn Larrick Trust Street or Other Mailing Address 14029 N Driftwood Point City Sun City State AZ Zip Code 85351 Phone Number N/A Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			

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

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

8 Type of Deed

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

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

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

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

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

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

14 What is the current market value of the real property?
\$89,058

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Mardelle Grandstaff, Kenneth Larrick, and Marilyn Duval
14890 West Power Line Road
Bladen, NE 68928**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
One-Third Undivided Interest:
The Northeast Quarter (NE1/4) of Section Four (4), 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 **50**.

22 Total purchase price, including any liabilities assumed	\$	1.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see Instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **76-902 (4)**.

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

Amy R. Skalka
Print or Type Name of Grantee or Authorized Representative

Amy R. Skalka
Signature of Grantee or Authorized Representative

Attorney
Title

(402) 834-3300
Phone Number

02/04/21
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 4 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2021 of 265	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/04/21
\$ Ex004 By AS

Bk 2021, Pg 265

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 04 day
of February A.D., 2021, at 12:47
o'clock PM. Recorded in Book 2021
on Pages 265-266

Lorise Petsch County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Kenneth Larrick, a single person, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Kenneth Larrick, Trustee, Kenneth and Evelyn Larrick Trust, Grantee, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

One-Third Undivided Interest:

The Northeast Quarter (NE1/4) of Section Four (4), 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 Grantee that Grantor (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: 2-2- 2021.



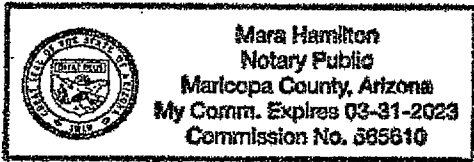
Kenneth Larrick, Grantor

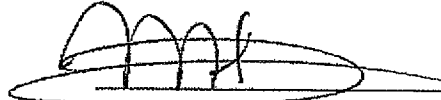
State of Arizona)

ss.

County of Maricopa

The foregoing instrument was acknowledged before me on this 2 day of February, 2021,
by **Kenneth Larrick**, Personal Representative, Estate of **Evelyn Larrick**, *Grantor*.





Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	273	12/22/2020	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001107700		25		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	16	2	00000	1	000	6131		
Land		Improvements		Total		Date of Sale Property Classification Code								
17,505		13,120		30,625		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	0.220						75
	2A1						2G1	1.470						2,005
	2A						2G							
	3A1						3G1							
	3A						3G	2.250						405
	4A1						4G1							
	4A						4G	0.110						20
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1						AG LAND TOTAL	4.050						2,505
	3D						Roads	0.580						
	4D1						Farm Sites							
	4D						Home Sites	1.000						15,000
							Recreation							
	Dwellings						Other							
	Outbuildings						Non-AG TOTAL	1.580						15,000

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001107700	

(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.

25

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 22 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) Victor R and Virginia L Thayer Street or Other Mailing Address 1175 Highway 78 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-4185 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald A and Sherika A Sheltrown Street or Other Mailing Address 422 W 5th St, Apt 8 City Junction City State KS Zip Code 66441 Phone Number (402) 519-3723 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input 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?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$30,625

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
1070 Road 2100
Guide Rock, NE 68942

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 5.05

22 Total purchase price, including any liabilities assumed	\$	30,625	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	30,625	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.

Print or Type Name of Grantee or Authorized Representative: **Kory J McCracken**

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

Attorney: _____ Title: _____

Phone Number: (402) 746-3613
Date: 2/4/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 4 Yr. 21	27 Value of Stamp or Exempt Number \$ 69.75	28 Recording Data BK 2021, Pg 273

A tract of land in the Northwest Quarter (NW¼) of Section Sixteen (16), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, described as follows, to-wit: Commencing at a point 1,293.5 feet, more or less, South of the northwest corner of said Northwest Quarter; thence East a distance of 314 feet, more or less, thence South a distance of 300 feet, more or less, thence West a distance of 314 feet, more or less, thence North a distance of 300 feet, more or less, to the point of beginning.

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 4th day of February, A.D., 2021, at 3:49 o'clock P.M. Recorded in Book 2001 on Page 273
Louise Petsch County Clerk
\$10.00 cts Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2/4/2021
\$ 69.75 By ccw

JOINT TENANCY WARRANTY DEED

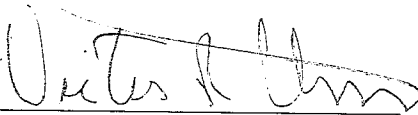
Victor R. Thayer and Virginia L. Thayer, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Donald Aaron Sheltroun and Sherika A. Sheltroun, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Northwest Quarter (NW¼) of Section Sixteen (16), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, described as follows, to-wit: Commencing at a point 1,293.5 feet, more or less, South of the northwest corner of said Northwest Quarter; thence East a distance of 314 feet, more or less, thence South a distance of 300 feet, more or less, thence West a distance of 314 feet, more or less, thence North a distance of 300 feet, more or less, to the point of beginning.

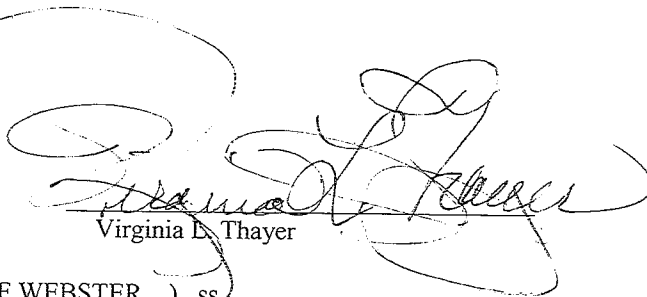
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

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

Executed December 22, 2020.



Victor R. Thayer



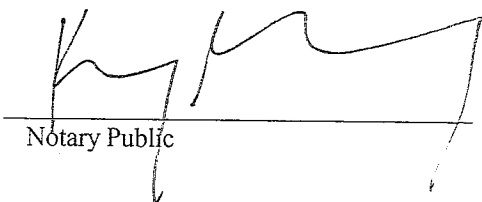
Virginia L. Thayer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss

The foregoing instrument was acknowledged before me on December 22, 2020, by Victor R. Thayer and Virginia L. Thayer, husband and wife.

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

Comm. expires _____



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	277	1/5/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001550300		26		4 03		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	1	2	00000	1	000	4445		
Land		Improvements		Total		Date of Sale Property Classification Code								
459,605				459,605		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	3.000		4,095				
	1A						1G	50.000		68,250				
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	108.000		252,180		Accretion								
	2D1					Waste		3.000		540				
	2D	56.000		109,760		Other								
	3D1	3.000		5,880		AG LAND TOTAL		233.000		459,605				
	3D					Roads		7.000						
	4D1	6.000		11,340		Farm Sites								
	4D	4.000		7,560		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		7.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
COUNTY COMMISSIONERS DEED; GAVE 1/2 ROAD BACK TO ADJACENT OWNERS	
Comments from	Comments:
001550300 001550400	

Real Estate Transfer Statement

26

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>5</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>1</u> Day <u>5</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster Street or Other Mailing Address 621 n Cedar City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lanny & Kristin Greenhalgh Street or Other Mailing Address 1910 Road M City Guide Rock State NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

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 attached

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

22 Total purchase price, including any liabilities assumed	22	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (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 2

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

sign here

Keith Buschow
Print or Type Name of Grantor or Authorized Representative

Keith Buschow
Signature of Grantor or Authorized Representative

Chairman
Title

Phone Number
1/5/2021
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>5</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2021 Pg 277

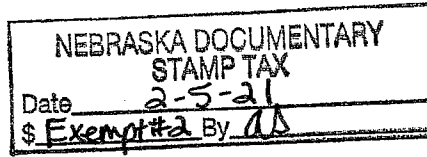
Grantee—Retain a copy of this document for your records.

Unimproved portion of Road 1800, beginning at the north right-of-way line of Road M and extending north approximately 1 mile to the south right-of-way line of Road N, also described as the east side section line between Section One (1), Township Two (2) North, Range Ten (10) West and Section Two (2), Township Two (2) North, Range Ten (10) West to the center line, both West of the 6th P.M., Webster County, Nebraska

State of Nebraska } ss.
County of Webster }

BK2021, Pg 277

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of Feb A.D., 2021, at 10:17 o'clock AM. Recorded in Book 2021 on Page 277-278
Donise Petch County Clerk
hc Deputy
Ind Comp Assessor Carded



COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 5th day of January 2021, by and between The County of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular January 5, 2021 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, Keith Buschow, Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of the County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, to Lanny and Kristin Greenhalgh, as joint tenants and not as tenants in common, hereinafter referred to as the Party of the Second Part.

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the County road by proper resolution by the Webster County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Parties of the Second Part, Lanny and Kristin Greenhalgh, and to their heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

Unimproved portion of Road 1800, beginning at the north right-of-way line of Road M and extending north approximately 1 mile to the south right-of-way line of Road N, also described as the east side section line between Section One (1), Township Two (2) North, Range Ten (10) West and Section Two (2), Township Two (2) North, Range Ten (10) West to the center line, both West of the 6th P.M., Webster County, Nebraska

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the title, claim or demand whatsoever of said grantor of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, to Lanny and Kristin Greenhalgh, their heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First Part and its successors and assigns does hereby covenant, promise and agree to and with the said Part of the Second Part and with

their heirs and assigns that at the delivery of these presents it is lawfully seized un its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described premises with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year last above written.



ATTEST:

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

Louise Petsch
County Clerk, Clerk of the
County Board of Commissioners of
The County of Webster, State of Nebraska

By: Keith Buschow
duly qualified and acting Chairman of the
County Board of Commissioners of
The County of Webster, State of Nebraska

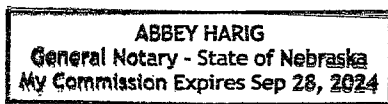
STATE OF NEBRASKA, COUNTY OF WEBSTER)ss.

On this 5th day of January 2021, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came Keith Buschow, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of the County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of The County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said county the day and year lest above written.

My Commission Expires: Sept. 28, 2024

Abbey Harig
Notary Public



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		3 Date of Sale/Transfer Mo. 1 Day 5 Yr. 21		4 Date of Deed Mo. 1 Day 5 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster Street or Other Mailing Address 621 N Cedar City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gerald F. Toepfer, et al Street or Other Mailing Address 1659 Road Z City Blue Hill State NE Zip Code 68930			
Phone Number				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property

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 attached

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

22 Total purchase price, including any liabilities assumed	22	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (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 2.

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

sign here

Print or Type Name of Grantee or Authorized Representative
 Keith Buschow

Signature of Grantee or Authorized Representative
 Keith Buschow

Title
 Chairman

Phone Number
 1/5/2021

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 5 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2021, Pg 280	

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

Unimproved portion of Road 1800, beginning at the north right-of-way line of Road M and extending north approximately 1 mile to the south right-of-way line of Road N, also described as the east side section line between Section One (1), Township Two (2) North, Range Ten (10) West and Section Two (2), Township Two (2) North, Range Ten (10) West to the center line, both West of the 6th P.M., Webster County, Nebraska

State of Nebraska }
County of Webster } ss.

BK 2021, pg 279

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of Feb A.D., 2021 at 10:19
o'clock 4 M. Recorded in Book 3021
on Page 279-280
Donnie Petach County Clerk
nc Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-5-21
\$ Exempt By AS

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 5th day of January 2021, by and between The County of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular January 5, 2021 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, Keith Buschow, Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of the County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, to Gerald F. Toepfer, Carolyn D. Willicott, Kevin W. Toepfer, Annette C. Lintz and Aaron J. Moser, hereinafter referred to as the Party of the Second Part.

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the County road by proper resolution by the Webster County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Parties of the Second Part, Gerald F. Toepfer, Carolyn D. Willicott, Kevin W. Toepfer, Annette C. Lintz and Aaron J. Moser, and to their heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

Unimproved portion of Road 1800, beginning at the north right-of-way line of Road M and extending north approximately 1 mile to the south right-of-way line of Road N, also described as the west side section line between Section One (1), Township Two (2) North, Range Ten (10) West and Section Two (2), Township Two (2) North, Range Ten (10) West to the center line, both West of the 6th P.M., Webster County, Nebraska

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the title, claim or demand whatsoever of said grantor of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, to Gerald F. Toepfer, Carolyn D. Willicott, Kevin W. Toepfer, Annette C. Lintz and Aaron J. Moser, their heirs and assigns forever; that The County of Webster, State

of Nebraska, Party of the First Part and its successors and assigns does hereby covenant, promise and agree to and with the said Part of the Second Part and with their heirs and assigns that at the delivery of these presents it is lawfully seized un its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described premises with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year last above written.



ATTEST:

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

Rovise Pelsch
County Clerk, Clerk of the
County Board of Commissioners of
The County of Webster, State of Nebraska

By: Keith Buschow
duly qualified and acting Chairman of the
County Board of Commissioners of
The County of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER)ss.

On this 5th day of January 2021, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came Keith Buschow, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of the County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of The County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said county the day and year lest above written.

My Commission Expires: Sept 28, 2024 Abbey Harig
Notary Public

ABBEY HARIG
General Notary - State of Nebraska
My Commission Expires Sep 28, 2024

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	282	2/1/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002105103	28	1		GeoCde	Twn	Rng	Sect	Qrt	Subdy	Area	Blk	Parcel
Date of Sale Assessed Value				0000	4	11	29	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
165,755		165,755		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	9.990	23,325		Shelterbelt/Timber								
1D	34.360	80,230		Accretion								
2D1				Waste								
2D				Other								
3D1	9.670	18,955		AG LAND TOTAL	76.900	165,755						
3D				Roads	2.960							
4D1	22.880	43,245		Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	2.960							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002105103	

(Continue on back)

Real Estate Transfer Statement

28

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>1</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>1</u> Day <u>13</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) GREGORY S DUVAL & PATTI L. DUBAL; ET AL Street or Other Mailing Address 2810 SW 78th St City Lincoln State NE Zip Code 68532 Phone Number N/A Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) JOHN W. SOUCEK & JOYCE SOUCEK Street or Other Mailing Address 860 ROAD X City BLADEN State NE Zip Code 68928 Phone Number (800) 000-0000 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			

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

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

8 Type of Deed

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

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

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

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

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

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

14 What is the current market value of the real property?
\$320,000

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

19 Name and Address of Person to Whom the Tax Statement Should be Sent
JOHN W SOUCEK & JOYCE SOUCEK
860 ROAD X
BLADEN, NE 68925

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
W1/2 SW1/4 OF 29-4-11, WEST OF 6TH P.M., WEBSTER COUNTY, NE

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

22 Total purchase price, including any liabilities assumed	22	\$ 320,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 320,000.00

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

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

JENNIFER FLEISCHER (402) 762-3524
Print or Type Name of Grantee or Authorized Representative Phone Number

ATTORNEY 2/1/21
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>5</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>720.⁰⁰</u>	28 Recording Data BK 2021, Pg 282

Grantor: Gregory S Duval & Patti L DuVal, husband and wife & Shelley A. Lawson & William Lawson, wife and husband

BK2021, Pg 282

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 5 day of Feb A.D., 2021, at 10:50 o'clock AM. Recorded in Book 2021 on Page 282-283
Jouise Petrich County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-5-21
\$ 720.00 By AS

WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

GREGORY S. DUVAL and PATTI L. DUVAL, husband and wife and **SHELLEY A. LAWSON and WILLIAM LAWSON**, wife and husband, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, **JOHN W. SOUCEK and JOYCE SOUCEK**, husband and wife the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

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

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

Executed: Jan 13, 2021

Greg S. Duval
GREGORY S. DUVAL, Grantor

Patti L. Duval
PATTI L. DUVAL, Grantor

Shelley A. Lawson
SHELLEY A. LAWSON, Grantor

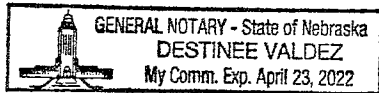
William Lawson
WILLIAM LAWSON, Grantor

BK2021, Pg 283

STATE OF NEBRASKA)
)SS.
COUNTY OF Lancaster)

Before me, a notary public qualified for said county, personally came SHELLEY A. LAWSON and WILLIAM LAWSON, wife and husband, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on January 13th, 2021.

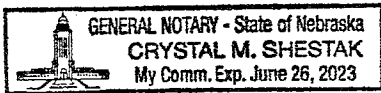


Destinee Valdez
Notary Public

STATE OF NEBRASKA)
)SS.
COUNTY OF Clay)

Before me, a notary public qualified for said county, personally came GREGORY S. DUVAL and PATTI L. DUVAL, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on January 20, 2021.



Crystal M Shestak
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	303	1/1/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001901300	29	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	11	3	00000	1	000	8400
Land	Improvements	Total		Date of Sale Property Classification Code								
271,840		271,840		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	2.080	2,840						
1A				1G	1.060	1,165						
2A1				2G1	7.030	2,465						
2A				2G								
3A1				3G1								
3A				3G	0.100	20						
4A1				4G1	4.050	5,530						
4A				4G	9.890	1,780						
DRYLAND 1D1				Shelterbelt/Timber								
1D	6.010	14,030		Accretion								
2D1	24.540	51,655		Waste	3.630	655						
2D	49.930	97,860		Other								
3D1				AG LAND TOTAL	157.970	271,840						
3D				Roads	2.010							
4D1				Farm Sites								
4D	49.650	93,840		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	2.010							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001901300 001901400	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>01</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>01</u> Day <u>28</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bernice Mays, Trustee Street or Other Mailing Address 39630 Fairway Drive #331 City Palmdale State CA Zip Code 93551 Phone Number (661) 526-6855 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyson Jordening and Nicole Jordening Street or Other Mailing Address 310 South Hickory Street City Blue Hill State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address tysonj@gtagroup.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$412,500

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 **AgriAffiliates** 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
The Southwest Quarter (SW¼) of Section Eleven (11), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$ 412,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 412,500.00

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 David B. Garwood
Print or Type Name of Grantee or Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

Title Attorney

(402) 746-3613
Phone Number

2-10-2021
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>10</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>929.25</u>	28 Recording Data BK 2021, Pg 303

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

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 303

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of Feb A.D., 20 21, at 2:20 o'clock P M. Recorded in Book 2021 on Page 303-304
Louise Patsch County Clerk
10.00 10 Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-10-21
\$ 929.25 BY LD

JOINT TENANCY WARRANTY DEED

Bernice Mays, Trustee of the Harold and Bernice Mays Revocable Trust, dated August 8, 1999, GRANTOR, whether one or more, in consideration of FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$412,500.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Tyson Jordening and Nicole Jordening, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¹/₄) of Section Eleven (11), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants 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 JANUARY 28, 2021.

Bernice Mays TRUSTEE
Bernice Mays, Trustee

STATE OF CALIFORNIA, COUNTY OF Los Angeles ss.

The foregoing instrument was acknowledged before me on January 28, 2021, by Bernice Mays, Trustee of the Harold and Bernice Mays Revocable Trust, dated August 8, 1999.

Comm. expires 9-16-2021

[Signature]
Notary Public "See Attached CA ACK" (M)

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT BX 2021, Pg 304

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On Jan 28 2021 before me, M. Lazar Notary Public
(here insert name and title of the officer)

personally appeared Bernice Mays

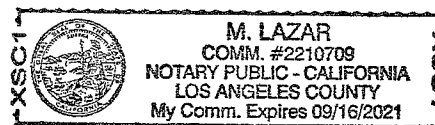
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

[Handwritten Signature]



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Joint Tenancy Warranty Deed containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: <u>661 460 3550</u>	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	315	2/11/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000169100		30		4 04		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10115		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,570		19,805		21,375		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1921				Construction Date :						
Floor:				Floor Sq. Ft. : 1,288				Floor Sq. Ft. :						
Building Cost New:				Cost : 173,785				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; CANCELLED CONTRACT														
Comments from						Comments:								
000169100														
(Continue on back)														

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>11</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>2</u> Day <u>11</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Devon W. M. Cox Street or Other Mailing Address 505 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald G. Hoffman and Diane A. Hoffman Street or Other Mailing Address 541 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4524	
Email Address n/a		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Other (Explain) Cancel into contract

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

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

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

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

14 What is the current market value of the real property?
\$67,000

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

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

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

18 Address of Property
**505 N Jefferson 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 Ten (10), Eleven (11) and Twelve (12), Block Two (2), Subdivision of Annex Lot 12 to Red Cloud, Webster County, Nebraska, along with a tract of land being the North Half of vacated 5th Avenue, adjacent to the south side of said Lot 12, described as: Commencing at the Southeast corner of said Lot 12, Block 2, Subdivision of Annex Lot 12, thence South 40 feet; thence West 142 feet; thence North 40 feet; thence East 142 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	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (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 14

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.

Donald G. Hoffman (402) 746-4524
Print or Type Name of Grantee or Authorized Representative Phone Number

Donald G. Hoffman Grantee
Signature of Grantee or Authorized Representative Title Date
2/11/2021

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>11</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt #14	28 Recording Data BK2021, Pg 315	

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	316	2/11/2021	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000169100		31	1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10115		002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
1,570		19,805		21,375		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :					
Construction Date:				Construction Date : 1921				Construction Date :					
Floor:				Floor Sq. Ft. : 1,288				Floor Sq. Ft. :					
Building Cost New:				Cost : 173,785				Cost :					
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
000169100													
(Continue on back)													

Real Estate Transfer Statement

31

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>11</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>2</u> Day <u>11</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald G. Hoffman and Diane A. Hoffman Street or Other Mailing Address 541 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (402) 747-4524 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chelsea D. Latham Street or Other Mailing Address 505 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0711 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

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

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

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

14 What is the current market value of the real property? \$67,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 505 N Jefferson St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), Subdivision of Annex Lot 12 to Red Cloud, Webster County, Nebraska, along with a tract of land being the North Half of vacated 5th Avenue, adjacent to the south side of said Lot 12, described as: Commencing at the Southeast corner of said Lot 12, Block 2, Subdivision of Annex Lot 12, thence South 40 feet; thence West 142 feet; thence North 40 feet; thence East 142 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 \$ 67,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 67,000.00

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	Chelsea D. Latham Print or Type Name of Grantee or Authorized Representative	(402) 746-0711 Phone Number
	 Signature of Grantee or Authorized Representative	2/11/2021 Date
	Grantee	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>11</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>150.75</u>	28 Recording Data BK2021, 19 316

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

BK2021, Pg 314

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 11 day of Feb A.D., 2021, at 3:17 o'clock PM. Recorded in Book 2021 on Page 314
Laure Peterson County Clerk
ID.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-11-21
\$ 150.75 By AD

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

WARRANTY DEED

Donald G. Hoffman and Diane A. Hoffman, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Chelsea D. Latham, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), Subdivision of Annex Lot 12 to Red Cloud, Webster County, Nebraska, along with a tract of land being the North Half of vacated 5th Avenue, adjacent to the south side of said Lot 12, described as: Commencing at the Southeast corner of said Lot 12, Block 2, Subdivision of Annex Lot 12, thence South 40 feet; thence West 142 feet; thence North 40 feet; thence East 142 feet to the point of beginning.

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 February 11, 2021.

Donald G. Hoffman
Donald G. Hoffman

Diane A. Hoffman
Diane A. Hoffman

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 11, 2021 by Donald G. Hoffman and Diane A. Hoffman, husband and wife.

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

Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	331	2/12/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001413800	32	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	33	1	00000	1	000	4385
Land	Improvements	Total		Date of Sale Property Classification Code								
120,175		120,175		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	2.850	3,890						
1A				1G	0.350	65						
2A1				2G1	1.100	1,500						
2A				2G	2.880	3,930						
3A1				3G1								
3A				3G	1.100	200						
4A1				4G1								
4A				4G	18.490	3,330						
DRYLAND 1D1				Shelterbelt/Timber								
1D	21.480	50,155		Accretion								
2D1				Waste								
2D	17.120	33,555		Other								
3D1				AG LAND TOTAL	77.830	120,175						
3D				Roads	2.000							
4D1				Farm Sites								
4D	12.460	23,550		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	2.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from 001413800	Comments:

(Continue on back)

Real Estate Transfer Statement

32

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. 2 Day 12 Yr. 2021		4 Date of Deed Mo. 2 Day 12 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas R. Pauley and Colleen J. Pauley Street or Other Mailing Address 500 E 39 th St City Hastings State NE Zip Code 68901 Phone Number 402-463-6891 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chad R. Timm Street or Other Mailing Address 1104 S Elm Ave City Hastings State NE Zip Code 68901 Phone Number 402-460-8218 Email Address n/a			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input 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?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$200,000

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
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 80+-

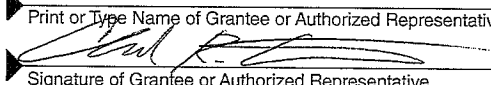
22 Total purchase price, including any liabilities assumed	\$	200,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid 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.

sign here

Chad R. Timm
Print or Type Name of Grantee or Authorized Representative


Signature of Grantee or Authorized Representative

Grantee

402-460-8218
Phone Number

2/12/2021
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 12 Yr. 21	27 Value of Stamp or Exempt Number \$ 450.00	28 Recording Data BL 2021 Pg 331

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

BX 2021, pg 331

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 12 day
of Feb A.D., 2021, at 2:53
o'clock P. M. Recorded in Book 2021
on Page 331
Louise Paton County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-12-21
\$ 450.00 By LD

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

WARRANTY DEED

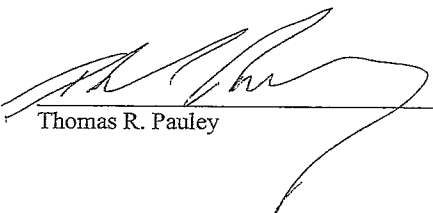
Thomas R. Pauley and Colleen J. Pauley, husband and wife, GRANTORS, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, Chad R. Timm, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The East Half of the Northeast Quarter (E½NE¼) of Section Thirty-three (33), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

GRANTORS covenant (jointly and severally, if more than one) 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 February 12, 2021.

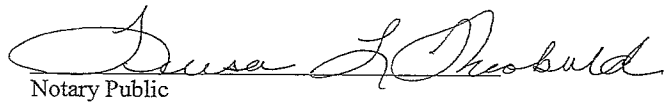

Thomas R. Pauley


Colleen J. Pauley

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 12, 2011, by Thomas R. Pauley and Colleen J. Pauley, husband and wife.

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


Notary Public

(seal)

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	334	2/12/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000105600		33		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		010	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,430		153,555		154,985		Stams	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1906				Construction Date :						
Floor:				Floor Sq. Ft. : 2,504				Floor Sq. Ft. :						
Building Cost New:				Cost : 298,860				Cost :						
Single Family Style: 102				Residential Condition: 35				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input checked="" type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
TRUSTEE'S DEED														
Comments from						Comments:								
000105600 000124900														
(Continue on back)														

Real Estate Transfer Statement

33

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>12</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>01</u> Day <u>22</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert M Sullivan & Deborah A Sullivan, Co-Trustees Street or Other Mailing Address 550 South Country Club Drive City Mesa State AZ Zip Code 85210				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Frances & Daniel Bauer & Ruthanna Johnson Street or Other Mailing Address 809 N Cedar St City Red Cloud State NE Zip Code 68970			
Phone Number (602) 989-2135		Phone Number (253) 376-0117		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address rsull1969@aol.com				Email Address zoyamcmast@yahoo.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$95,000

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

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

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

18 Address of Property
**809 N Cedar 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 One(1), and Two (2), Block Ten (10), Original Town of Red Cloud and Lot Nine (9), Block Eight (8), Smith and Moore's Addition to Red Cloud, all in Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	\$ 95,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 95,000.00

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 **Bridget Daehling** (402) 746-2242
Print or Type Name of Grantee or Authorized Representative Phone Number

Bridget Daehling Real Estate Broker 02/12/2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>16</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>213.75</u>	28 Recording Data BK 2021, Pg 334

BK 2021, Pg 334

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 Feb A.D., 2021, at 11:24 o'clock A.M. Recorded in Book 2021 on Page 334-335
Louise Petsch County Clerk
16.00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-16-21
\$ 213.75 By AS

Return to:
Southern Title, LLC
2837 W Hwy 6 #205
Hastings, NE 6801

TRUSTEE'S DEED

Robert M. Sullivan and Deborah A. Sullivan, Co-Trustees of the Sullivan Family Trust, established October 16, 1990, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEEES, Frances Bauer, Daniel Bauer and Ruthanna Johnson, as joint tenants, convey to GRANTEEES, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Ten (10), Original Town of Red Cloud, and Lot Nine (9), Block Eight (8), Smith and Moore's Addition to Red Cloud, all in Webster County, Nebraska.

Subject to easements and restrictions of record

GRANTORS covenants with GRANTEEES 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 any acts of the GRANTORS.

Executed January 22, _____, 2021.

Robert M Sullivan Deborah A Sullivan

BK2021, Pg 335

Robert M. Sullivan, Co-Trustee

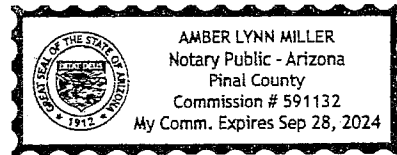
Deborah A. Sullivan, Co-Trustee

STATE OF Arizona)
)ss.
COUNTY OF Pinal)

The foregoing instrument was acknowledged before me on January 22, 2021,
by Robert M. Sullivan and Deborah A. Sullivan, Co-Trustees of the Sullivan Family Trust,
established October 16, 1990.

Amber Lynn Miller
Notary Public

My Commission Expires: Sept 28, 2024



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	351	1/6/2021	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001406000	34	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	13	1	00000	1	000	3945
Land	Improvements	Total		Date of Sale Property Classification Code								
490,445	30,010	520,455		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	11.410	15,575						
1A				1G	42.400	57,875						
2A1				2G1	31.970	21,050						
2A				2G	74.320	43,555						
3A1				3G1								
3A				3G								
4A1				4G1	2.210	400						
4A				4G	38.880	6,995						
DRYLAND 1D1				Shelterbelt/Timber								
1D	123.090	287,415		Accretion	2.220							
2D1	6.680	14,060		Waste	6.280	1,130						
2D				Other								
3D1	1.670	3,275		AG LAND TOTAL	349.310	466,795						
3D				Roads	4.520							
4D1				Farm Sites	1.000	8,650						
4D	8.180	15,465		Home Sites	1.000	15,000						
				Recreation								
Dwellings		29,810		Other								
Outbuildings		200		Non-AG TOTAL	6.520	23,650						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN BROTHERS & SISTERS	
Comments from	Comments:
001406000 001002900 001003800 001003900 001008100 001008200	
(Continue on back)	



Real Estate Transfer Statement

34

FORM 521

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

The deed will not be recorded unless this 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. 01 Day 06 Yr. 2021		4 Date of Deed Mo. 02 Day 09 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larry Imhoff and Marybeth B. Clark Street or Other Mailing Address 6000 SE Martinique DR. Apt 101 City Stuart State FL Zip Code 34997				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David Duane and Donna Rae Imhoff Street or Other Mailing Address 6618 Bitterroot Dr. City Colorado Springs State CO Zip Code 80923			
Phone Number				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$255,000

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

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

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

18 Address of Property
Rural Property
Webster County, NE

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	255,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	255,000.00

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

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

sign here

David B. Garwood
Print or Type Name of Grantee or Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613
Phone Number

2-16-21
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 2 Day 17 Yr. 21	27 Value of Stamp or Exempt Number \$ 573.75	28 Recording Data BK2021, Pg 351	For Dept. Use Only
--	---	-------------------------------------	--------------------

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

An undivided one-third (1/3) interest in:

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and Lot Three (3), EXCEPT that part of Lot Three (3) taken by the United States of America in Declaration of Taking recorded in Book N, page 224, lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot Three (3), which point bears south 89°58'E a distance of 2665.0 feet from the Northwest corner of Section Thirteen (13); and proceeding thence South 89°58'E a distance of 1063.0 feet to point B; thence South 46°E a distance of 238.0 feet to point C; thence S00°18'W a distance of 848.0 feet to point D; thence North 55°26'W a distance of 639.0 feet to point E; thence N62°14'W a distance of 500.0 feet to point F; thence N90°00'W a distance of 261.9 feet to point G; thence N00°06'E a distance of 418.5 feet to the point of beginning; also EXCEPT 4.79 acres conveyed to the County of Webster by Warranty Deed dated December 14, 1942, and recorded in Book 26, Page 61; ALL in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the Sixth Principal Meridian, Webster County, Nebraska, AND

Government Lots Four (4) and Five (5), in Section Eight (8); Lot One (1) in Section Seventeen (17); Lot One (1) in Section Eighteen (18); Government Lots Five (5), Six (6) and Seven (7), in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), lying South of the present bed of the Republican River; That part of Government Lot Three (3) and that part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Eight(8) lying South of the present bed of the Republican River; EXCEPT any part thereof taken by the United States of America in Declaration of Taking recorded in Book N, page 141; EXCEPT 16.02 acres more or less conveyed to the United States of America by Warranty Deed recorded, April 7, 1949, in Book 29, Page 58, and EXCEPT 3.35 acres more or less conveyed to the United States of America by Warranty Deed recorded September 3, 1953, in Book 29, Page 371, ALL in Township One (1) North, Range Nine (9) West of the Sixth Principal Meridian, Webster County, Nebraska; and are now in possession thereof.

BK 2021, Pg 351

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 17 day of Feb A.D., 2021, at 8:19 o'clock AM. Recorded in Book 2021 on Page 351-352
Louise Petrich County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-17-21
\$ 573.75 By AD

WARRANTY DEED

Larry R. Imhoff and Marybeth B. Clark, a married couple, GRANTOR, whether one or more, in consideration of TWO HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$255,000.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to David Duane Imhoff and Donna Rae Imhoff, husband and wife as joint tenants, GRANTEES, an undivided one-third (1/3) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and Lot Three (3), EXCEPT that part of Lot Three (3) taken by the United States of America in Declaration of Taking recorded in Book N, page 224, lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot Three (3), which point bears south 89°58'E a distance of 2665.0 feet from the Northwest corner of Section Thirteen (13); and proceeding thence South 89°58'E a distance of 1063.0 feet to point B; thence South 46°E a distance of 238.0 feet to point C; thence S00°18'W a distance of 848.0 feet to point D; thence North 55°26'W a distance of 639.0 feet to point E; thence N62°14'W a distance of 500.0 feet to point F; thence N90°00'W a distance of 261.9 feet to point G; thence N00°06'E a distance of 418.5 feet to the point of beginning; also EXCEPT 4.79 acres conveyed to the County of Webster by Warranty Deed dated December 14, 1942, and recorded in Book 26, Page 61; ALL in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the Sixth Principal Meridian, Webster County, Nebraska, AND

Government Lots Four (4) and Five (5), in Section Eight (8); Lot One (1) in Section Seventeen (17); Lot One (1) in Section Eighteen (18); Government Lots Five (5), Six (6) and Seven (7), in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), lying South of the present bed of the Republican River; That part of

Government Lot Three (3) and that part of the Southwest Quarter of the Northwest Quarter (SW¼NW¼) of Section Eight(8) lying South of the present bed of the Republican River; EXCEPT any part thereof taken by the United States of America in Declaration of Taking recorded in Book N, page 141; EXCEPT 16.02 acres more or less conveyed to the United States of America by Warranty Deed recorded, April 7, 1949, in Book 29, Page 58, and EXCEPT 3.35 acres more or less conveyed to the United States of America by Warranty Deed recorded September 3, 1953, in Book 29, Page 371, ALL in Township One (1) North, Range Nine (9) West of the Sixth Principal Meridian, Webster County, Nebraska; and are now in possession thereof.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

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

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

Executed February 9, 2021.

Larry Imhoff

Larry Imhoff

Marybeth B. Clark

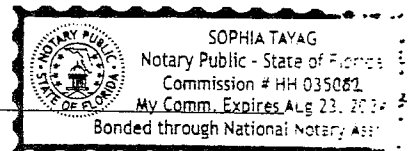
Marybeth B. Clark

STATE OF FLORIDA, COUNTY OF MARTIN) ss.

The foregoing instrument was acknowledged before me on February 9, 2021, by Larry R. Imhoff and Marybeth B. Clark, a married couple.

Comm. expires 8/23/2024

Sophia Tayag
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	364	2/17/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000143600		35		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10030		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,705				1,705		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 2	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000143600														

(Continue on back)

Real Estate Transfer Statement

35

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>17</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>2</u> Day <u>17</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James H. Spain and Kathleen J. Spain Street or Other Mailing Address 60 North Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (608) 369-5059 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) KenWorks Properties, LLC Street or Other Mailing Address 7140 W Monument Road City Ayr State NE Zip Code 68925 Phone Number 402-984-1113 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$2,000

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
**59 N Seward 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 Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Four (4), Garber'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	\$ 2,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 2,000.00

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

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

Kenneth T. Lukasiewicz, Member, KenWorks Properties, LLC 402-984-1113
Print or Type Name of Grantee or Authorized Representative Phone Number

Kenneth T. Lukasiewicz 2/17 20201
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>17</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>4.50</u>	28 Recording Data BK 2021, Pg 364

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	377	1/29/2021	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
002313200	36	4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	34	4	00000	1	000	2270
Land	Improvements	Total		Date of Sale Property Classification Code								
486,675		486,675		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:	VALUE:	LCG	ACRES:	VALUE:							
IRRIGATED 1A1			GRASSLAND 1G1	67.140	91,645							
1A	65.650	178,895	1G	1.260	1,720							
2A1	26.030	70,930	2G1	27.210	37,145							
2A	28.020	72,715	2G	6.510	1,170							
3A1			3G1									
3A			3G									
4A1			4G1	0.280	50							
4A	2.440	6,200	4G	1.750	675							
DRYLAND 1D1			Shelterbelt/Timber									
1D	7.750	18,095	Accretion									
2D1	1.000	2,105	Waste									
2D			Other									
3D1			AG LAND TOTAL	237.860	486,675							
3D			Roads	0.990								
4D1			Farm Sites									
4D	2.820	5,330	Home Sites									
			Recreation									
Dwellings			Other	9.070								
Outbuildings			Non-AG TOTAL	10.060								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER LAND TO A TRUST	
Comments from	Comments:
002313200 002313500 002313700	

(Continue on back)

Real Estate Transfer Statement

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

36

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. 01 Day 29 Yr. 2021 4 Date of Deed Mo. 01 Day 29 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print) Stanley M. Bean and wife, Pamela A. Bean 6 Grantee's Name, Address, and Telephone (Please Print) See Attached

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

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

11 Was ownership transferred in full? 12 Was real estate purchased for same use? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property? \$171,365 15 Was the mortgage assumed? No

16 Does this conveyance divide a current parcel of land? No 17 Was transfer through a real estate agent or a title company? No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent

18a No address assigned 18b Vacant land 20 Legal Description See Attached

21 If agricultural, list total number of acres 247.92 22 Total purchase price, including any liabilities assumed 0.00

23 Was non-real property included in the purchase? No 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 0.00

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

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

Henry C. Schenker (308) 425-6273 Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Attorney Title 2/15/2021 Date

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

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

Register of Deed's Use Only 26 Date Deed Recorded Mo. 2 Day 18 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt # 4 28 Recording Data BK 2021, pg 377

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

Attachment to Nebraska Form 521

6. Grantee's Name:

NOLAN M. BEAN, TRUSTEE OF THE BEAN KEYSTONE INHERITANCE TRUST DATED JULY 6, 2012 CREATED BY STANLEY M. BEAN AND PAMELA A. BEAN

20. Legal Description:

An undivided one-fourth ($\frac{1}{4}$) interest in and to the Northeast Quarter ($NE\frac{1}{4}$), the West Half of the Southeast Quarter ($W\frac{1}{2}SE\frac{1}{4}$), all of Lot Five (5), and the South 16 feet of Lot 3B, ALL in Section Thirty-four (34), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 377

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Feb A.D., 2021, at 10:52 o'clock a.M. Recorded in Book 2021 on Page 377
Louise Peter County Clerk
10.20 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-18-21
\$ Exempt # 4 By ad

When recording is completed return to:

DUNCAN, WALKER, SCHENKER &
DAAKE, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

STANLEY M. BEAN and wife, PAMELA A. BEAN, Grantor, whether one or more, in consideration of One and no/100 — (\$1.00) — Dollar and Contribution to Trust, receipt of which is hereby acknowledged, conveys to

NOLAN M. BEAN, TRUSTEE OF THE BEAN KEYSTONE INHERITANCE TRUST DATED JULY 6, 2012 CREATED BY STANLEY M. BEAN AND PAMELA A. BEAN, Grantee,

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

An undivided one-fourth (1/4) interest in and to the Northeast Quarter (NE1/4), the West Half of the Southeast Quarter (W1/2SE1/4), all of Lot Five (5), and the South 16 feet of Lot 3B, ALL in Section Thirty-four (34), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

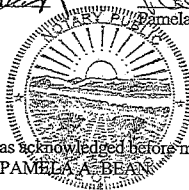
Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

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

Executed: January 29, 2021.

Stanley M. Bean
Stanley M. Bean. Pamela A. Bean
Pamela A. Bean.

STATE OF OHIO)
DELAWARE COUNTY) ss.



KATHRYN C CRABTREE
Notary Public, State of Ohio
My Comm. Expires 06/14/2023

The foregoing instrument was acknowledged before me on January 21, 2021 by STANLEY M. BEAN and wife, PAMELA A. BEAN.

Kathryn C. Crabtree
Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	381	2/5/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001912800		37		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	34	0	00000	1	000	8880		
Land		Improvements		Total		Date of Sale Property Classification Code								
71,685				71,685		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	9.130		12,460				
	1A						1G	19.320		26,370				
	2A1						2G1	24.070		32,855				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		52.520		71,685				
	3D					Roads		0.660						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		0.660						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001912800	

(Continue on back)

Real Estate Transfer Statement

37

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>5</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>2</u> Day <u>5</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Loren and Janet Booton Street or Other Mailing Address 312 HWY 10 City Gibbon State NE Zip Code 68840				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jonathan B Shriner Street or Other Mailing Address 325 W 6th Ave City Red Cloud State NE Zip Code 68970			
Phone Number				Phone Number (402) 746-4149		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$71,685

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 **Montgomery Auction** No

18 Address of Property
See attached

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
See attached

21 If agricultural, list total number of acres **53.480 52**

22 Total purchase price, including any liabilities assumed	22	\$	107,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	107,000.00

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]
Signature of Grantee or Authorized Representative

Title

Attorney

(402) 746-3613
Phone Number

02/18/21
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>2</u> Day <u>18</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>240.75</u>	28 Recording Data BK 2021 Pg 381	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

The South Fifty-two acres of the North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$), of Section Thirty-four (34), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, also known as Lot 2.

BK2021, Pg 381

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Feb A.D., 2021, at 2:16 o'clock P.M. Recorded in Book 2021 on Page 381
Louise Petach County Clerk
AS Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-18-21
\$ 240.75 By AS

WARRANTY DEED

Loren G. Booton and Janet L. Booton, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jonathan B. Schriener, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Fifty-two acres of the North Half of the Northeast Quarter (N½NE¼), of Section Thirty-four (34), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, also known as Lot 2.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

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

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

Executed February 5, 2021.

Loren G. Booton
Loren G. Booton

Janet L. Booton
Janet L. Booton

Buffalo

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 5, 2021, by Loren G. Booton and Janet L. Booton, husband and wife.

Comm. expires 9/17/24

Stephanie J. Leisinger
Notary Public

GENERAL NOTARY - State of Nebraska
STEPHANIE J LEISINGER
My Comm. Exp. September 17, 2024

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	385	2/18/2021	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001000600	38	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	2	3	00000	000	6003	
Land	Improvements	Total		Date of Sale Property Classification Code								
29,615	79,160	108,775		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads	0.310							
4D1				Farm Sites	1.000	8,650						
4D				Home Sites	4.060	20,965						
				Recreation								
Dwellings		29,365		Other								
Outbuildings		49,795		Non-AG TOTAL	5.370	29,615						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
NOTICE OF CONTRACT; BETWEEN BROTHER & SISTER	
Comments from	Comments:
001000600	

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>18</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>2</u> Day <u>18</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Joy I Simpson</u> Street or Other Mailing Address <u>10612 S 191st Ave</u> City <u>Omaha</u> State <u>NE</u> Zip Code <u>68136</u> Phone Number <u>na</u> Email Address <u>na</u>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Jack E Petsch</u> Street or Other Mailing Address <u>828 Hwy 18</u> City <u>Guide Rock</u> State <u>NE</u> Zip Code <u>68942</u> Phone Number <u>402-984-1400</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <u>n/a</u>			

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

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

8 Type of Deed 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
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Not of Contract

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

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?
\$60,000

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

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

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

18 Address of Property
2338 Road F
Guide Rock, NE 68942

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

18a No address assigned 18b Vacant land

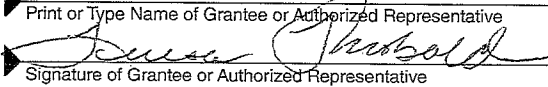
20 Legal Description (Attach additional pages, if needed.)
See Attached

21 If agricultural, list total number of acres transferred in this transaction 5.37+-

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (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 13

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

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

 Signature of Grantee or Authorized Representative
 Title Agent
 Date 2/18/2021
 Phone Number (402) 746-2246

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>18</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 13</u>	28 Recording Data <u>BK2021, Pg 385</u>

BK 2021, Pg 385

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 Feb A.D., 2021, at 3:03 o'clock P.M. Recorded in Book 2021 on Page 385-386
Louise Petsch County Clerk
16.00 as Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-18-21
\$ Exempt #13 By AD

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


NOTICE OF CONTRACT FOR SALE OF REAL ESTATE

Notice is hereby given that Joy I. Simpson, a single person, as the Seller, and Jack R. Petsch, a single person, as the Buyer, have entered into a Contract for the Sale of Real Estate:

1. The Contract for Sale of Real Estate is dated February 18, 2021.
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):

A tract of land in the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2) North, Township One (1) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska described as follows: Commencing at the southwest corner of the said SW $\frac{1}{4}$, thence N89°27'E, along the south line of said SW $\frac{1}{4}$, 1869.63 feet to the true point of beginning; thence N00°33'W, 566.0 feet; thence N89°27'E, 413.64 feet; thence S00°33'E, 566.0 to the south line of said SW $\frac{1}{4}$; thence S89°27'W, along the south line of said SW $\frac{1}{4}$, 413.64 feet to the point of beginning, subject to county road right-of-way

3. The purpose of this 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 Buyer is responsible to pay real property tax for 2021 and all subsequent years. The deed of conveyance, to be given to the Buyer when the carried debt is paid, is held "in escrow" by Theobald Law Office. The Seller and Buyer represent that when the deed of conveyance is recorded, all consideration to be paid by the Buyer to the Seller will have been paid, at that time, and third parties may then rely upon the completion of the Written Agreement.

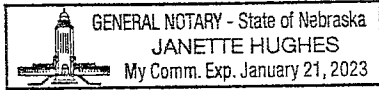

Joy I. Simpson, Seller


Jack R. Petsch, Buyer

BK2021, Pg 386

STATE OF NEBRASKA)
) ss.
COUNTY OF *Sarpy*)

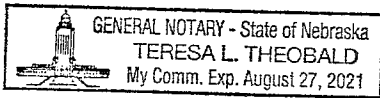
The foregoing instrument was acknowledged by Joy I. Simpson, a single person, before me, the undersigned, a Notary Public in and for said State and County, on the 11 day of February, 2021, as a free and voluntary act and deed.



Janette Hughes
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF *Webster*)

The foregoing instrument was acknowledged by Joy I. Simpson, a single person, before me, the undersigned, a Notary Public in and for said State and County, on the 18th day of February, 2021, as a free and voluntary act and deed.



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	388	2/12/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002004400		39		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	26	0	00000	1	000	9745
Land		Improvements		Total		Date of Sale Property Classification Code								
235,650		8,005		243,655		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	65.000		88,725				
	1A						1G							
	2A1						2G1	43.000		58,695				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		5.000		900				
	2D	17.000		33,320		Other								
	3D1					AG LAND TOTAL		154.000		227,000				
	3D					Roads		5.000						
	4D1					Farm Sites		1.000		8,650				
	4D	24.000		45,360		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			8,005		Non-AG TOTAL		6.000		8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002004400	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer.

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives.

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

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent.

18a No address assigned, 18b Vacant land, 20 Legal Description.

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

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.

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.

Angel Boggs, Print or Type Name of Grantee or Authorized Representative, Escrow Agent, Signature of Grantee or Authorized Representative, Title, Phone Number, Date.

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

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

Sellers

Ron Strobl

Lara Strobl

428 N Chestnut St

Red Cloud, NE 68970

402-984-3518

Allan Strobl

Amber Stobl

438 W 5th Ave.

Red Cloud, NE 68970

402-984-3518

Kathy Schiemeyer

Gordon Schiemeyer

430 W State St

Guide Rock, NE 68942

402-984-3518

BK2021, Pg 388

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 19 day of Feb A.D., 2021, at 10:11 o'clock A.M. Recorded in Book 2021 on Page 388-389
Louise Petzsch County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-19-21
\$ 900.00 By AD

(above space for recorder's use)

Return to:
Phelps County Title Company
311 West Ave
Holdrege, NE 68949

WARRANTY DEED

Ron Strobl and Lara Strobl, a married couple, and Allan Strobl and Amber Strobl, a married couple and Kathy Schiermeyer and Gordon Schiemeyer, a married couple, herein called the GRANTOR, whether one or more, in consideration of **One Dollar (\$1.00) and other valuable consideration** received from GRANTEE, do hereby grant, bargain, sell, convey and confirm unto **E. Joe Vavricka**, herein called the GRANTEE, whether one or more, the following described real estate in **Webster County, Nebraska** (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-six (26), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska EXCEPT tracts conveyed to the State of Nebraska in Deed recorded in Book 25, Page 186 and in Book 79, Page 76.

GRANTOR does hereby covenant (jointly and severally, if more than one) with the GRANTEE that GRANTOR is lawfully seized of said real estate and that it is free from encumbrance **except covenants, easements and restrictions of record**; that GRANTOR has legal power and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to the real estate against the lawful claims of all persons whomsoever.

Executed this 10 day of FEBRUARY, 2021

Ron Strobl
Ron Strobl

Lara Strobl
Lara Strobl

Allan Strobl
Allan Strobl

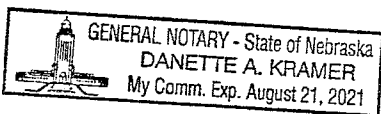
Amber Strobl
Amber Strobl

Kathy Schiemeyer
Kathy Schiemeyer

Gordon Schiemeyer
Gordon Schiemeyer

STATE OF NEBRASKA)
COUNTY OF Adams

The foregoing instrument was acknowledged before me on this 10th day of FEBRUARY, 2021 by Ron Strobl and Lara Strobl, a married couple, and Allan Strobl and Amber Strobl, a married couple and Kathy Schiemeyer and Gordon Schiemeyer, a married couple.



Danette A. Kramer
NOTARY PUBLIC

My Commission Expires: August 21, 2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	390	2/12/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001611600		40		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4243	3	10	29	2	00000	1	000	5870
Land		Improvements		Total		Date of Sale Property Classification Code								
188,370				188,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		50.000		68,250				
1A						1G								
2A1						2G1		22.000		30,030				
2A						2G		4.000		5,460				
3A1						3G1								
3A						3G								
4A1						4G1		62.000		84,630				
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		138.000		188,370				
3D						Roads		2.000						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001611600	

(Continue on back)

Real Estate Transfer Statement

40

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer

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

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

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

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

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

18a No address assigned, 18b Vacant land

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

The West 140 acres of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

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

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

Angel Boggs

Print or Type Name of Grantee or Authorized Representative

(308) 995-4622

Phone Number

sign here

Signature of Grantee or Authorized Representative

Escrow Agent

2-12-2021

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

BK2021, Pg 390

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 19 day of Feb A.D., 2021, at 10:24 o'clock AM. Recorded in Book 2021 on Page 390
Quinn Petch County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-19-21
\$ 58.00 By ab

Return to: _____ (above space for recorder's use) _____

Phelps County Title Company
311 West Ave
Holdrege, NE 68949

WARRANTY DEED

E. Joe Vavricka and Gloria Vavricka, a married couple, herein called the GRANTOR, whether one or more, in consideration of **One Dollar (\$1.00) and other valuable consideration** received from GRANTEE, do hereby grant, bargain, sell, convey and confirm unto **Dale Harrifeld and Diana Harrifeld, husband and wife, as joint tenants with right of survivorship**, herein called the GRANTEE, whether one or more, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

Tract 1: The West 140 acres of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

GRANTOR does hereby covenant (jointly and severally, if more than one) with the GRANTEE that GRANTOR is lawfully seized of said real estate and that it is free from encumbrance **except covenants, easements and restrictions of record**; that GRANTOR has legal power and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to the real estate against the lawful claims of all persons whomsoever.

Executed this 12 day of FEBRUARY, 2021

E. Joe Vavricka
E. Joe Vavricka
Gloria Vavricka
Gloria Vavricka

STATE OF NEBRASKA)
COUNTY OF PHELPS)

The foregoing instrument was acknowledged before me on this 12 day of FEBRUARY, 2021 by E. Joe Vavricka and Gloria Vavricka, a married couple.

GENERAL NOTARY- State of Nebraska
ANGEL BOGGS
My Comm. Exp. August 25, 2021

Angel Boggs
NOTARY PUBLIC

My Commission Expires: Aug 25, 2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	432	2/9/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002111600		41		4 05		GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	20	1	00000	1	000	0480		
Land		Improvements		Total		Date of Sale Property Classification Code								
629,755				629,755		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G		49.000		63,455				
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		93.490		230,920		Shelterbelt/Timber								
1D		95.620		236,180		Accretion								
2D1						Waste		4.000		800				
2D		24.000		52,200		Other								
3D1		9.670		21,030		AG LAND TOTAL		304.660		648,770				
3D						Roads		10.770						
4D1		28.880		44,185		Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		10.770						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY TO A LLC	
Comments from	Comments:
002111600 002113600 002105103	

(Continue on back)

Real Estate Transfer Statement

41

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 2 Day 9 Yr. 21		4 Date of Deed Mo. 2 Day 9 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) JOHN W SOUCEK & JOYCE L. SOUCEK Street or Other Mailing Address 860 ROAD X City BLADEN State NE Zip Code 68928 Phone Number (000) 000-0000 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SOUCEK FAMILY FARMS LLC Street or Other Mailing Address 860 ROAD X City BLADEN State NE Zip Code 68928 Phone Number (000) 000-0000 Email Address N/A			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Other (Explain) TRANSFER LLC

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

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

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

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

14 What is the current market value of the real property?
\$343,373

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

19 Name and Address of Person to Whom the Tax Statement Should be Sent
SOUCEK FAMILY FARMS LLC
860 ROAD X
BLADEN, NE 68925

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
W1/2 SW1/4 OF 29-4N-11, WEST OF THE 6TH P.M., WEBSTER COUNTY, NE
SE1/4 OF 26-4N-11, WEST OF THE 6TH P.M., WEBSTER COUNTY, NE
S1/4 NE1/4 20-4N-11, WEST OF THE 6TH P.M., WEBSTER COUNTY, NE

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

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

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

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

JENNIFER FLEISCHER
 Print or type Name of Grantee or Authorized Representative (402) 762-3524
 Phone Number

Jennifer Fleischer
 Signature of Grantee or Authorized Representative ATTORNEY
 Title

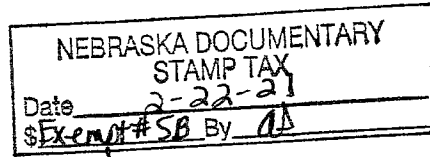
sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 22 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 5B	28 Recording Data BK 2021, Pg 432	

BK 2021, Pg 432

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Feb A.D., 2021, at 10:26 o'clock AM. Recorded in Book 2021 on Page 432-433
Louise P. Petch County Clerk
16.05 AD Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

JOHN W. SOUCEK and JOYCE L. SOUCEK, husband and wife, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, **SOUCEK FAMILY FARMS LLC, a Nebraska Limited Liability Company** the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP FOUR (4) NORTH RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2NE1/4) OF SECTION TWENTY (20), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

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

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

Executed: 2-9-21

John W. Soucek
JOHN W. SOUCEK, Grantor

Joyce L. Soucek
JOYCE L. SOUCEK, Grantor

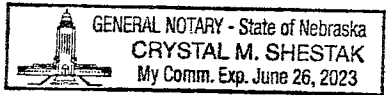
BK2021, Pg 433

STATE OF NEBRASKA)
)SS.
COUNTY OF Clay)

Before me, a notary public qualified for said county, personally came JOHN W. SOUCEK and JOYCE L. SOUCEK, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on February 9th, 2021,

Crystal M. Shestak
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	434	2/19/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002104200		42		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	25	2	00000	1	000	0605
Land		Improvements		Total		Date of Sale Property Classification Code								
295,570				295,570		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		4.000		5,180				
1A						1G		15.200		19,685				
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		112.000		276,640		Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1		4.000		8,700		AG LAND TOTAL		135.200		310,205				
3D						Roads		19.960						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		19.960						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; SALE BETWEEN STEP PARENT & STEP CHILD	
Comments from	Comments:
002104200	

(Continue on back)

Real Estate Transfer Statement

42

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. 2 Day 19 Yr. 2021		4 Date of Deed Mo. 2 Day 19 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy DeJung, PR Est of Marilyn Zurmiller Street or Other Mailing Address 3725 S 16th St City Omaha State NE Zip Code 68107 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shirley M. Schmidt, Trustee Street or Other Mailing Address 8020 W 12th St City Hastings State NE Zip Code 68901 Phone Number (402) 469-4463			
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?				Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$461,000

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

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

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

18 Address of Property
Ag land

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 155+-

22 Total purchase price, including any liabilities assumed	\$	461,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	461,000.00

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.

Shirley M. Schmidt, Trustee

sign here	Print or Type Name of Grantee or Authorized Representative	Grantee	Phone Number
	Signature of Grantee or Authorized Representative	Title	2/19/2021
			Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 22 Yr. 21	27 Value of Stamp or Exempt Number \$ 1037.25	28 Recording Data BK2021, Pg 434

The Northwest Quarter (NW¼) of Section Twenty-five (25), Township Four (4) North, Range Eleven (11) West of the 6th P.M, Webster County, Nebraska, EXCEPT Commencing at the northwest corner of said NW1/4, thence N90°00'E, along the north line of said NW¼, 1374.92 feet; thence S25°25'E, 89.35 feet to the south line of the highway right-of-way, which is the true point of beginning; thence continuing S25°25'E, 283.40 feet, thence S00°00'W, 253.65; thence N90°00'E, 285.38 feet; thence N00°00'E, 530.36 feet to the south line of the highway right-of-way; thence S90°00'W, along the right-of-way, 188.05 feet; thence S89°34'16"W, along the right-of-way, 160.28 feet; thence S71°37'40"W, along the right-of-way, 61.87 feet to the point of beginning; AND EXCEPT tracts conveyed to the State of Nebraska, recorded in Deed Book 25, Page 246, Deed Book 33, Page 98, Deed Book 33, Page 251 and Book 79, Page 149.

BK 2021, Pg 434

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Feb A.D., 2021, at 11:13 o'clock AM. Recorded in Book 2021 on Page 434-435
Louise Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-22-21
\$ 1037.25 By AD

Return to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 689790

PERSONAL REPRESENTATIVE'S DEED

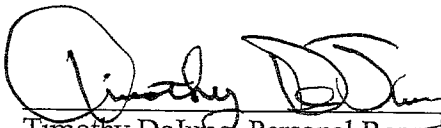
Timothy DeJung, Personal Representative of the Estate of Marilyn Zurmiller, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEE, Shirley M. Schmidt, Trustee of the Shirley M. Schmidt Revocable Trust, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Northwest Quarter (NW¼) of Section Twenty-five (25), Township Four (4) North, Range Eleven (11) West of the 6th P.M, Webster County, Nebraska, EXCEPT Commencing at the northwest corner of said NW1/4, thence N90°00'E, along the north line of said NW¼, 1374.92 feet; thence S25°25'E, 89.35 feet to the south line of the highway right-of-way, which is the true point of beginning; thence continuing S25°25'E, 283.40 feet, thence S00°00'W, 253.65; thence N90°00'E, 285.38 feet; thence N00°00'E, 530.36 feet to the south line of the highway right-of-way; thence S90°00'W, along the right-of-way, 188.05 feet; thence S89°34'16"W, along the right-of-way, 160.28 feet; thence S71°37'40"W, along the right-of-way, 61.87 feet to the point of beginning; AND EXCEPT tracts conveyed to the State of Nebraska, recorded in Deed Book 25, Page 246, Deed Book 33, Page 98, Deed Book 33, Page 251 and Book 79, Page 149.

Subject to easements, reservations, covenants and restrictions of record;

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

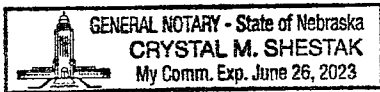
Executed February 19, 2021.


Timothy DeJung, Personal Representative
of the Estate of Marilyn Zurmiller, Deceased

BK2021, Pg 435

STATE OF NEBRASKA)
)ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on February 19,
2021, Timothy DeJung, Personal Representative of the Estate of Marilyn Zirmiller,
Deceased.



Crystal M Shestak
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	445	2/22/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002510500		43		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4129	4	12	16	4	00000	1	000	3500
Land		Improvements		Total		Date of Sale Property Classification Code								
227,640				227,640		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		32.080		41,545				
1A						1G		18.980		24,580				
2A1						2G1		26.430		34,225				
2A						2G								
3A1						3G1		3.570		4,625				
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		8.900		21,985		Accretion		10.740						
2D1						Waste		10.870		2,175				
2D		18.930		41,175		Other								
3D1		2.660		5,785		AG LAND TOTAL		160.640		218,140				
3D						Roads		2.010						
4D1		23.090		35,330		Farm Sites								
4D		4.390		6,715		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.010						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002510500 002510501	

(Continue on back)

Real Estate Transfer Statement

43

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 Select County & County Number		2 County Number		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>22</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>2</u> Day <u>11</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Todd Mahin & Lisa Mahin</u> Street or Other Mailing Address <u>105 N Cherry St</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>David R Karr and Lisa M Karr</u> Street or Other Mailing Address <u>302 S Hickory St</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

11 Was ownership transferred in full? (If No, explain the division.)		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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? <u>\$226,195</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>16-4-12 SE1/4 LESS 7.12 AC TRACT 16-4-12</u>		19 Name and Address of Person to Whom the Tax Statement Should be Sent <u>Same as grantee</u>	
18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description
An undivided 1/3 interest: 16-4-12 SE1/4 LESS 7.12 AC TRACT 16-4-12

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

22 Total purchase price, including any liabilities assumed	\$ 110,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 110,000.00

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	Print or Type Name of Grantee or Authorized Representative <u>Kory J McCracken</u>	Phone Number <u>(402) 746-3613</u>
	Signature of Grantee or Authorized Representative 	Title <u>Attorney</u>
		Date <u>02/17/21</u>

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>23</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number <u>\$ 247.50</u>	28 Recording Data <u>BK 2021, Pg 445</u>

BK 2021, Pg 445

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 23 day of Feb A.D., 2021, at 9:26 o'clock A M. Recorded in Book 2021 on Page 445
Louise Petach County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>2-23-21</u>
\$	<u>247.50</u> By <u>DA</u>

JOINT TENANCY WARRANTY DEED

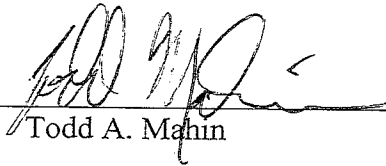
Todd A. Mahin a/k/a Todd L. Mahin and Lisa Mahin, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to David R. Karr and Lisa M. Karr, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third interest in:

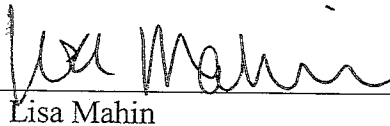
The Southeast Quarter (SE¼) of Section Sixteen (16), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

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



Todd A. Mahin

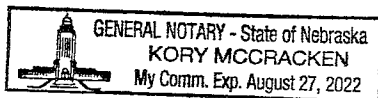


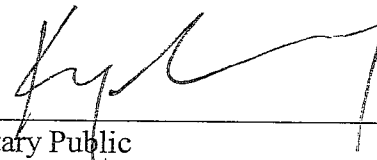
Lisa Mahin

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 11, 2021, by Todd A. Mahin and Lisa Mahin, husband and wife.

Comm. expires _____





Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	446	2/22/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002510500		44		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	16	4	00000	1	000	3500		
Land		Improvements		Total		Date of Sale Property Classification Code								
227,640				227,640		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	32.080		41,545				
	1A						1G	18.980		24,580				
	2A1						2G1	26.430		34,225				
	2A						2G							
	3A1						3G1	3.570		4,625				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	8.900		21,985		Accretion		10.740						
	2D1					Waste		10.870		2,175				
	2D	18.930		41,175		Other								
	3D1	2.660		5,785	AG LAND TOTAL			160.640		218,140				
	3D				Roads			2.010						
	4D1	23.090		35,330	Farm Sites									
	4D	4.390		6,715	Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings				Non-AG TOTAL			2.010						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002510500 002510501	
(Continue on back)	

Real Estate Transfer Statement

44

FORM
521

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

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

1 County Name		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>20</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>01</u> Day <u>30</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Monte Mahin Street or Other Mailing Address 124 Fites Creek Rd City Mount Holly State NC Zip Code 28120 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David R Karr and Lisa M Karr Street or Other Mailing Address 302 S Hickory St City Blue Hill State NE Zip Code 68930 Phone Number			
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$226,195

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
16-4-12 SE1/4-LESS 7.12 AC TRACT 16-4-12

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
An undivided 1/3 interest: 16-4-12 SE1/4 LESS 7.12 AC TRACT 16-4-12

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

22 Total purchase price, including any liabilities assumed	22	\$	110,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	110,000.00

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

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

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

sign here _____ Attorney 07/17/21
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>23</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>247.50</u>	28 Recording Data BK 2021 Pg 446	

BK 2021, Pg 446

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 Feb A.D., 2021, at 9:29 o'clock a.m. Recorded in Book 2021 on Page 446
Donise Petch County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-23-21
\$ 247.50 By AD

JOINT TENANCY WARRANTY DEED

Monte L. Mahin, a married person who with his wife are domiciliaries of the State of North Carolina, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to David R. Karr and Lisa M. Karr, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third interest in:
The Southeast Quarter (SE¼) of Section Sixteen (16), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

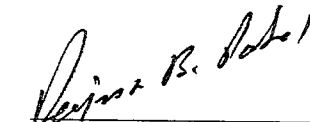
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

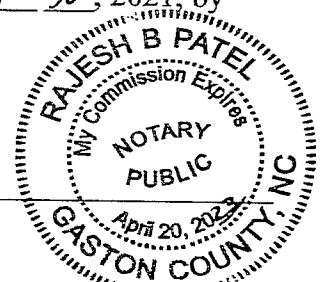

Monte L. Mahin

STATE OF NORTH CAROLINA, COUNTY OF Gaston) ss.

The foregoing instrument was acknowledged before me on January 30, 2021, by Monte L. Mahin, a married person.

Comm. expires 04/20/2023


Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	447	2/22/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002510500		45		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4129	4	12	16	4	00000	1	000	3500
Land		Improvements		Total		Date of Sale Property Classification Code								
227,640				227,640		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		32.080		41,545				
1A						1G		18.980		24,580				
2A1						2G1		26.430		34,225				
2A						2G								
3A1						3G1		3.570		4,625				
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		8.900		21,985		Accretion		10.740						
2D1						Waste		10.870		2,175				
2D		18.930		41,175		Other								
3D1		2.660		5,785		AG LAND TOTAL		160.640		218,140				
3D						Roads		2.010						
4D1		23.090		35,330		Farm Sites								
4D		4.390		6,715		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.010						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002510500 002510501	

(Continue on back)

Real Estate Transfer Statement

45

FORM
521

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

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

1 County Name		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>22</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>2</u> Day <u>2</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Dennis L Mahin & Heidi Mahin</u> Street or Other Mailing Address <u>11295 S 200 St</u> City <u>Gretna</u> State <u>NE</u> Zip Code <u>68028</u>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>David R Karr and Lisa M Karr</u> Street or Other Mailing Address <u>302 S Hickory St</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u>			
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$226,195

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
16-4-12 SE1/4 LESS 7.12 AC TRACT 16-4-12

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
An undivided 1/3 interest: 16-4-12 SE1/4 LESS 7.12 AC TRACT 16-4-12

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

22 Total purchase price, including any liabilities assumed	\$ 110,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 110,000.00

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

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

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

[Signature] Attorney
Signature of Grantee or Authorized Representative Title Date 02/17/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>23</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>247.50</u>	28 Recording Data <u>BK 2021 Pg 447</u>

BK 2021, Pg 447

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 Feb A.D., 20 21, at 9:31 o'clock AM. Recorded in Book 2021 on Page 447
Louise Peterson County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-23-21
\$ 247.50 By AS

JOINT TENANCY WARRANTY DEED

Dennis L. Mahin and Heidi Mahin, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to David R. Karr and Lisa M. Karr, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third interest in:
The Southeast Quarter (SE¹/₄) of Section Sixteen (16), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

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

Dennis L. Mahin
Dennis L. Mahin

Heidi Mahin
Heidi Mahin

STATE OF NEBRASKA, COUNTY OF Sarpy) ss.

The foregoing instrument was acknowledged before me on Feb. 2, 2021, by Dennis L. Mahin and Heidi Mahin, husband and wife.

Comm. expires 12/30/23

Lisa G. Hansen
Notary Public

