Cnty No.	Bo	ok	Page			Sale Date			School District Code									
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(102) 🗆 Two	Story			(30)) 🗆	Average			(1)		Fir	eproof Str	uctural Ste	el Fram	e			
(103) 🗆 Split	t Level			(40)		Good			(2)		Re	inforced C	oncrete Fr	ame				
(104) 🗆 1 1/2	2 Story			(50)		Very Good			(3)		Ma	asonry Bea	ring Walls					
(111) 🗆 Bi-L	_evel			(60) □ Excellent							Wo	ood or Ste	el Framed i	Ext. Wa	lls			
(106) 🗆 Othe	er										Me	etal Frame	and Walls					
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NEBRASKA

Good Life, Great Service

Real Estate Transfer Statement

FORM 521

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed Day 27 WEBSTER - 91 Day 27 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name. Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Claudia J. Berkley and Brandon J. Berkley James D. Henry and Jill R. Henry Street or Other Mailing Address 210 Division St Street or Other Mailing Address 2006 Kentucky Dr 6743^{Zjp Code} City Downs Zip Code 83686 State Manpa Phone Number 785 Phone Number **✓** No Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? ✓ No Yes Email Address Email Address n/a7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Mineral Interests-Producing Agricultural Exempt Commercial Recreational 8 Type of Deed Distribution Conservator 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 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction I ife Estate ✓ Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller V No Buver Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ∏No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$2,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) V No Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 930 N Cedar St Grantees Red Cloud, NE 68970 18a No address assigned 18b 🗸 Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots 17, 18, 19, and 20, Block 15, Smith and Moore's Addition to Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 22 2,000.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 2,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Print or Type Name of Grantee or Authorized Representative Phone Number sign Signature of Grantee or Authorized Representative here Title Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number \$ 4.50 Day

BK2021, Pg 628

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 Mach D., 20 21, at 2:20 o'clock P.M. Recorded in Book 2021 on Page 628 629 county Clerk 16:20 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 3-14-21 \$ 4.50 By ひ

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

JOINT TENANCY WARRANTY DEED

Claudia J. Berkley, a married person and resident of Kansas, and Brandon J. Berkley, a married person and resident of Colorado, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, James D. Henry and Jill R. Henry, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 17, 18, 19 and 20, Block 15, Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

Executed February 27, 2021.

Brandon J. Berkley

BK2021, Pg 629

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.
The foregoing instrument was acknowledged before me on February 27, 2021 by Claudis J. Berkley, a married person and resident of Kansas.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021 Notary Public
My commission expires: $8/27/3021$
STATE OF COLORADO) ss. COUNTY OF Device)
The foregoing instrument was acknowledged before me on 2021 by Brandon J. Berkley, a married person and resident of Colorado.
NICOLA FLUET NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19964013193 MY COMMISSION EXPIRES JULY 31, 2024 Notary Public
My commission expires: \111, 21 702U

Cnty No.	Bo	ok.,,	Pag	e		Sale Da	ite	4.044					Sc	hool Di	str	ict Code			
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NEBRASKA Good Life, Great Service. DEPARTMENT OF REVENUE

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

58

FORM **521**

DEPARTMENT OF REVENUE	If additional space is needed, add an attach	nment and identify the applicable item number.	321
	The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.	_L
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
E Crantavia Nama Addu	WEBSTER - 91		y 12 Yr. 2021
Grantor's Name (Seller)	ess, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
David Beach		David A. Connolly and Julieann Connolly	
Street or Other Mailing Ac 1152 Turn Berry I		Street or Other Mailing Address 100 W. Maple St.	
City Wilmington	State Zip Code NC 28405-5315	City Blue Hill State Phone Number Is the grantee a 501(c)(3) organize	Zip Code
Phone Number (910) 777-1052	20400-0010	Phone Number Is the grantee a 501(c)(3) organize	ration? Yes VNo
Email Address N.A.		(209) 647-0309 If Yes, is the grantee a 509(a) four	ndation? Yes 7 No
	Na Musebas Charles L.	N.A.	
(A) Status	on Number. Check one box in categories A and B. Check C i		
✓ Improved	✓ Single Family Industrial	State Assessed Mineral Interests-Nonproducing State Assessed	(C)
Unimproved	Multi-Family Agricultural	Mineral Interests-Producing Exempt	Mobile Home
☐ IOLL	Commercial Recreational		
		and Contract/Memo Partition Sheriff	Other
= =		Personal Rep. ☐ Trust/Trustee ineral ☐ Quit Claim ✓ Warranty	
Was transfer part of kind exchange (I.R.C)			ransfer on Death
Exchange) by buyer or	seller? Auction Easement Gift		ustee to Beneficiary
Buyer Sel		or Trust Partition Satisfaction of Contract O	ther (Explain)
✓ Yes No	rred 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	en relatives, or if to a trustee, are the trustor and beneficiary rela	atives? (If Yes, check the appropriate box)	
☐ Yes ☑No		Partnership, or LLC Self Oth	er
		and Grandchild Spouse	
46.140	☐ Ex-spouse ☐ Parents and C	hild Step-parent and Step-child	
\$150,000	ket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
	livide a current parcel of land?	Yes V No \$ 17 Was transfer through a real estate agent or a title company	%
☐ Yes ✓ No	F	of the agent or title company contact.) Yes Adams La	and Title Co. No
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement S	
906 W. Maple St. Blue Hill, NE 68930		See Grantee	
18a No address assign	ned 18b Vacant land		
	h additional pages, if needed.)		
	Third Interest In and To:		
Lots Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One (1)	, Sweezy's Addition to Blue Hill, Webster County, I	Nebraska.
according to the rec	corded plat thereof.		•
21 If agricultural, list total nu	umber of acres transferred in this transaction	•	
22 Total purchase price,	, including any liabilities assumed		50,000,00
23 Was non-real property	y included in the purchase?	ie -	50,000,00
Yes ✓ No (If	Yes, enter dollar amount and attach itemized list.) (see	instructions) 23	
24 Adjusted purchase p	rice paid for real estate (line 22 minus line 23)		50,000,00
	mpt from the documentary stamp tax, list the exemption		
Under	penalties of law, I declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, co	omplete, and
coneci, and	that I am duly authorized to sign this statement. L. Kellev	, , , , , , , , , , , , , , , , , , , ,	
Print or Type	e Name of Grantee or Authorized Representative		(402) 463-4198 Phone Number
sign (will & Vell	Escrow Closing Agent	03-22-2021
here Signature of	Grantee or Authorized Representative	Title	Date
	Register of Deed's Use Or	nlv	For Don't Has Out
6 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
	<u>vr.21 \$ 112.50</u>	BK 2021, fg 642	
ebraska Department of Revenue orm No. 96-269-2008 10-2020 R	e Rev. Supersedes 96-269-2008 Rev. 6-2019		Rev. Stat. §§ 76-214, 77-1327(2)

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File design	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/23/21 \$ 112.50 By AS Bk 2021, Pg 642

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 March A.D., 2021, at 11:40 o'clock AM. Recorded in Book 2021 on Page 642

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, DAVID BEACH, A MARRIED PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to the consideration of the receipt of which is hereby acknowledged, conveys to the consideration of the consideration of the receipt of which is hereby acknowledged, conveys to the consideration of the

whether one or more, the following described real estate (as described in Neb.

Stat. 76-201): *DAVID A. CONNOLLY AND JULIEANN CONNOLLY, HUSBAND AND WIFE AS

AN UNDER CASE THUMP INVESTIGATION AND TO JOINT TENANTS

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO:

Lots Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One (1), Sweezy's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEE that GRANTORS:

- 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.
- (4) Grantor hereby states that he is a legal resident of the State of North Carolina and that this property is not his domicile.

Executed February 12th, 2021

David Beach

STATE OF NORTH/CAROLINA

COUNTY OF New Hanover

On this 2 day of February

__, 2021, before me personally appeared David Beach.

DEREK EMME
Notary Public
North Carolina
New Hanover County

Notary Public -Derese Emme My Commission

Cnty No.	Во	ook	Page			Sale	Date				School District Code											
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Good I ife. Great Service.		Estate				t 51	FORM
DEPARTMENT OF REVENUE	 To be filed with the If additional space 	Register of Deeds. is needed, add an	. • Rea attachn	ad instructions nent and identif	on reverse side. v the applicable it	em number.	521
	The deed will not be recor						
1 County Name	2 County Numb			3 Date of Sale/Tra	ansfer	4 Date of Deed	
	WEBSTER - 91				ay <u>22</u> Yr. <u>2021</u>		ay <u>19</u> Yr. <u>2021</u>
	ess, and Telephone (Please Prin	it)			e, Address, and Teler	phone (Please Print)	
Grantor's Name (Seller) Dennis Beach				Grantee's Name (David A. Co	Buyer) Innolly and Julie	ann Connolly	
Street or Other Mailing Ad 13087 Race Ct.	dress			Street or Other M		SI.	
City Thornton	State CO	Zip Co 80	de)241	City Qing	Hill	State	Zip Code (6,8930
Phone Number 402	-469-1288			Phone Number (209) 647-03	Is the gran	ntee a 501(c)(3) organine grantee a 509(a) fo	zation? Yes ✓ No
Email Address N.A.				Email Address N.A.			
	n Number. Check one box in ca	tegories A and B. Che			mobile home.		
(A) Status			(B)	Property Type			(C)
✓ Improved Unimproved	✓ Single Family	Industrial	Ļ	Mineral Interests	•	State Assesse	Mobile Home
[] fOLL	Multi-Family Commercial	Agricultural Recreational	L_	Mineral Interests	s-Producing	Exempt	
	Conservator	Distribution	[] Lan	d Contract/Memo	Partition	Sheriff	Other
	Corrective	Easement	Lea		Personal Rep.	Trust/Trustee	Other
Cemetery D	Death Certificate - Transfer on De	ath Executor	Mine	era!	=	✓ Warranty	
9 Was transfer part of kind exchange (I.R.C	IRS like- 10 Type of Transfe	er Distribution	Foreclo	sure Irrevoca	ble Trust Revocab	ole Trust	ransfer on Death
Exchange) by buyer or	seller?Auction	Easement	Gift	Life Esta	ate 📝 Sale		rustee to Beneficiary
	ler No Court Decre		Grantor	r Trust Partition			Other (Explain)
✓ Yes No					Was real estate purcha ✓ Yes	ased for same use? (If	No, state the intended use.)
13 Was the transfer between	en relatives, or if to a trustee, are	the trustor and benefici	ary relati	ives? (If Yes, check	the appropriate box.)		
Yes _✓No	Aunt or Uncle to Niece or	Nephew Family (Corp., Pa	artnership, or LLC	Self	☐ Ot	ner
	Brothers and Sisters	= :		nd Grandchild	Spouse		
14 What is the surrent mad	Ex-spouse	Parents	and Chi		Step-parent a	,	
\$150,000	ret value of the real property?		1	,	age assumed? (If Yes	, state the amount and	•
	ivide a current parcel of land?			Yes	✓ No \$	and an a tiel	? (If Yes, include the name
Yes No	The area of the same.			of the agent or	title company contact	.) Ves Adams I	and Title Co. No
18 Address of Property					Iress of Person to Who		
906 W. Maple St. Blue Hill, NE 68930				See Grante			
18a No address assign	ed 18b Vacant land						
	n additional pages, if needed.)						
Lots Nine (9), Ten (according to the rec	Third Interest In and To: 10), Eleven (11), and Twe orded plat thereof. Imber of acres transferred in this		ne (1),	Sweezy's Add	ition to Blue Hill, '	Webster County,	Nebraska,
22 Total purchase price,	including any liabilities assu	med				22 \$	50,000,00
23 Was non-real property	r included in the purchase?					\$	30,000,00
	Yes, enter dollar amount and						
24 Adjusted purchase p	rice paid for real estate (line :	22 minus line 23)				24	50,000 00
25 If this transfer is exer	npt from the documentary sta	amp tax, list the exer	nption :	number			_
Under	penalties of law, I declare that that I am duly authorized to sign t	have examined this s	tatement	t and that it is, to t	he best of my knowle	dge and belief, true, o	complete, and
	L. Kelley	нь манетепі.					(402) 463-4198
Print or Type	Name of Grantee or Authorized	Representative					Phone Number
sign	mulle Like	llus		Es	scrow Closing A	\gent	03-22-2021
here Signature of	Grantee or Authorized Represen	tative	T	ītle			Date
	R	egister of Deed's U	se Oni	v	· · · · · · · · · · · · · · · · · · ·		For Dont Has Out
26 Date Deed Recorded		or Exempt Number		y 28 Recording Data			For Dept. Use Only

27 Value of Stamp or Exempt Number \$ 112.50 Nebraska Department of Revenue
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

28 Recording Data

Index Computer	NEBRASKA DOCUMENTAR STAMP TAX	Bk 2021, Pg 643											
Assessor	Date: 03/23/21	State of Nebraska ss.											
Carded	\$ 112.50 By AS	County of Webster Entered on the											
	\$ 1.12.13 by 7.13	numerical index and filed for record in the											
: : :	•	Clerk's office of said county this 23 day of March A.D., 2021, at 11:40											
:		o'clock AM. Recorded in Book 2021											
: :		on Page 643 φ											
2 m		house Letsel County Clerk											
		Fee: \$10.00 By: AS Deputy Electronically Recorded											
:													
!													
		·											
	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 689	962											
* •	Warranty Deed												
}	The Grantors, DENNIS BEACH, A MARRIED PERSON, in consider	ration of One Dollar and other											
	valuable consideration, the receipt of which is hereby acknowledged, conveys to KEXXXXXXXXXXXXXX												
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	· ·											
	Stat. 76-201): *DAVID A. CONNOLLY AND JULIEANN CONNOLLY,	HUSBAND AND WIFE AS											
	AN UNDIVIDED ONE-THIRD INTEREST IN AND TO:	JOINT TENANTS											
	Lots Nine (9), Ten (10), Eleven (11), and Twelve (12), Bloc Addition to Blue Hill, Webster County, Nebraska, according thereof.	ck One (1), Sweezy's to the recorded plat											
	GRANTORS covenant with GRANTEE that GRANTORS:												
1 1 2	(I) are lawfully seized of such real estate and that it is free from all encur	mbrances subject to easements,											
	reservations, covenants and restrictions of record and subject to assessments;	all regular taxes and special											
	(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 (4) Grantor hereby states that he is a legal resident of the State of Co 	s of all persons.											
	is not his domicile.	toraco and mar ans property											
	Executed February 19 .2021. Dennis Beach	and and a second											
	STATE OF COLORADO												

On this 19th day of February 2021, before me personally appeared Dennis Beach.

COUNTY OF Broomfield

Motary Public - Cartney Hanson

COURTNEY HANSON Notary Public State of Colorado Notary ID # 20144011666 My Commission Expires 03-13-2022

Cnty No.	В	ook	Page			Sal	e Date		. 27 64 5 6 6	School District Code									
91	20	21	644		3,	22	/2021	Base:	91-	-00'	74	Aff	iliate	ed:			Unified:		
Location	D	Sale	Number	U	seabi	lity	& Code#				e dist		Pa	rcel N	lumber				
0003243	300		60		1			GeoCde	T	wit	Rng	Se	ct	Qrt	Subdiv		\rea	Blk	Parcel
	D	ate of S	ale Assessed	l Val	ue		l	4133			<u>grandista a stake</u>	0	0	0	2003	בר כ	in the state of	001	0000
Land		Imp	rovements			Ť	otal			Da	te of S	Sale	Pro	perty	Classi	icat	ion (Code	<u> </u>
4	,855		132,71	5		:	137,570	Status		Prop	erty Ty	pe	Zo	ning	Locat	on	Cit	y Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL (I	3H)				A) 1	20.54	—— В)	01	. 1) 2002	C)	1	D)]	CALANTER OF	E)	6	F) 3
	17 30 30 54 5 Carlo 23 57			0.554.6			Residential								Comm				
	Mul	tiple Im	provements:	Mult	iple. In	prov	ements.:		16266	м	ultiple.	Impr	ovem	ents ·	E rysket regelen	18 (12 kg	55-9 (E 187		
		Service of the Servic	uction Date:		truction			97			onstruct								
		, can tiplet	Floor:	Floor	Sq. Ft	.:	1,3	44		Fl	oor Sq.	Ft.:							
		Buildin	g Cost New:	Cost			179,3	35			ost:						_		
Single Family	Style:	101	erali, program	Resi	denti	al Co	ondition: 3.	5		C	omme	rcial	Occ	upanc	y Code:				
(100) □ Mol	bile Hon	ne		(10)		W	om Out			Pı	imary:			Ot	her1:		(Other2:	
(101) 🗷 One	Story			(20)		Ba	dly Worn			С	omme	rcial	Con	struct	ion Clas	s:	2 000		
(102) 🗆 Two	Story			(30)	*	Av	егаде			(1) 🗆	Fir	epro	of Stru	ictural St	eel F	rame		
(103) □ Spli	t Level			(40)	*	Go	od				2) 🗆	Re	infor	ced C	oncrete F	ram	3		
(104) 🗆 1 1/2	2 Story			(50) Uery Good							3) 🗆	Ma	asonr	y Bear	ring Wall	s			
(111) □ Bi-L				(60) □ Excellent						(4) 🗆	W	ood c	or Stee	l Framed	Ext	. Wal	s	
(106) □ Oth	- Commercial Commercia	ativ tallet standards	55. SAMES \$2.00 (5.00)							<u> </u>	5) 🗆	Me	etal F	rame a	and Wall	5			
Townhouse or		Style:		Resi	dentia	l Qı	uality: 30			(6) 🗆		le Fra						
(301) 🗆 One				(10)		Lo				C	ost Ra	nk:	8 3			Cor	1 diti o	n:	5-4-7-2009 5-4-7-2009
(302) □ Two				(20)		Fai				→	10) 🗆					(10)) 🗆	Worn (Out
(307) 🗆 1 1/2				(30)			erage			_	20) 🗆					(20)) [Badly V	Worn
(308) Split				(40)		Go					80) 🗆			Averag	ge	(30)		Averag	e
(309) 🗆 21/2		1		(50)			y Good			(4	10) 🗆	Hig	gh	ettarlisatika	-950/00/04	(40)		Good	
(304) ☐ One (305) ☐ Two				(60)	<u>Ц</u>	Exc	ællent	Sergenari on e										Very G	
				1.081							45/242	349-1				(60)		Excelle	nt
Assessor's							•			<u> </u>									
Assessor Con	mment	s and Re	eason for A	djust	ment	:													
WD																			
							 												
																	· -		
Comments fr	rom	,						(om	men	ts:								
0003243									~ ~ ~ ~ ~ ~								,		
																			
																		(Contin	ue on back)

NEBRASKA Real Estate Transfer Statement **FORM** Good Life, Great Service. To be filed with the Register of Deeds. Read instructions on reverse side. 521 · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed $_{\text{Day}}$ $_{-}$ 22 Mo._ 02 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buye Susan Johnson and Neil Johnson David A. Connolly and Julieann Connolly Street or Other Mailing Address 502 SW Railway St. Street or Other Mailing Address City Blue Hill State 68930 Phone Number (402) 469-1288 Is the grantee a 501(c)(3) organization? Yes (209) 647-0309 If Yes, is the grantee a 509(a) foundation? Email Address Email-Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Auction Exchange) by buyer or seller? Fasement Gift Life Estate √ Sale Trustee to Beneficiary Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Yes Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$150,000 Yes √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 906 W. Maple St. See Grantee Blue Hill, NE 68930 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) An Undivided One-Third Interest In and To: Lots Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One (1), Sweezy's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 22 50.000!00

23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 50,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Danielle L. Kelley (402) 463-4198

int or Type Name of Grantee or Authorized Representative of Grantee or Authorized Re Title

27 Value of Stamp or Exempt Number

Grantee

Escrow Closing Agent

Phone Number 03-22-2021 Date

For Dept. Use Only

here Register of Deed's Use Only 26 Date Deed Recorded

28 Recording Data 202

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

Nebraska Department of Revenu

ndex Computer Assessor Carded	Bk 2021, Pg 644 STAMP TAX Date: 03/23/21 \$ 112.50 By AS Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of March A.D., 2021, at 11:40 o'clock AM. Recorded in Book 2021 on Page 644 County of Webster standard filed for record in the Clerk's office of said county this 23 day of March A.D., 2021, at 11:40 o'clock AM. Recorded in Book 2021 on Page 644 County of Webster standard filed for record in the numerical index and filed for record in the nume	
	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902	
	Warranty Deed	
	The Grantors, SUSAN JOHNSON AND NEIL JOHNSON, WIFE AND HUSBAND, in consideration	
	of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to	

	thereof.	
	GRANTORS covenant with GRANTEE that GRANTORS:	
	 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; have legal power and lawful authority to convey the same; warrant and will defend title to the real estate against the lawful claims of all persons. 	
	Executed 2-1/ .2021. Susan Johnson Susan Johnson	
	Neil Johnson	
	STATE OF NEBRASKA COUNTY OF Adams ss	
	On this day of, 2021, before me personally appeared Susan Johnson and	

Notary Public - Darla J Breno

Neil Johnson.

GENERAL NOTARY - State of Nebraska DARLA J BRUNA My Comm. Exp. June 22, 2024

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date				trict Code					
91	20	21	650	3/24/2021	Base:	55-00	11	Afl	iliated:		Unif	ied:	
Location	D	Sale	Number	Useability & Code#					Parcel N	Number			
001105	900	1	GeoCde	Twn	Rng	Se	Subdiv	Area	Bik	Parcel			
	D	ate of S	ale Assessed	Value	4375	2	9	1	3 0	00000	1	000	1220
Land		Imp	rovements	Total	e e	D	ate of	Salo	Property	Classifica	tion (ode	
473	,010			473,010	Status	Pro	perty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size
		Irrigat	ion Type:		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9
LCG		1	ACRES:	VALUE:	1.79.00	LCG		i Santa	ACR	ES:		VAL	UE:
IRRIGATE	ED 1A1				GR	ASSLA	ND 10	Gl		7.780			87,780
	1A						1	lG	3	6.950			47,850
	2A1						20	Gl	4	3.510			56,350
	2A					2G							
	3A1						30	G1					
	3A						3	3G					
	4A1						40	31					
	4A						. 4	G					
DRYLANI) ID1		14.100	34,825	S	helterbe	lt/Timb	ег					
	1D		51.630	127,525			Accretic	on					
	2D1						Was	te					
	2D		37.520	81,610	hand a second a secon		Oth		PA				
· · · · · · · · · · · · · · · · · · ·	3D1			<u> </u>	AG L	AND T	OTA	L		5.720		4	73,010
 -	3D						Road	ds		1.220			
	4D1					F	arm Sit	es					
	4D		24.230	37,070		Но	me Sit	es					
		De Valencia n				R	ecreatio	n					
	wellings						Oth			-			-
Outb	uildings				Nor	-AG T	OTA	\mathbf{L}		1.220	· · · · ·		
Assossorts	4.4:	4	4. C.l. D.	(1)	A	7.1	1 / 7 1			F. 7			

Cutourungo	Non-AG TOTAL 1.220	
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:	Process of the Control of the Contro	Application and application an
WD		
Comments from	Comments:	
001105900 001106200		
		(Continue on back)
•		PAT 96.106.99

Real Estate Transfer Statement

FORM

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

521

The deed will not be recorded unless this statement	ent is signed and items 1-25 are accurately completed.	
1 County Name 12 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91 ▼	Mo. 03 Day 24 Yr. 2021 Mo. 03 Day	24 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Kevin T. and Ann R. Schultz	Grantee's Name (Buyer) Michael L. Hynek	
Street or Other Mailing Address 4216 Road J	Street or Other Mailing Address 1058 Road 2300	
City State Zip Code Superior NE 68968	City	Zip Code
Phone Number (402) 879-5356	Phone Number Is the grantee a 501(c)(3) organization	68942 on? Yes VN
Email Address	(402) 984-1200 If Yes, is the grantee a 509(a) found	ation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check C	if property in along mobile have	
(43.0)	B) Property Type	(0)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	(C)
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	Mobile Home
IOLL Commercial Recreational		
	and Contract/Memo Partition Sheriff	Other
	ease Personal Rep. Trust/Trustee	
O Man transfer and of IDO III	ineral Ouit Claim V Warranty	
Kind exchange (i.H.C. § 1031	closure Irrevocable Trust Revocable Trust Trans	sfer on Death
		ee to Beneficiary
Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other	r (Explain)
✓ Yes No	12 Was real estate purchased for same use? (If No,	state the intended use.
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	affives? (If Ves. check the appropriate box)	
	Partnership, or LLC Self Other	
	and Grandchild Spouse	· · · · · · · · · · · · · · · · · · ·
Ex-spouse Parents and C	E. Opoulo	
4 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and inte	root roto \
\$760,000	Yes No \$	-
6 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If	Yes, include the name
Yes ✓ No	of the agent or title company contact.) Yes	No
8 Address of Property Webster County, NE	19 Name and Address of Person to Whom the Tax Statement Shou	ild be Sent
vveusier County, NE	Michael L. Hynek	
8a 🔽 No address assigned 18b 🗍 Vacant land	1058 Road 2300	
<u> </u>	Guide Rock, NE 68942	
D Legal Description (Attach additional pages, if needed.)		
See attached		
A Mary C. Dr. A Mary C. Dr.		
I if agricultural, list total number of acres transferred in this transaction 276.94	•	
2 Total purchase price, including any liabilities assumed	1 18	
3 Was non-real property included in the purchase?		760,000,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions) \$	
	nstructions)	
4 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	760,000,00
5 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	at and that it is, to the best of my knowledge and belief, true, complete	ete and
correct, and that I am duly authorized to sign this statement. Joseph H. Murray		
Print or Type Name of Grantee or Authorized Representative		402) 768-7400
sign ,	Attorney F	Phone Number
	Tala .	03/24/2021
- Illum		Oate Control
Register of Deed's Use On		or Dept. Use Only
	28 Recording Data	
Mo. 3 Day 24 Yr. 21 \$ 1710.00	BK2021, Pg 650	
braska Department of Revenue	Authorized by Neb Rey S	PO 70 D44 == 4007(0)

The South Half (S ½) of the Northwest Quarter (NW ¼) and the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Two (2) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska, and

The Southeast Quarter (SE ½) of Section Thirteen (13), Township Two (2) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska.

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/24/21 \$1710.00 By AS Bk 2021, Pg 650

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 24 day of March A.D., 2021, at 09:52 o'clock AM. Recorded in Book 2021 on Page 650

Fee: \$10.00 By: AS Deputy Electronically Recorded

RETURN TO:

JOSEPH H. MURRAY, PC LLO

ATTORNEY AT LAW

P.O. BOX 87

HEBRON, NEBRASKA 68370

WARRANTY DEED

Kevin T. Schultz and Ann R. Schultz, husband and wife, GRANTORS, whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to Michael L. Hynek, GRANTEE, all of GRANTORS' interest in the following described real estate (as defined in Nebraska Revised Statutes §76-201):

The South Half (S ½) of the Northwest Quarter (NW ¼) and the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Two (2) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska, including all water and mineral rights (approximately 118.8 acres more or less), and

The Southeast Quarter (SE ¼) of Section Thirteen (13), Township Two (2) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska, including all water and mineral rights (approximately 158.14 acres more or less).

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

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

Dated this 24 day of March, 2021.

2 Levin J. Schultz

Kevin T. Schultz

Ann R. Schultz

STATE OF NEBRASKA)
) ss.

) ss. COUNTY OF THAYER)

The foregoing instrument was acknowledged before me this Aday of March, 2021 by Kevin T. Schultz and Ann R. Schultz, husband and wife.

GENERAL NOTARY - State of Nebraska
JANELLE FARNSTROM
My Comm. Exp. January 29, 2024

Notary Public

Cnty No.	Bo	ok	Page	15 to	S	ale Date	*		Taux		S	chool	Dis	trict Co	de					
91	20	21	661		3/:	L9/2021	Base:	-00	74	Aff	iliated	:			Unif	Jnified:				
Location	D	Sale	Number	U:	seabili	ty & Code#	Tark Art				, V	Parc	el N	lumber						
000315	700		62		1		GeoCde	T	wn	Rng	Se	ct C)rt	Subdiv	1	rea	Blk	P	arcel	
	D	ate of S	ale Assessed	Valu	ue		4133		4	10	9)	0	20010)		007	0	000	
Land		Imp	provements			Total		1 (A)	Da	ate of S	Sale	Prop	erty	Classif	icati	on (n Code			
2	,485		121,20	5		123,690	Status		Prop	erty Ty	ре	Zoni	ing	Locati	on	Cit	y Size	Paro	cel Size	
Assessor Lo	cation:	BLUE	HILL (I	BH)			A) 1		В)	01	A11 (1994)	umanifes situate	1	D) 1	CONTRACTOR OF THE PARTY OF THE	E)	6	F)	2	
						Residential						7	456	Comme	rcia	I,				
	Mul	tiple Im	provements:	Multi	ple. Imp	rovements.:			N	Aultiple.	Impr	ovemen	ts. :	No. of Manager	entra in a			** * * * * * * * * * * * * * * * * * * *	F104 002 (MI)	
		· 医斯尔特· 中央学术内。 1935年	uction Date:		ruction 1		00		C	onstruct	tion E	Date :			-					
			Floor:	Floor	Sq. Ft. :	2,3	80		F	loor Sq.	Ft. :							•		
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(100) □ Mo	bile Hon	ne		(10)		Worn Out			P	rimary:			Otl	nerl:		(Other2:	·		
(101) 🗷 One	e Story			(20)		Badly Worn			c	omme	rcial	Const	ruct	ion Clas:	:					
(102) 🗆 Tw	o Story			(30)	* .	Average				(1)	Fir	eproof	Stru	ictural St	el F	rame				
(103) 🗆 Spl	it Level			(40)		Good				(2)	Re	inforce	ed Co	oncrete F	rame	;				
(104) 🛘 11/	2 Story			(50)		Very Good				(3) 🛘	Ma	sonry	Bear	ing Walls	;					
(111) □ Bi-l	Level			(60)		Excellent			1	(4)	W	ood or	Stee	l Framed	Ext.	Wal	s			
(106) □ Oth	ıer				100 mm		4.2		, I	(5) 🛘	Me	etal Fra	me a	ınd Walls						
Townbouse or	r Duplex	Style:		Resid	lential	Quality: 40			()	(6) 🗆	Po.	le Fran	ne							
(301) 🗆 One	e Story			(10)		Low			C	ost Ra	nk:			AFTER.	Con	ditio	n:		A STATE	
(302) 🗆 Two	o Story			(20)		air			(10) 🗆	Lo	w	-		(10)		Worn (Out		
(307) 🛘 1 1/	2 Story			(30)		Average			(20) 🗆	Av	erage			(20)		Badly '	Wom	L	
(308) □ Spli				(40)	₩ (Good			(30) 🗆	Ab	ove Av	verag	ge	(30)		Averag	e		
(309) 🗆 2 1/	2 Story	_		(50)	<u></u>	Very Good			(40) 🛘					(40)		Good			
(304) □ One				(60)		excellent			100					7 (1975) 12 (1975)	(50)		Very G	ood		
(305) 🗆 Two	Story D	uplex			8 th (1)			io (Z).							(60)		Excelle	nt		
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Assessor Co	mments	and R	eason for A	ljust	ment:															
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NEBRASKA

Real Estate Transfer Statement

62

FORM **521**

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

	The deed w			his statemer	_ -		curately complete	
1 County Name	WEDGE	2 County Nur		<u> </u>	3 Date of Sale/Tra		4 Date of Deed	
5 Grantor's Name, Ad	WEBST		leint\		-	19 Yr. 21	Mo3ephone (Please Prin	Day Yr
Grantor's Name (Selle		none (Please P	TIRL)		Grantee's Name (Buver)		· ·
Dustin Olsen ar	nd Robin Olse	en			∣ William Rayi	mond Weston	Jr.	
Street or Other Mailing 11360 S. Maria				·	Street or Other M 202 S. Pine			
City Ayr		State NE		Zip Code 68925	Blue Hill		State NE	Zip Code 68930
Phone Number	h	lai		•	Phone Number 402-469-2		antee a 501(c)(3) orga the grantee a 509(a)	
Email Address	Λl	a			Email Address		nla.	
7 Property Classifica	ation Number. Che	eck one box in	categories A and	B. Check C if	property is also a	mobile home.		
(A) Status				(B	Property Type			(C)
✓ Improved	Single Far	nily	Industrial	[Mineral Interests		State Asses	sed Mobile Home
Unimproved	Multi-Fami	•	Agricultural		Mineral Interests	s-Producing	Exempt	
lorr	Commerci	al	Recreational					
8 Type of Deed	Conservator Corrective		∐ Distrib	=	nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale	Death Certificate	e – Transfer on	Easer Death ☐ Execu	=	ase neral	Personal Rep.	☐ Trust/Trustee ✓ Warranty	
9 Was transfer par	t of IRS like-	10 Type of Trai					able Trust	Transfer on Death
kind exchange (I. Exchange) by buye	.R.C. § 1031	Auction	Easeme		Life Esta	=		Trustee to Beneficiary
	Seller V No	Court De	cree Exchang	ge 🔲 Gränt	or Trust Partition	satisfa	ction of Contract	Other (Explain)
11 Was ownership tran	•	lo, explain the o	livision.)		12 \		nased for same use?	(If No, state the intended use.)
	No				·	Yes No		
13 Was the transfer bet				-	•		<i>'</i> —	a
Yes✓I	=	Uncle to Niece	or Nephew		Partnership, or LLC	Self	<u>. </u>	Other
		s and Sisters		•	and Grandchild	Spouse	and Cton shild	
of a sale and a second	∐ Ex-spoι			Parents and C			and Step-child	
14 What is the current i \$159.000	market value of the	real property:			Yes	page assumed? (If Ye	s, state the amount a	ind interest rate.)
16 Does this conveyand	ce divide a current	parcel of land?					agent or a title compa	any? (If Yes, include the name
Yes 🔽		p			of the agent or	title company conta	ct.) Ves Lindse	y Haden No
18 Address of Property					19 Name and Add	dress of Person to Wi	nom the Tax Stateme	nt Should be Sent
202 S. Pine	Street, Blue	e Hill, NE	68930		Grantee			
	origned 10h	□ Vocant land	4					
18a No address as 20 Legal Description (A		_						
	•			Dobrorio	Addition to	Diug Hill M	Johotor Cour	nty, Nebraska,
according to				1 (OIII CI S	Addition to	Dide i iii, vi	repsier Cour	ity, inebiaska,
according to	ine recorde	eu piat tii	ereor					
21 If agricultural, list tot	al number of acres	transferred in t	his transaction		·			
22 Total purchase p	rice, including ar	nv liabilities as	ssumed				22 \$	159,000.00
23 Was non-real prop		•					\$	159,000.00
Yes N	lo (If Yes, enter do	ollar amount a	ınd attach itemiz	ed list.) (<u>see</u>	instructions)		23	
24 Adjusted purchas	se price paid for	real estate (li	ne 22 minus line	23)			24	159,000,00
25 If this transfer is	exempt from the	documentary	stamp tax, list t	he exemption	number			
		-				the best of my know	ledge and belief, true	e, complete, and
	and that I am duly							المحادث المحاد
	m Raymond Type Name of Grain							406-464-2960
sign in \	in in the or Gran	THE OF AUDIONZ	.cu nepresentative	م ا م		Grantee		3-19-2021
V. U	I COM TO CLE Ire of Grantee or AL	thorized Repre	<u>X VVCSt</u> sentative	UD IDI	Title	2.450		
IICIC STATE								
26 Date Deed Recorde	d T	27 Value of St	Register of D amp or Exempt Nu		1ly 28 Recording Dat	a •		For Dept. Use Only
בט שמוב שבכט חבטטוטב	~ ~ i	- value of Old	ATTICITIES OF MANAGEMENT OF THE		, I Cooluing Dat	~ /1		1
Mo. <u> </u>	S ~ 21	\$ 32			V) / -	021, 126	1.1	

BK2021, Pg 661

State of Nebraska 3ss.
Course of Wohster I
Entered on the
numerical index and filed for record in the
clarity office of said county this 2 00
of March A.D., 2021, at 1:49
o'clock P.M. Recorded in Book 202
on Page 661
Pruise Peters County Cler
in.oo Deput
ind CompAssessorCarded
inucomp

NEBRASKA DOCUMENTARY STAMP TAX Date 3-25-2 I \$ 351.75_By 44

Return To: William Raymond Weston Jr., 202 S. Pine Street, Blue Hill, NE 68930

WARRANTY DEED

DUSTIN OLSEN AND ROBIN OLSEN, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to **WILLIAM RAYMOND WESTON JR.**, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots One (1), Two (2), Three (3), and the East Half (E %) of Lot Four (4), Block Seven (7), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

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

DUSTIN OLSEN

ROBIN OLSEN

STATE OF NEBRASKA

COUNTY OF Webster

SS:

GENERAL NOTARY - State of Nebraska

LINDSEY N HADEN

My Comm. Exp. April 25, 2023

The foregoing warranty deed was acknowledged before me on March 9 2021, by Dustin Olsen and Robin Olsen.

Sey 74 Notary Public

My commission expires: April 25, 2023

Cnty No.	В	ook	Page			Sale	e Date		100	(% %3) /				S	choc	ol Dis	trict Co	de		# 12 * 1			
91	20	21	681		3	/6/	/2021		Bas	e: 9	91-	0002	002 Affiliated: Unifi							nified:			
Location	ID.	Sale	Number	ľτ	seab	ility	& Code	#							Pa	rcel N	Number						
000170	500		63		1				Geo	Cde	Tw	n F	e Yng	Sec	ct	Qrt	Subdiv	. 2	rea	Blk -	Parcel		
70.00	, D	ate of S	ale Assessec	l Va	lue				44	91	- September 1	7. S.		0 (o	0	1012	0	5. #1030#	002	0000		
Land		Imp	rovements			To	otal	i e	j.	(A)		Date of Sale Property Classification Code								<u>I</u>			
	555		29,13	0	E. 1411 - S. 1116.12	- Section Control	29,68	5	Sta	atus	1	roperi	ty Tyj	pe	Zo	ning	Locat	ion	Cit	y Size	Parcel Size		
Assessor Lo	cation:	RED	CLOUD (1	RC)					A)	1	В) (01	10.7 FAGNING.	C)	1	D) :	Technology (E)	6	F) 1		
	autoria de la companya de la company	77.27	I Ngi sa kata			inter	Residen	tial	g Total	. ek (2)	6-64 () 120 ()				,		Comm	erci	al 🐫				
	Mul	ltiple Im	provements:	Mult	iple. Ir	nprov	ements.:		*************			Mult	tiple.	Impro	ovem	ents.:	<u> </u>		2 14 BY 3 TO	STATE STATE OF THE STATE OF	2 - The grant of the The August A		
		Constr	uction Date:	9						Cons	structi	ion D	ate:						<u>.</u>				
			Floor:	Floor Sq. Ft. : 1,628							Floo	r Sq.	Ft.:										
	restricts 2018	Buildin	g Cost New:	e e							Cost:												
Single Family		Residential Condition: 20						Con	nmei	rcial	Occ	upano	y Code:		45,017 1,470								
(100) 🗆 Mo		(10) U Worn Out						Prin	Commercial Occupancy Code: Primary: Other1: Other2:														
(101) 🗷 One Story					(20) 🗷 Badly Worn						Commercial Construction Class:												
(102) □ Two Story) 🗆	Av	егаде					(1)	(1) ☐ Fireproof Structural Steel Frame										
(103) □ Split Level						Go	od					(2)		Re	infor	ced C	oncrete l	rame	;				
(104) □ 1 1/2 Story						Ve	ry Good					(3)		Ma	soni	y Bea	ring Wal	s					
(111) 🗆 Bi-l				(60)) 🛮	Exc	cellent					(4)		Wo	ood o	or Stee	l Frame	Ext.	Wal	ls			
(106) □ Oth	ıer	Secret Wilderson	The second and the second of the							(5)		Me	tal F	rame	and Wall	s							
Townhouse or		Style:		Res	identi	al Qı	nality: 3	0				(6)		Pol	le Fra	ame							
(301) 🗆 One				(10)		Lov	w					Cos	t Rai	ık:	156 164		de Paris	Cor	ıditio	n:			
(302) 🗆 Two				(20)		Fair	r					(10)) 🗆	Lo	W			(10)		Worn	Out		
(307) 🗆 1 1/				(30)		Ave	erage		_			(20)) 🗆					(20)		Badly	Worn		
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(309) 🗆 21/				(50)			y Good					(40)) 🗆	Hig	<u>t</u> h	and more const	o en Alternativa.	(40)		Good			
(304) 🗆 One				(60)		Exc	ellent	art de la	etheli met	Flation .	okhwet.							(50)		Very C	ood		
(305) 🗆 Two	Story I	Duplex						12.6	4.03							y 3		(60)		Excelle	nt		
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Comments f	rom										omr	nents	.•		,								
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Good Life, Great Service.

Real Estate Transfer Statement

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

FORM 521

• If additional space is needed, add an attach	ment and identify the applicable item number.	OL I
	nt is signed and items 1-25 are accurately completed	.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	00 2021
WEBSTER - 91	Mo. 03 Day 06 Yr. 2021 Mo. 03 D	ay Yr
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Gary and Christine Jacobe	Grantee's Name (Buyer) Nancy Davis	
Street or Other Mailing Address 19428 Mohawk Road	Street or Other Mailing Address 233 N Walnut St.	
City State Zip Code 97702	RED CLOUD State	Zip Code 68970
Phone Number (541) 390-4111	Phone Number Is the grantee a 501(c)(3) organ	ization? Yes V No
Email Address	If Yes, is the grantee a 509(a) for Email Address	undation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
(4) 0:) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assesse	
Unimproved Multi-Family Gricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational		
	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other
Cemetery Death Certificate – Transfer on Death Executor Mi	neral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?	losure Irrevocable Trust Revocable Trust	ransfer on Death
(I.R.C. § 1031 Exchange)	Life Estate Sale	rustee to Beneficiary
		Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes	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.	atives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., I	Partnership, or LLC Self Ot	ner
Brothers and Sisters Grandparents	and Grandchild Spouse	
Ex-spouse Parents and C	hild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	I interest rate.)
16 Does this conveyance divide a current parcel of land?	Yes	%
Yes V No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) ve Gary The	r? (If Yes, include the name ompson Agency
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	
233 N Walnut St.	Same as grantee	
Red Cloud, NE 68970		
18a No address assigned 18b Vacant land		
20 Legal Description An undivided one half (14) interest in Late Three (2)	and Four (4) Plack Two (2) Minaria	O la alia di a i a
An undivided one-half ($\frac{1}{2}$) interest in Lots Three (3) Annex Lot Twenty-seven (27), City of Red Cloud, W	And Four (4), Block Two (2), Miner's	Subdivision of
7 milest East 1 wellty action (27), only of rica aloua, vi	rebster County, Nebraska.	
24 If portable and line total acceptance		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed		30,000.00
	\$	
23 Was non-real property included in the purchase? Yes No (If Yes, et	nter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	30,000 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 stateme correct, and that I am duly authorized to sign-this statement.	nt and that it is, to the best of my knowledge and belief, true, o	omplete, and
David B. Garwood		(402) 746-3613
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign word Manson	Attorney	3-15-51
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use Or	ılv	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	1 of Dept. Ose Offly
Mo. 3 Day 25 Yr 21 \$ 67.50	BK 2021 Pa 681	
Nebraska Department of Revenue		Rev. Stat. §§ 76-214, 77-1327(2)

BK 2021, Pg 681

State of Nebraska Ss.	· · · · · · · · · · · · · · · · · · ·
County of Webster Entered on the	
numerical index and filed for record in the	
Clerk's office of said county this 25 day	
of March A.D., 20 21, at 3:05	NEBRASKA DOCUMENTARY
o'clock PM. Recorded in Book 2021	STAMP TAX,
on Page 601 Paurie: Petrch County Clerk	Date 3-25-21
10.00 Deputy	\$ 61.50 By(U)
Ind CompAssessorCarded	
	· ·
WARRAN	TY DEED
Gary Jacobe & Christine Jacobe, husband	and wife, GRANTOR, in consideration of
THIRTY THOUSAND AND NO/100 DOLLARS	5 (\$30,000.00) receipt of which is hereby
acknowledged, convey to Nancy Davis, GRANTI	EE, the following described real estate (as
defined in Neb. Rev. Stat. 76-201):	
•	
An undivided one-half (1/2) interest in Lots	Three (3) and Four (4). Block Two (2)
Miner's Subdivision of Annex Lot Twenty	y-seven (27). City of Red Cloud
Webster County, Nebraska.	series (27), only of floor croduct,
,	
GRANTOR covenants (jointly and severally, if m	ore than one) with the GRANTEE that
GRANTOR:	ore than one, with the GRANTEE that
(1) is lawfully seized of such real estate and that it	tis free from anoumbrances, arount made and
highways, easements and restrictions of record:	is nee nom encumbrances, except roads and
(2) has legal power and lawful authority to convey	the come.
(3) warrants and will defend title to the real estate	against the lawful claims of all persons.
Executed March 9 th , 2021.	
Executed March	
A. y/	/ lbs al-
- June 2 june	LAVUSTNE COCCHE
Gary Jacobé	Christine Jacobe
V /	OFFICIAL STAMP MICHELLE ANN LOFTSGA
	NOTARY PUBLIC-OREGO
STATE OF OREGON, COUNTY OF (1)	COMMISSION NO. 100474 MY COMMISSION EXPIRES OCTOBER 13, 20
	a bolly
The foregoing instrument was acknowledge	ed before me on March
Gary Jacobe & Christine Jacobe, husband and wife	e. ////////
1.21-24	A A A A A A A A A A A A A A A A A A A
Comm. expires 10/13/2024	1 THUNK I

Cnty No.	Bo	ook	Page			Sale Date	P 2211			School District Code									
91	20	21	682		3	/6/2021	Base:	91-	-0002		Aff	iliated:			Unified:				
Location	D	Sale	Number	1	Jseabi	lity & Code #.						Parcel	Num	ber		er i de la companya d			
0001705	500		64	1			GeoCde	T	wn R	ng	Se	ct Qrt	Su	bdiv	Агеа	Blk	Pa	arcel	
	. D	ate of S	ale Assesse	ed Va	lue		4491	O ANT PAGE	7. 14. F. 14	e e granden	0	STOTOGRA GREGORIAN	3 Sept. 18 - 2	120		002	(- (a) colored	000	
Land		Imp	rovements	S		Total		Date of Sale Property Classificat								Code	<u> </u>	hilinga, se sin Sa	
	555		29,1	30		29,685	Status		Propert	у Ту	pe -	Zoning	L	Location City Size			Parc	el Size	
Assessor Lo	cation:	RED	CLOUD	(RC)			A) 1	400 J. C. C	STANDARD PROPERTY)1	indepro.	C) 1	D)) 1	E)	6	F)	1	
the state of the s	es, especial				1407-75 III. 1857-75 III.	Residentia	1	12023 Page 25					Co	mmerc	ial	S. S. J. State			
	Mul	tiple Im	provements	: Mul	tiple. In	provements.:	Kar ye orang sang	K44/2515	Mult	iple.	Imor	ovements.:	19) (COSTANT)					rational first of	
		-ettisanettisansahasetti	uction Date	Construction Date: 1920								Date :							
Çi.		4.71	Floor	6	or Sq. Fi		Floor	· Sa.	Ft. :										
	1. (1.4.05) 1. (1.4.05)	Buildin	g Cost New	C .		162,3		Floor Sq. Ft. : Cost :											
Single Family	Style:	101	HELDY, The Party of	Res	sidenti	al Condition: 2	Con	ımeı	rcial	Occupan	cy Co	de:		75	19 (19 C	en akjerna anaron e			
(100) 🗆 Mol	ne		(10) Worn Out						ary:			ther1:			Other2:		Topico Mario		
(101) 🗷 One Story				(20) ■ Badly Worn						Commercial Construction Class:									
(102) ☐ Two Story				(30) 🏻	Average	(1)		Fir	eproof Str	uctur	al Steel	Frame						
(103) □ Split Level				(40) 🗆	Good			(2)		Re	inforced (Concre	ete Fran	ne	-			
(104) □ 1 1/2 Story				(50) 🗆	Very Good	_		(3)		Ma	sonry Bea	aring ^v	Walls					
(111) 🗆 Bi-L	evel			(60) 🗆	Excellent			(4)		W	ood or Ste	el Fra	med Ex	t. Wal	s			
(106) □ Oth	ег			12 9000			(5)		Μe	etal Frame	and V	Walls							
Townhouse or	Duplex	Style:	# 12 Sp	Res	identia	al Quality: 30	(6)		Po	le Frame									
(301) □ One				(10)) 🗆	Low			Cost	Rai	nk:			Co	nditio	n:			
(302) 🗆 Two	Story			(20)) 🗆	Fair			(10)		Lo	w		(10) 🗆	Worn	Out		
(307) 🗆 1 1/2				(30)) 🗷	Average			(20)		Av	erage		(20)) 🗆	Badly`	Worn		
(308) □ Split				(40)) 🗆	Good			(30)		Ab	ove Avera	ge	(30)) 🗆	Ачегае	e		
(309) 🗆 2 1/2			<u> </u>	(50)) 🛮	Very Good			(40)		Hiş			(40)) 🗆	Good	•••		
(304) □ One				(60)) 🗆	Excellent	CONTRACTOR OF THE PARTY.	To a facility was not				- Joseph C. A.		(50) 🗆	Very C	lood		
(305) Two	Story D	uplex					we start						vicinii s Vicinii s	(60)) 🏻	Excelle	nt		
Assessor's																			
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WD	,																		
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														-					
Comments fr	om					· ·	(Com	ments:										
0001705	00																		
						·							7.02			(Contir	ue on	back)	

NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

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

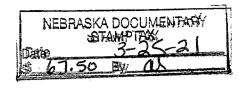
FORM

521

The deed will not be recorded unless this statement is signed and items 1-25 a	re accurately completed.
1 County Name 2 County Number 3 Date of Sale/Transfer	4 Date of Deed 2021 03 09 2021
WEBSTER - 91 Mo. <u>03</u> Day <u>06</u> Yr.	Mo Day Yr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantor's Name (Seller) Grantor's Name (Seller)	nd Telephone (Please Print)
Carmen Jacobe Nancy Davis 1	
Street or Other Mailing Address 1532 Flemming Drive Street or Other Mailing Address 233 N Walnut St.	
City State Zip Code RED CLOUD	State Zip Code NE 68970
Phone Number Is	the grantee a 501(c)(3) organization? Yes, is the grantee a 509(a) foundation? Yes
Email Address Email Address	res, 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	е.
(A) Status (B) Property Type	(C)
✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducin	
Unimproved Multi-Family Agricultural Mineral Interests-Producing	Exempt
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution Land Contract/Memo Partition	Sheriff Other
Bill of Sale Corrective Easement Lease Personal	Rep. Trust/Trustee
Cemetery Death Certificate – Transfer on Death Executor Mineral Quit Clair	n Warranty
part of an IBS like-kind exchange?	Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange)	Sale Trustee to Beneficiary
	Satisfaction of Contract Other (Explain)
Yes No No No Yes	e purchased for same use? (If No, state the intended use. No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the approprise	ate box.)
Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self	Other
Brothers and Sisters Grandparents and Grandchild Spous	se
	parent and Step-child
	? (If Yes, state the amount and interest rate.)
Yes V No \$ 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real of land?	estate agent or a title company? (If Yes, include the name
Yes No of the agent or title company	contact.) ves Gary Thompson Agency No
18 Address of Property 19 Name and Address of Person	n to Whom the Tax Statement Should be Sent
233 N Walnut St. Red Cloud, NE 68970	
18a No address assigned 18b Vacant land 20 Legal Description	
An undivided one-half (½) interest in Lots Three (3) and Four (4). Block	Two (2). Miner's Subdivision of
An undivided one-half (½) interest in Lots Three (3) and Four (4), Block Annex Lot Twenty-seven (27), City of Red Cloud, Webster County, Neb	raska.
21 If agricultural, list total number of acres	
	\$
22 Total purchase price, including any liabilities assumed	22 ⁴ 30,000,00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach in	temized list.) 23
, , , , , , , , , , , , , , , , , , ,	\$ S
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	<u>.</u>
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my correct, and that I am duly authorized to sign this statement.	knowledge and belief, true, complete, and
David B. Garwood	(402) 746-3613
Pfint or Type Name of Grantee of Authorized Representative	Phone Number
sign Mot I Sweet Attor	ney 3-15-21
here Signature of Grantee or Authorized Representative Title	Date
Register of Deed's Use Only	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data)
Mo. 3 Day 23 Yr. 21 \$ 67.50 BK 2021, PC	4 682
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK2021, Pg 682

State of County of Numerical Clerk's of Work of Clock on Rage	of Webs al index office of	ter and file f said co	Entered for results that the control of the control	at 3:0	ne ay ゴ



WARRANTY DEED

Carmen Jacobe, a single person, GRANTOR, in consideration of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) receipt of which is hereby acknowledged, convey to Nancy Davis, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half (½) interest in Lots Three (3) and Four (4), Block Two (2), Miner's Subdivision of Annex Lot Twenty-seven (27), City of Red Cloud, 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 March 9th, 2021.

STATE OF COLORADO, COUNTY OF Boreder) ss.

The foregoing instrument was acknowledged before me on March 9 to, 2021, by Carmen Jacobe, a single person.

Comm. expires 05 01 3022

ALEXANDRA B. SEDLAK NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19984012110

Notary Public

Ph/Fax (402) 746-3613

Page 1 of 1 pages

Garwood & McGracken, Lawyers XPIRES MAY 1, 2022 401 North Webster Street, Red Cloud, NE'68970 ***

DAVEF:\WP\700\JACOBE\CARMEN.WD.3/9/21

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(102) □ Two	Story			(30)		Average	_		((1)	Fire	proof Str	ructural S	teel I	rame	;		
(103) □ Split	Level			(40)		Good				2) 🗆	Rein	orced (Concrete 1	ram	е			
(104) 🗆 1 1/2	2 Story			(50)		Very Good				3) 🗆	Mas	onry Bea	aring Wal	ls	,			
(111) □ Bi-L	evel			(60) Excellent						(4) Uood or Steel Framed Ext. Walls								
(106) □ Othe	er	of Search and a		and the second s						(5) Metal Frame and Walls								
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(301) 🗆 One	Story			(10)		Low			C	ost Rai	nk:			Co	nditio	n:		
(302) Two				(20)		Fair			(1	10) 🗆	Low			(10) 🗆	Worn	Out	
(307) 🗆 1 1/2				(30)	*	Average			(2	20) 🗆	Aver	age		(20) 🗆	Badly `	Worn	
(308) □ Split				(40)		Good			(3	30) 🗆	Abo	ve Avera	ige	(30) 🗆	Averag	je	
(309) 🗆 2 1/2				(50)		Very Good			(4	10) 🗆	High	<u> </u>		(40) 🗆	Good		
(304) □ One				(60)	<u></u>	Excellent	Burney Tillian	T		CONT.				(50) 🗆	Very C	ood	
(305) □ Two	Story D	uplex		apart b										(60)) 🗆	Excelle	nt	
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NEBRASKA

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

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

	ent is signed and items 1-25 are accurately complete	ed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91 ▼		Day 25 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Prin	t)
Grantor's Name (Seller) Margaret E. Henry Street or Other Mailing Address	Grantee's Name (Buyer) Matthew Sapeda and Yvonne L. Montez	
P. O. Box 94	Street or Other Mailing Address 250 West State St.	
City State Zip Code Guide Rock NE 68942	City State	Zip Code
Guide Rock NE 68942 Phone Number	Guide Rock NE Phone Number Is the grantee a 501(c)(3) organized as 501(c)(3) organi	68942 anization? Yes V No
Email Address	(308) 627-6535 If Yes, is the grantee a 509(a) Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	<u> </u>	
(4) 6: :	B) Property Type	(0)
✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural	Mineral Interests-Nonproducing State Assess	(C) sed Mobile Home
IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution L. Bill of Sale Corrective Easement L. Cemetery Death Certificate – Transfer on Death Executor M.	and Contract/Memo Partition Sheriff ease Personal Rep. Trust/Trustee lineral Quit Claim Warranty closure Irrevocable Trust Revocable Trust	Other
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale for Trust Partition Satisfaction of Contract	Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Ves No	12 Was real estate purchased for same use?	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)	
		Other
Brothers and Sisters Grandparents	and Grandchild Spouse	
Ex-spouse Parents and C	Child Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount ar	nd interest rate.)
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title compared of the agent or title company contact.) Yes	ny? (If Yes, include the name
18 Address of Property 625 High Street	19 Name and Address of Person to Whom the Tax Statemen	
Guide Rock, NE 68970	(Same as grantee)	
18a No address assigned 18b Vacant land		
20 Legal Description		
Lots Three (3) and Four (4), Block Four (4), Talbot's	Addition to Guide Pock Webster Co	ount.
Nebraska.	Addition to Guide Nock, Webster Co	bunty,
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	\$	4 50000
	nter dollar amount and attach itemized list.) 23	1,500,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	· c	1,500,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	t	
Under penalties of law, I deader that I have examined this stateme	number	
correct, and that I am duly authorized to sign this statement. David B. Garwood	and that it is, to the best of my knowledge and bellet, true,	(402) 746-3613
Print or Type Name of Erantee or Authorized Representative		Phone Number
sign / May / Amurodal	Attorney	2-25-21
here Signature of Grantee or Authorized Representative	Title	
Register of Deed's Use O	a luc	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 3 Day 25 yr 21 \$ 4,50	BK2021, Pg 683	
Nebraska Department of Revenue		D. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	<u> </u>	- · · · · · · · · · · · · · · · · · · ·

BK2021, Pg 683

State of Nebraska ss. County of Webster

Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this 35 day of Wayh A.D., 20 1, at 3:35 o'ctock P.M. Recorded in Book 22 on Page 63 County Clerk

Assessor_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-25-21
\$ 4.50 By ah

JOINT TENANCY QUITCLAIM DEED

Carded

Margaret E. Henry, a single person, GRANTOR, whether one or more, in consideration of ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$1,500.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Matthew Sepeda and Yvonne L. Montez, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3) and Four (4), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska.

Executed March 25, 2021.

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on March 25, 2021, by Margaret E. Henry, a single person.

Comm. expires 10

Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book		Page	/	Çal	Date	777	Secure 1	76 J. P. S. S.		L.	ai D:		M(1557)27	7.00.74.5	269-61	
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WD; BETWEEN PARENTS & CHILD		
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	(Continue on back))
	PAT 96-106-99	<u></u> -1 I

NEBRASKA Good Life, Great Service

Real Estate Transfer Statement

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

FORM 521

 If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENU 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 Mo. 3 Day 25 Yr. 2021 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone Grantor's Name (Seller) Grantee's Name (Buyer) Armstrong Family Farms, LLC Richard L. Armstrong and Karen L. Armstrong Street or Other Mailing Address 1207 Road 1100 Street or Other Mailing Addres 609 North Jefferson Street Zip Code 68970 City Red Cloud State NE Zip Code 68970 Red Cloud Phone Number (402) 746-3963 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved √ Agricultural Multi-Family Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death ☐ Executor Mineral Quit Claim ✓ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement ີ່ Gift Life Estate **√** Sale Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ✓ Yes ☐ No ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild ☐ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$207.831 **V** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes **V** No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee 18a ✓ No address assigned 18b Vacant land 20 Legal Description The West Half of the Southeast Quarter (W1/2SE1/4) of Section Eleven (11), Township Two (2) North, Ranger Eleven (11), West of the 6th P.M., Webster County, Nebraska 89.9 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 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. Justin Armstrong (402) 765-3963 Type Name of Grantee or Authorized Representative Phone Number Grantee Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Day 26 Yr. 21 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ' County of Webster.	7
County of Webster.	}ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of March A.D., 2021, at 9:58 o'clock O.M. Recorded in Book 2021 on Page 687 unty Clerk 10.00 Deputy Ind Comp Assessor Carded

BK2021, Pg 687

NEBRA	SKA DOCUMENTARY
	STAMP TAX
Date	3-26-21
\$ <u>_393.</u>	75 By (1)

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

WARRANTY DEED

Richard L. Armstrong and Karen L. Armstrong, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Armstrong Family Farms, LLC, a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Southeast Quarter (W1/2SE1/4) of Section Eleven (11), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

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

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

Richard L. Armstrong Karen L. Armstrong

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on March 25, 2021 by Richard L. Armstrong and Karen L. Armstrong, husband and wife.

SENERAL NOTARY - State of Nebraska DON E. THEOBALD My Comm. Exp. October 28, 2024

Executed March 75, 2021.

Motary Public

Agricultural Land Sales Worksheet

Cnty No.	Bò	ok.	Page	Sale	Date					Sc	hool Dis	strict	Code			er (
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Outbuildings	Non-AG TO	TAL	5.000	
Assessor's Adjustment to Sale Price (+ or -):	Tot	al Recapt	ure Value:	
Assessor Comments and Reason for Adjustment:				
DEED OF DISTRIBUTION BY PR; BETWEEN PAR	RENT & CHILD			
Comments from	Comments:			
002107301			··	
				(Continue on back)
				PAT 96-106-99

67

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed and an attachment and its attachmen

FORM **521**

DEPASTMENT OF ACT		will not be reco		~~~~				*						
1 County Name	1110 0000	2 County Num		uno otau	21112111	3 Date of S			o are acc	4 Date of				
,	WEBS	STER - 91		7		Mo. 3 Day 11 Yr. 2021 Mo. 3 Day 11 Yr. 2021								21
5 Grantor's Name, A						6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Sell						Grantee's Name (Buyer)								
See Attachèd						See Attached								
Street or Other Mailir	ng Address					Street or Of	ther Ma	ailing Addre	ess					
City		State		Zip Code	е	City				State			Zîp Cı	ode
Phone Number						Phone Num	ber	-		tee a 501(c)(:			Yes	VN
Email Address						Email Addre	 ess		If Yes, is th	e grantee a 5	i09(a) found	ation?	Yes	₽ No
7 Property Classifie	cation Number C	heck one boy in c	ategories A an	d R Char	₩ ſ if i	nronarh, ie s	aleo a	mobile he						
(A) Status	I		Ancychics A an	u D. 01:50		Property T		inopite ito	nie.			—	(C)	
Improved	Single F	amily	Industrial		(D)			-Nonprodu	ıcina	State	Assessed	-		e Home
Unimproved	Multi-Fa		Agricultural		<u> </u>			-Producing	-	Exem		1		51101116
□ lorr	Comme	· -	Aecreational		<u> </u>		(0,00.0		,		J.			
8 Type of Deed	Conservator		Distri	bution [Lan	d Contract/M	lemo	Partitio	on	Sheriff	П	Other_		
Bill of Sale	Corrective		Ease	-	Lea			Persor		Trust/Trust				
Cemetery	Death Certific	ate - Transfer on D	eath Execu	utor [Mine	eral		Quit C		Warranty				
9 Was transfer pa kind exchange (art of IRS like-	10 Type of Trans	fer 🗸 Distribu	tion	Foreclo	sure In	revocal	ble Trust	Revocab	le Trust	Tran	sfer on	Death	
Exchange) by buy	(I.H.C. § 1031 er or seller?	Auction	Easeme	ent 🗍 (Sift	ΠLi	fe Esta	ite [Sale				3eneficiar	٧
	Seller V No	Court Deci		ge 🔲 (Grantor	r Trust Pa	artition	Ē	Satisfacti	on of Contrac	at Othe	er (Expl	lain)	-
11 Was ownership tra	-	No, explain the div	rision.)			- mranuadit				sed for same	use? (If No.	, state t	the intend	ed use.
] No						}	Yes	∐ No _					
13 Was the transfer be								,						
✓ Yes		or Uncle to Niece o	r Nephew			artnership, or		∐ Se			Other			
	=	ers and Sisters				nd Grandchil	d	∐ Sp	ouse					
	Ex-sp			Parents a						nd Step-child				
14 What is the current	market value of the	ne real property?							ed? (if Yes,	state the am	ount and int	erest ra	ite.)	
\$396,333 16 Does this conveyar		(1. 10				Yes			\$					%
	No	it parcer or land?				17 Was tran of the ag	ister th ient or	rough a rea	al estate ag anv contact.	ent or a title o	company? (I	f Yes, it	nclude the	name
18 Address of Property														
Rural Webst		. NE				Chad Timm		ress or per	SOII IO VVNO	m the Tax Sta	itement Sno	ula be	Sent	
	,	—				10820 E Tu			е					
18a 🔽 No address a	ssigned 18b	Vacant land			ľ	Scottsdale,	AZ 8	5259						
20 Legal Description (Attach additional o									····				······
A one-third (to the We	et Ha	IF /\A	1/1/2\ of	the	North	Half (I	11/2) of	Soction	n Ei	in (E)	:
Township Fo	our (4) Nor	th Range l	Eleven (1	1) \Ma	et of	f the Ath	uic I O r	INOILII Ala IAla	shotor i	Country	Mahra	11 1'	ve (3)	2
i ownomp i c	ou. (+) . vo.	ar, range i	_ieveii (i	1) 446	St O	i uie ou	ı F.I	VI., VVE	ensiei i	county,	ivebra:	ska		
21 If agricultural, list to	tal number of acre	s transferred in this	s transaction											
						· ·								
22 Total purchase p			umed							22	\$		n	.00
23 Was non-real pro											3			
∐ Yes ☑ N	No (If Yes, enter o	ioliar amount and	d attach itemiz	ed list) (see in	structions)			23				Ĺ.
24 Adjusted purcha	se price paid for	r real estate (line	22 minus line	23)						24	5		n	100
											***************************************			ш
25 If this transfer is														
correct,	and that I am duly	law, I declare that authorized to sign	i i nave examine this statement.	od this sta	tement	and that it is	s, to th	e best of r	my knowlec	lge and belief	f, true, comp	olete, a	nd	
Justin	n R. Herrmar	าท										(308) 234-	5579
Print or	Type Name of Gra	antee or Authorized	Representative				***************************************		***************************************			*	Number	
sign (A	ttorney	for Gran	itee		3	3.23.21	1
here Signar	ne of Grantee or A	uthorized Represe	ntative			itle		-				Date		
	\smile		Register of De	od'e He	o ()-:>				******			P =		<u> </u>
26 Date Deed Recorde	d	27 Value of Stam				/ 28 Recording	n Date					ror De	ept. Use	Unity
Mo. 3 Day &	16 ,21	\$ Eve	4十年1	ς .		RY	·	D.	686	2	7			
Nebraska Department of Re			<u> </u>			ווע	200	×1, [4	ece		by Neb. Rev.	Stat &&	76-914 77	(1327/7)
orm No. 96-269-2008 to 2	828 Ray Supercodor	00 000 0000 Dec 0	3040					j			-5	~ave 22		(2)

SECTION #5

GRANTORS:

CHAD TIMM, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF HOLLY L. TIMM 10820 EAST TURQUOISE AVENUE SCOTTSDALE, AZ 85259 (402) 984-6698

TRACI OLSON, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF HOLLY L. TIMM 612 NORTH $4^{\rm TH}$ AVENUE KENESAW, NE 68956 (402) 469-6945

SECTION #6

GRANTEES:

CHAD TIMM 10820 EAST TURQUOISE AVENUE SCOTTSDALE, AZ 85259 (402) 984-6698

TRACI OLSON 612 NORTH 4TH AVENUE KENESAW, NE 68956 (402) 469-6945

Agricultural Land Sales Worksheet

Cnty No.	Во	ook	Page	. Sa	le Date				S	choo	l Dist	rict Code	e.					
91	20	21	690	3/2	2/2021	Base: 01-0123 Affiliated:						Unified:						
Location	\mathbf{D}	Sale	Number	Useabilit	y & Code#		Parcel Number											
002105600			68		4 05		Twn	Rng	Se	ct	Qrt	Subdiv	Area Blk		Parcel			
	D.	ate of S	ale Assessed	Value :		4131	4	11	34	4	4	00000	1	000	0840			
Land Improv		orovements	Total			ate of	Sale	Prop	perty	Classific	cation Code							
202	,020				202,020	Status	Pro	perty Ty	ype Zon		ning	Location	City Size		Parcel Size			
, and a second second		Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9			
LCG			ACRES:	VA	LUE:		LCG				ACRI	ES:		- VAL	J E:			
IRRIGATE	D 1A1					GF	ASSLA	ND 10	G1		74	4.000			95,830			
	1A							1	.G		1:	1.000			14,245			
	2A1					2G1					7:	1.000	91,945					
	2A					2G												
	3A1						3G1											
	3A	<u> </u>					3G											
	4A1							40	31									
	4A					4G												
DRYLANE) 1D1					Shelterbelt/Timber												
	1D							Accretic	on									
	2D1							Was	te									
	2D	 						Oth										
	3D1					AG LAND TOTAL			L		156	5.000	202,020					
	3D							Road	is		4	1.000						
	4D1					<u> </u>	F	arm Sit	es	·								
	4D						Н	ome Site	es									
		703-008-4-0					R	ecreatio	n		_							
	wellings							Oth			-		- Wester					
Outb	uildings				- A1	Noi	ı-AG T	OTA	L		4	.000						
Assessor's	Adjus	stment	to Sale Pri	ice (+ or -):]	otal]	Rec	aptı	ıre V	/alue:						
			eason for Adj															
WD: TRA	NSFE	חת א	JOINT TE	NANCV														

Dwellings	Other		
Outbuildings	Non-AG TOTAL	4.000	
Assessor's Adjustment to Sale Price (+ or -):	Total Recap	ture Value:	
Assessor Comments and Reason for Adjustment:			
WD; TRANSFER TO JOINT TENANCY			
Comments from	Comments:		
002105600			
			(Continue on back)
			PAT 96-106-99

FORM

Real Estate Transfer Statement

•To be filed with the Register of Deeds. • Read instructions on reverse side. Good Life. Great Service.

DEPARTMENT OF REVENUE	If additional space is n	eeded, add an attach	ment and identi	fy the applicable item	number.	JE I
	The deed will not be recorded	unless this statemer	nt is signed and	items 1-25 are accura	itely complete	d.
1 County Name	2 County Number		3 Date of Sale/in		4 Date of Deed	
	WEBSTER - 91			ay <u>02</u> Yr. <u>21</u>		Day <u>02</u> Yr. <u>21</u>
	ess, and Telephone (Please Print)			e, Address, and Telepho	ne (Please Print	
	nd Sandra D. Miller			ller and Sandra D.	. Miller	
Street or Other Mailing Ad PO Box 123	dress		Street or Other M PO Box 123	lailing Address		
City Holstein	State NE	Zip Code 68950	City Holstein		State NE	Zîp Code 68950
Phone Number			Phone Number		a 501 (c)(3) organ rantee a 509(a) fo	nization? Yes V No
Email Address			Email Address N/A	in see, is the g	iance a ous(a) k	oundation? Yes V No
7 Property Classificatio	n Number. Check one box in catego	ries A and B. Check C if	1	mobile home.		
(A) Status			Property Type			(C)
Improved	Single Family Ind	ustrial	Mineral Interest	s-Nonproducing	State Assess	
✓ Unimproved		icultural [Mineral Interest	s-Producing	Exempt	
[OLL		creational		-		
Bill of Sale	Conservator Corrective Death Certificate – Transfer on Death	Easement Lea	nd Contract/Memo ase neral	Personal Rep.	Sheriff Trust/Trustee Warranty	Other
		Distribution Forect		ble Trust Revocable Ti		Transfer on Death
Was transfer part of kind exchange (I.R.C Exchange) by buyer or		Easement Gift	Life Est	ate Sale		Trustee to Beneficiary
Buyer Sel	ler 🔽 No Court Decree Cred in full? (If No, explain the division.)		or Trust Partition			Other (Explain) Joint Tenancy
✓ Yes No	ted in this fit rad exhibits the divisions'	· · · · · · · · · · · · · · · · · · ·		✓ Yes	itorsame use? (i	f No, state the intended use.)
	en relatives, or if to a trustee, are the tr			the appropriate box.)		
✓ Yes No	Aunt or Lincie to Niece or Nepi		artnership, or LLC	☑ Self	□ 0	ther
	☐ Brothers and Sisters ☐ Ex-spouse	Grandparents a Parents and Ch		Spouse Step-parent and S	Store objilel	
14 What is the current mark	ket value of the real property?	LJ. alono are or		age assumed? (If Yes, sta	*	ri Internet rate)
\$212,940			∐Yes	✓ No s	a so amount an	94
	ivide a current parcel of land?		17 Was transfer to			y? (If Yes, include the name
Yes No 18 Address of Property				title company contact.) [tress of Person to Whom the	Yes	No.
			Same as G		ne 18% Statement	Supplied be Seut
ea Edward						
18a No address assign	ned 18b Vacant land h additional pages, if needed.)					
		ction Thirty four	- /24) Town	achia Eaur (4) N	Jamila Da-	Ti (44)
West of the 6th	Quarter (NE1/4) of Se P.M., Webster Count	v Nahraeka	1 (34), 10Wi	iship Four (4) r	vorm, Kan	ge Eleven (11)
170010. 110 011	i iivii, vvobotoi Oodiit	y, recordsida.				
21 If agricultural, list total nu	umber of acres transferred in this trans	action160	·			
	including any liabilities assumed				. 22 \$	1,00
	/ included in the purchase? 'Yes, enter dollar amount and atta	ob Hominad Kat) (nan b			\$	
			iisirucaons)	**************	. 23 	4:00
	rice paid for real estate (line 22 m			······································	. 24	1,00
25 If this transfer is exer	npt from the documentary stamp penalties of law, I declare that I hav	tax, list the exemption	number 10-902	c (Ja)		
correct, and t	that I am duly authorized to sign this s	e examined mis siatemen tatement.	it and that it is, to t	ne best of my knowledge	and belief, true,	complete, and
	D. Baack	AAA AAA AAAA AAAA AAAA AAAAA AAAAA AAAAA				(402) 834-3300
sign	Name of Grantee of Authorized Repr	esentative		Attorney		Phone Number 03/26/21
-	Grantee or Authorized Representative	,	Title			Date
	Ponie	iter of Deed's Use On	by			
26 Date Deed Recorded	27 Value of Stamp or E		28 Recording Data	0		For Dept. Use Only
Mo. 3 Day 26	yral \$ Exempt	# Sa	BK 202	21. fa 690		
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 R	e lev. Supersedes 96-269-2008 Rev. 6-2019	<u>_</u>		'J'	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX Date: 03/26/21

\$ Ex05a By AS Bk 2021, Pg 690

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of March A.D., 2021, at 11:05 o'clock AM. Recorded in Book 2021 on Page 690

Joruse Tetsch County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

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

WARRANTY DEED

Arthur C. Miller and Sandra D. Miller, husband and wife, Grantors, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Arthur C. Miller and Sandra D. Miller, husband and wife, as Joint Tenants with rights of survivorship and not as Tenants in Common, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

The Northeast Quarter (NE ¼) of Section Thirty-four (34), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Grantors covenant, jointly and severally, with the Grantees that Grantors (1) are lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: March 2, 2021.

Arthur C. Miller, Grantor

Sandra D. Miller, Grantor

State of Nebraska

) ss.

County of Adams

The foregoing instrument was acknowledged before me on this 2nd day of March 2021, by Arthur C. Miller and Sandra D. Miller, husband and wife, Grantor.

> GENERAL NOTARY - State of Nebraska MATTHEW D BAACK My Comm. Exp. January 9, 2025

Agricultural Land Sales Worksheet

Cnty No. I	ook	Page	Sa	le Date	School District Code												
91 2	021	691	3/2	6/2021	Base:	91-00	Affil		Unified:								
Location ID	Sale	Number	Useabilit	y & Code#					Parcel Number								
001714000		69	4	05	GeoCde	Twn .	Rng	Sect	. Qrt	Subdiv	Area	Area Blk Pa					
	Date of S	ale Assessed \	/alue		4133	1133 4 10 2			4	00000	1 000		6910				
Land	Im _l	rovements		Cotal		D	ate of	Classific	ation Code								
24,100	24,100 205,930			230,030	Status	Prop	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size				
	irrigalion i vne:				A) 1	B)	05		c) 5	D) 3	E)	0	F) 9				
LCG		ACRES:	V.	LUE:		LCG			ACR	ES:		VAL	JID:				
IRRIGATED 14					GR	ASSLA	ND 10	GI		0.310			400				
1	A						1	lG		0.040	50						
2.A	.1				2G1												
2	A					2	2G										
3.4	3A1						30	G1									
3	A						3	3G									
4.4	1						40	G1				·					
	A						4	IG									
DRYLAND 11					S	helterbe						·					
	D						Accretic	on									
20							Was	-									
2							Oth										
3E					AG L	AND T				0.350	ii Charlindah	79 - 21 - 14 S 81	450				
3. 4D							Road										
4L 4L						·	arm Sit	+		1.000			8,650				
4.							me Sit			1.000			15,000				
Dwelling				191,270		К.	ecreatio	_									
Outbuilding				14,660	Nor	-AG T	Oth OTA			2.000			23,650				
Assessor's Adju	ıstment	to Sale Pri	ce (+ or -						pture '		·		-,				

4D			Home Sites	1.000	15,000							
			Recreation									
Dwellings		191,270	Other									
Outbuildings		14,660	Non-AG TOTAL	2.000	23,650							
Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:												
Assessor Comments and Reason for Adjustment:												
WD; TRANSFE	R BETWEEN PARI	ENT & CHILD			V.							
Comments from			Comments:									
001714000												
					(Continue on back)							
					PAT 96-106-99							

NEBRASKA-Good Life, Great Service.

Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable iten



FORM 521

The additional space is needed, and all all	icinitetit and identity the applicable item number.	
The deed will not be recorded unless this stater	nent is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Mo. 3 Day 26 Yr. 2021 Mo. 3 Day 26 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Kevin W. Toepfer	Grantee's Name (Buyer) Kyle R. Toepfer	
Street or Other Mailing Address 1670 State Highway 4	Street or Other Mailing Address 1680 State Highway 4	
City State Zip Code Blue Hill NE 6893	City State Zip Code	330
Phone Number (402) 756-2008	If Yes, is the grantee a 509(a) foundation? Yes	V No
Email Address ktoepfer@gtmc.net	Email Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check		
(A) Status	(B) Property Type (C)	
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile H	ome
Unimproved Multi-Family Agricultural I OLL Commercial Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff Other	
Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	Lease ☐ Personal Rep. ☐ Trust/Trustee Mineral ☐ Quit Claim ✓ Warranty	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fo	reclosure Irrevocable Trust Revocable Trust Transfer on Death	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? / Auction Easement Gi		
Buyer ☐ Seller ☑ No ☐ Court Decree ☐ Exchange ☐ Gr 11 Was ownership transferred in full? (If No, explain the division.)	antor Trust Partition Satisfaction of Contract Other (Explain)	
Yes No	12 Was real estate purchased for same use? (If No, state the intended Y Yes No	use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary		
-	o., Partnership, or LLC Self Other	
	ats and Grandchild Spouse	
Ex-spouse ✓ Parents and		
14 What is the current market value of the real property? \$229,299	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?	17 Was transfer through a real estate agent or a title company? (If Yes, include the na	
Yes V No		No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent	
1680 State Highway 4 Blue Hill, NE 68930	Kyle R. Toepfer	
18a No address assigned 18b Vacant land	1680 State Highway 4 Blue Hill, NE 68930	
20 Legal Description (Attach additional pages, if needed.)	Dide Hill, NE 00930	
•		
NE, thence West 262.6'; thence North 389.4'; thence East	Southeast comer of the SE 1/4 of 22-4-10, Webster County, 262.6'; thence South 389.4' to the place of commencement	
	,	
21 If agricultural, list total number of acres transferred in this transaction2.35	·	
22 Total purchase price, including any liabilities assumed		 ე
23 Was non-real property included in the purchase?		
Yes No (If Yes, enter dollar amount and attach itemized list.) (se	23800 C	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		
25 If this transfer is exempt from the documentary stamp tax, list the exempti		
correct, and that I am duly authorized to sign this statement.	ment and that it is, to the best of my knowledge and belief, true, complete, and	
Charles W. Hastings	(402) 463-138	33
Sign Printer Type Name of Grantee or Authorized Representative	Phone Number Attorney 3/26/21	
here Signature of Grantee or Authorized Representative	Attorney 3/26/21 Title Date	
Register of Deed's Use	Only For Dept, Use Onl	
6 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	ıy
Mo. 3 Day 29 Yr. 31 \$ 517.50	BK 2021 Pa 691	
ebraska Department of Revenue	Authorized by Neb Rey Stat 66 76-214 77-192	37/2\

index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/29/21 \$ 517.50 By AS Bk 2021, Pg 691

State of Nebraska State of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of March A.D., 2021, at 08:33 o'clock AM. Recorded in Book 2021 on Page 691

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

WARRANTY DEED

Kevin W. Toepfer, a married person, GRANTOR, in consideration of Two Hundred Twenty-Nine Thousand Two Hundred Ninety-nine and no/100 Dollars (\$229,299.00) and other valuable consideration received from Kyle R. Toepfer, GRANTEE, conveys and releases to GRANTEE, the following described real estate (as defined in NEB. REV. STAT. §76-201):

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

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same:
- (3) is not and never has occupied the real estate as a homestead; and

ss:

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

Executed March 26, 2021.

Kevin W. Toe

STATE OF NEBRASKA

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on March 26, 2021 by Kevin W. Toepfer, a married person.

GENERAL NOTARY-State of Nebraska
CHARLES W. HASTINGS
Hy Comm. Exp. Dec. 2, 2021

Notary Public

BK2021, fg 688

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of March A.D., 2021, at 10.34 o'clock a M. Recorded in Book 2021 on Page 688 689

Aurice Patach County Clerk

16.00 Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-26-21
SExempt 15 By A

Jacobsen, Orr, Lindstrom & Holbrook, P.C., L.L.O. P.O. Box 1060 Kearney, NE 68848-1060

DEED OF DISTRIBUTION PERSONAL REPRESENTATIVE

CHAD R. TIMM AND TRACI L. OLSON, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF HOLLY L. TIMM, DECEASED, pursuant to appointment by the County Court of Buffalo County, Nebraska, hereinafter referred to as "GRANTOR", conveys and releases to CHAD R. TIMM AND TRACI L. OLSON, hereinafter collectively referred to as "GRANTEE", as tenants in common, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

A one-third $(1/3^{rd})$ interest in and to the West Half (W1/2) of the North Half (N1/2) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6^{th} P.M., Webster County, Nebraska

subject to easements and restrictions of record and subject to the life estate in Joan E. Soucek.

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

Executed this [1] day of March, 2021.

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

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

BK2021, Pg 689

STATE OF NEBRASKA)
COUNTY OF ADAME) SS:
The foregoing instrument was acknowledged before me on the // day of March, 2021, by Chad R. Timm, Co-Personal Representative of the Estate of Holly L. Timm, Deceased.
GENERAL NOTARY - State of Nebraska JOHN D. NOOTZ My Comm. Exp. August 21, 2021
STATE OF NEBRASKA)
COUNTY OF AGMS SS:
The foregoing instrument was acknowledged before me on theday of March, 2021, by Traci L. Olson, Co-Personal Representative of the Estate of Holly L. Timm, Deceased.
State of Nebraska - General Notary Notary Public Notary
State of Nebraska – General Notary KIMBERLEY R KLUSMAN My Commission Expires October 20, 2022

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sa	le Date	e School Distric					trict Coc	le .						
91	20	21	727		3/3	0/2021	Base: 01-0			23	Aff	iliated:	· Gringe		τ	Jnif	ied:		
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(102) 🗆 Two	o Story			(30) Average					((1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli	it Level			(40) l	□ G	ood				(2) 🗆	Re	einforced	l Co	oncrete Fi	ame				
(104) 🗆 1 1/	2 Story			(50) I	□ V	ery Good			((3)	M	asonry E	3ear	ing Walls	;				
(111) □ Bi-I	Level			(60) I	□ E	xcellent			((4) U Wood or Steel Framed Ext. Walls									
(106) □ Oth	ег								((5) 🗆	M	etal Fran	ne a	and Walls					
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																	(Conti	nue on back)	

NEBRASKA

Real Estate Transfer Statement

70

FORM

Good Life. Great Service.

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

521

in additional space is needed, and an attachm	
The deed will not be recorded unless this statement	
1 County Name 2 County Number	3 Date of Sale/Transfer 2 20 2 4 Date of Deed
WEBSTER - 91 ▼	Mo. 3 Day 30 Yr. 21 Mo. 3 Day 30 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller), Brad + Anne Nutkr	Grantee's Name (Buyer) Guadalune Castanos
Street or Other Mailing Address 1/200 Stage Coach Road	Street or Other Mailing Address 706 N Websker Street
Hickman NE 188372	City Bladen NE 68928
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No No Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if p	property is also a mobile home.
(A) Status (B)	Property Type (C)
mproved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution Land	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Leas	se Personal Rep. Trust/Trustee
Cemetery Death Certificate - Transfer on Death Executor Mine	eral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreclo	sure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
☐ Buyer ☐ Seller [®] ☐ No ☐ Court Decree ☐ Exchange ☐ Grantor	Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box)
	artnership, or LLC Self Other
Brothers and Sisters Grandparents ar	
Ex-spouse Parents and Chi	
	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$1400	Yes No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
70% N Webster St. Bladen, NA	Same as above
700 14 300001713	same as apove
18a No address assigned 18b Vacant land	·
20 Legal Description (Attach additional pages, if needed.)	
hots 11-13 Block 1 Bladen S	a bod.
Two II is block it bladen i	Spences and Addition
	, made tros
21 If agricultural, list total number of acres transferred in this transaction	•
22 Total purchase price, including any liabilities assumed	m \$ 2000
23 Was non-real property included in the purchase?	0100
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	
	1994 S
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption r	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.	0
Print or Type Name of Grantee or Authorized Representative	970 - 1023 -558 Phone Number
sign Charles of Additional Property of the State of the State of Additional Property of the State of Additional Property of the State of the	
the state of the s	itle 3/3 / / 202 / Date
here Signature of Grantee or Authorized Representative	Date -
Register of Deed's Use Only	y For Dept. Use Only
	28 Recording Data
Mo. 3 Day 31 Yr. 21 \$ 4.50	BK 2021, Pg 727
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	× 1

BK 2021, fg 727

State of Nebraska 355.
County of Webster
numerical index and filed for record in the
Clerk's office of said county this <u>Sl</u> day
of March A.D., 20 21, at 12:40
o'clock PM. Recorded in Book 202
on Page 12 County Clerk
Deputy
ind CompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date_____3-31-21
\$_4.50____By__Ab

WARRANTY DEED

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

Lots Eleven (11), Twelve (12) and Thirteen(13), Block One (1), Spence's Second Addition to the Village of Bladen, Webster County, Nebraska.

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

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

Executed March 302021

Brad Nutter

Anne Nutter

7-10-11

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 36021, by

Brad and Anne Nutter, husband and wife.

Comm. Expires 5-28-21

GENERAL MOTARY-State of Nebraska
PARIELA S. HARRISON
My Comm. Exp. May 28, 2021

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page	, U-16,		Sal	e Date	4.6					Sc	hool D	istr	ict Co	lė			124.37	
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		**************************************		187	40.00		Residential					8 W			C	Comme	rcia	1			
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(103) □ Spli				(40)		Go	od				(2)	(2) Reinforced Concrete Frame									
(104) 🗆 1 1/2				(50)		Ver	ry Good				(3)		Mas	sonry Be	atin	g Walls					
(111) □ Bi-L	_			(60)		Exc	cellent				(4)		Wo	od or St	eel F	ramed	Ext.	Wall	s		
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(305) □ Two						40.5	1,540										(60)		Excelle	ıt	
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NEBRASKA

Real Estate Transfer Statement

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

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

WEBSTER - 91 ▼	Mo. 2 Day 11 Yr. 2021 Mo. 2 D	ay
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	ay 11
Grantor's Name (Seller)	Grantee's Name (Buver)	
Matthew and Megan Ockinga	Melanie S. Whitcomb	
Street or Other Mailing Address 501 S Liberty	Street or Other Mailing Address 105 N Webster	
City State Zip Code Blue Hill, NE 68930	City State NE	Zip Code 68930
Phone Number		
	(402) 469-6735 If Yes, is the grantee a 509(a) to	
Email Address N/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status (B)	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assesse	d Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational		
	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl		Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift		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	· · · · · · · · · · · · · · · · · · ·
✓ Yes	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
		her
☐ Brothers and Sisters ☐ Grandparents a		
Ex-spouse Parents and Ch		
14 What is the current market value of the real property? \$48,000	15 Was the mortgage assumed? (If Yes, state the amount and	•
16 Does this conveyance divide a current parcel of land?	Yes No \$17 Was transfer through a real estate agent or a title compan	%
Yes No	of the agent or title company contact.)	y: (ii res, include the harte
18 Address of Property	19 Name and Address of Person to Whom the Tax-Statement	
105 N Webster	Grantee	
Blue Hill, NE 68930		
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
The North Fifty-six feet (56') of Lot Seven (7) and Eight	ght (8) of Block Three (3), Grussel's /	Addition to the
City of Blue Hill, Webster Cocunty, Nebraska		
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	22 \$	48,000.00
23 Was non-real property included in the purchase?	\$	40,000,00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	48,000,00
,		, , , , , , , , , , , , , , , , , , , ,
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement		
correct, and that I am duly authorized to sign this statement.	it and that it is, to the best of my knowledge and belief, true, or	complete, and
Melanie S. Whitcomb		(402) 469-6735
Print or Type Name of Granted or Authorized Representative		Phone Number
example with this	Grantee	1/ 1/2021
nere Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On	ly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 3 Day 2 Yr. 21 \$ 108.00	BK 2021, Pa 473	
Nebraska Department of Revenue	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

	BK2021, Fg 473
State of Nebraska ss. County of Webster	113021, 19 113
Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Macha.D., 2021, at 8:34 o'clock AM. Recorded in Book 2021 on Page 13 County Clerk 10.00 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 3-2-2 \$ 108.00 By
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	RRANTY DEED
DOLLAR (\$1.00) and other valuable cons	asband and wife, Grantors, in consideration of ONE ideration received from Grantee, Melanie S. ng described real estate (as defined in Neb. Rev. Stat.
The North Fifty-six feet (56') of Lot Sever Addition to the City of Blue Hill, Webster	a (7) and Eight (8) of Block Three (3), Grussel's County, Nebraska
Grantors covenant, jointly and severally, w	vith Grantee that Grantors:
(2) have legal power and lawful a	al estate and that it is free from encumbrances; authority to convey the same; to the real estate against the lawful claims of all persons.
Executed February 11,2021	
Matthew Ockinga	Misan Ockinsa Megan Dokinga
STATE OF NEBRASKA) COUNTY OF Adams)	
The foregoing instrument was acknowledge by Matthew Ockinga, husband of Megan O	ed before me February 8, 2021 ckinga.
A GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021	tary Public A Mobald
STATE OF NEBRASKA)) ss. COUNTY OF Hacms)	

ST CO

The foregoing instrument was acknowledged before me on February 11 by Megan Ockinga, wife of Matthew Ockinga.

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

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page	Sale Date					School District Code												
91	20	21	502		3	/3,	/2021	Base:	91.	-00	02	Aff	iliat	ed:		Unified:					
Location	\mathbf{D}	Sale	Number	Ţ	Jseab	ility	& Code#						Pa	ircel N	lumber	er					
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	î.D	ate of S	ale Assess	ed Va	lue.		l .	4491	2.48.0	**************************************	to red games only 10 color	0	0	0	1006	5	er to de suite	003	0 (000	
Land		Împ	rovement	s	7W - 7**	Ť	otal	1 Ver- 27	Date of Sale Property Classification								ion (Code 🍇		10.75	
1	,345		10,3	85			11,730	Status		Prop	erty T	ype	. Z	oning	Locati	on	Cit	y Size	Parc	cel Size	
Assessor Lo	cation:	RED	CLOUD	(RC)				A) 1		В)	01		C)	1	D) 1		E)	6	F)	2	
			gallanan			* (*) * (*)	Residentia	A Table	el eng						Comm	ercia	al				
	Mul		provements		tiple. Ir	пргоч	rements.:			N	fultiple	. Impi	roven	nents.:							
		Constr	uction Date	e: Con	structio	n Dat	te: 19	00		С	onstru	ction I	Date:	:							
		a a sa a a a	Floor	Floo	or Sq. F	t. :	9	80		F	loor Sc	. Ft. :									
			ig Cost New				84,5			С	ost :										
Single Family	Style:	101		Res	sidenti	al Co	ondition: 2	0 .		C	omm	ercia	l Oc	cupano	y Code:						
(100) 🗆 Mo	bile Hon	ne		(10) 🗆	Wo	om Out			P	rimary	<i>τ</i> :		Ot	her1:		(Other2:			
(101) 🗷 One	e Story			(20) 🗷	Ba	dly Worn			C	'omm	ercia	I Co	ustruci	ion Clas	s:				mid that the	
(102) 🗆 Two	o Story			(30) 🗆	Av	erage				(1) [] Fi	герго	oof Str	ıctural St	el F	rame			,	
(103) □ Spli	it Level			(40) 🗆	od				(2) Reinforced Concrete Frame											
(104) 🗆 11/	2 Story		-	(50) 🗆	Ve	ry Good				(3) [] M	ason	uy Bea	ring Wall	 S					
(111) 🗆 Bi-I	Level			(60) 🗆	Ex	cellent				(4) [ı w	ood	or Stee	l Framed	Ext.	Wal	İs			
(106) 🗆 Oth	er			100				and the second			(5) [☐ Metal Frame and Walls									
Townhouse or	Duplex	Style:		Res	identi	al Q	uality: 20				(6) E] Po	ole F	rame							
(301) 🗆 One	Story			(10) 🗆	Lo	w			C	ost R	ank:		Takat		Coi	ditio	n:			
(302) 🗆 Two	Story			(20) 🗷	Fai	r				10) E	Lo	w			(10)		Worn (Out		
(307) 🗆 1 1/	2 Story			(30) 🗆	Av	егаде			(20) E] A	verag	ge		(20)		Badly	Wom	L	
(308) □ Spli	t Level			(40) 🗆	Go	od			(30) E	Al	oove	Averaș	ge	(30)		Averag	e		
(309) 🗆 21/	2 Story			(50)) 🗆	Ve	ry Good			(40) E] Hi	gh			(40)		Good			
(304) 🗆 One	Story [Duplex		(60)) 🗆	Exc	cellent									(50)		Very C	lood		
(305) 🗆 Two	Story I	Duplex		Acres.	75 344 50 374							and .	75/18/5 4/2 st			(60)		Excelle	nt		
Assessor's	Adju	stment	to Sale I	Price	(+ o	r -)	:														
Assessor Co	mment	s and R	eason for .	Adjus	stmen	t:															
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NEBBASK/ Real Estate Transfer Statement FORM Good Life, Great Service To be filed with the Register of Deeds. Read Instructions on reverse side. 521 hand not been owner where 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 Dead WEBSTER-91 Mo. 3 Day 3 2021 Mo. 2 Day 23 yr 2021 5 Granfor's Name, Address, and Telephone (Please Print) 6 Grantee's Hame, Address, and Telephone (Please Print) Granior's Name (Se Grantee's Name (Buyer) Jim & Shirley Henry Viola P and William R Tweeddale, Trustees Street or Other Mailing Address 204 Evergreen lane Street or Other Mailing Address 15520 Moosehorn Way City Hurley Zip Code 12443 State State City Caldwell Code 83607 Phone Number (845) 338-2022 is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (208) 880-7659 Email Address pearl43@hvc.rr.com Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt LIOT Commercial] Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-kind exchange (LR.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Inevocable Trust Revocable Trust Transfer on Death Auction Essement T Gift Life Estate **V**Sale ☐ Trustee to Beneficiary ☐ Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the Intended use.) Yes V 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., Parinership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$29 No s 16 Does this conveyance divide a current percel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Ves GTA ☐ Yes ☑ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 9 N Walnut St Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots twenty-nine(29), Thirty (30), Thirty-one (31), Thirty-two(32), Block Three (3), Railroad Addition to Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed . . . 22 29.000¹.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach Itemized list.) (see instructions) 23 29,000,00 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. Jim and Shirley Henry

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

27 Value

equel la distant

Grantee

268 8 8 0 765
Phone Number
2-15-21

Register of Deed's Use O	าโง	For Dept. Use Only
of Stamp or Exempt Number	28 Recogling Data	To behalded Only

Nebraska Department of Revenue

_ Day

26 Date Dead Recorded

Form No. 96-269-2006 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

Authorized by Neb. Rev. Stat. 59 76-214, 77-1327(2)

BKaDal, Pg 502

State of Nebraska 7 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 3 Marcha.D., 2021, at 9:48 NEBRASKA DOCUMENTARY o'clock A.M. Recorded in Book 20入し Date on Page 50 2 Gounty Clerk 10.00 Deputy Comp Assessor _Carded_ Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 TRUSTEE'S DEED Viola P. Tweeddale and William R. Tweeddale, Trustees; The William R. and Viola P. Tweeddale Living Trust, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Jim Henry and Shirley Henry, husband and wife, convey to GRANTEES, as joint tenants and not as tenants in common, the following described real estate, (as defined in Neb. Rev. Stat. 76-201): Lots Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Three (3), Railroad Addition to Red Cloud, Webster County, Nebraska Subject to easements and restrictions of record GRANTORS covenant with GRANTEE that GRANTORS: are lawfully seised of such real estate and that it is free from encumbrances; (1) has legal power and lawful authority to convey the same; (2)(3)warrant and will defend title to the real estate against any acts of the GRANTORS. STATE OF COUNTY OF The foregoing instrument was acknowledged before me on by Viola P. Tweeddale and William R. Tweeddale, Trustees; The William R. and Viola P. Tweeddale Living Trust

NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MA6095585
QUALIFIED IN ULSTER COUNTY
COMMISSION EXPIRES JULY 14, 20

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sa	le Date	7		School District Code											
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(103) □ Spli	it Level			(40)	□ G	ood			(2) 🗆	Re	info	rced Co	oncrete I	ram	——- е				
(104) 🗆 1 1/	2 Story			(50)	□ V	ery Good			(3) 🗆	Ma	son	ry Bear	ring Wal	s					
(111) 🗆 Bi-I	Level			(60)	□ E2	xcellent			(4) 🗆	We	ood e	or Stee	l Frame	Ext	. Wal	ls			
(106) □ Oth	er								((5)										
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NEBRASKA

Good Life, Great Service.

Real Estate Transfer Statement

48

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 stateme	nt is signed and items 1-25 are accurately completed	d.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Mo. 2 Day 2 Yr. 2 Mo. 2	Day 2 Yr. 2
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print))
Grantor's Name (Seller) Lola Reutter	Grantee's Name (Buyer) Crissy Reutter	
Street or Other Mailing Address 821 Richmond Ave	Street or Other Mailing Address 1005 W Gage St	4.,
City State Zip Code Hastings NE 68901-3325	City State	Zip Code
Phone Number	Blue Hill NE	68930 ization? Yes VNo
(402) 463-1193	(402) 303-9351 If Yes, is the grantee a 509(a) for	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
) Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assesse	ed Mobile Home
Unimproved Multi-Family Agricultural [Mineral Interests-Producing Exempt	
	nd Contract/Memo Partition Sheriff [ase Personal Rep. Trust/Trustee	Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?		Transfer on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement		Trustee to Beneficiary
		Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (I	No, state the intended use.
	Ves No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	_	. In Laws
	Partnership, or LLC Self Of And Grandchild Spouse	her In-Laws
Ex-spouse Parents and Ci	= :	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	d interest rate \
\$52,440	☐ Yes	%
16 Does this conveyance divide a current parcel of land? ☐ Yes	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	
1005 W Gage St	same as grantee	
Blue Hill, NE 68930	-	
18a No address assigned 18b Vacant land		
20 Legal Description See attached		
see attached		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed		0.00
23 Was non-real property included in the purchase? Yes V No (If Yes, en	\$	
	ter dollar amount and attach itemized list.) 23 \$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	0l00
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 correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, o	complete, and
Kory J McCracken		(402) 746-3613
Print or Type Name of Graphee of Rutherized Representative		Phone Number
sign	Attorney	3/3/21
here Signature of Grantée or Authorized Representative	Title	Date
Register of Deed's Use On	lv	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	i or pept ose only
Mo. 3 Day 3 Yr. 21 \$ Exempt #4	BK2021.4505	
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

All of Lots Three (3) and Four (4) and the East Fifteen feet (E15') of the North half ($N\frac{1}{2}$) of Lot Five (5), Block Five (5), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska.

State of Nebraska ss.

Indexed on the numerical index and filed for record in the Clerk's office of said county this 3 day of Macha.D., 2021, at 2:29 o'clock of M. Recorded in Book 2021 on Page 505-506 County Clerk 16.00 Deputy Ind Comp Assessor Carded





QUITCLAIM DEED

Lola Reutter, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Crissy Reutter, f/k/a Crissy Beurskens, a single person and surviving spouse of Cody A. Reutter, whose death certificate is hereto attached, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of Lots Three (3) and Four (4) and the East Fifteen feet (E15') of the North half ($N\frac{1}{2}$) of Lot Five (5), Block Five (5), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska.

Executed February 2, 2021.

STATE OF NEBRASKA, COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me on <u>February 1</u>, 2021, by Lola Reutter, a single person.

Comm. expires 00/26/2021

GENERAL NOTARY - State of Nebraska
CRYSTAL D JOHNSON
My Comm. Exp. June 26, 2021

STATE OF NEBRASKA

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

DATE OF ISSUANCE 8/5/2019 LINCOLN, NEBRASKA RUSSELL FOSLER
ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH
AND HUMAN SERVICES



19 09609

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES CERTIFICATE OF DEATH

1. DECEDENT'S-NAME (First, Mid- Cody A Reutter	idie, Last, Suff	lix)					2. SEX		1	OF DEATH (Mo., Day,)
4. CITY AND STATE OR TERRITORY,	OR FOREIGN COUNT	TRY OF BIRTH	5a. AGE -	Last Birthda	/ 5b. UND	R 1 YEAR	Male 5c. UND	R 1 DAY		26, 2019 OF BIRTH (Mo., Day, Y
		•••	(Yrs.		MOS.	DAYS	HOURS	MINS.	1	231分
Hastings, Nebraska				29				<u> </u>	Febr	uary 4, 1990
7. SOCIAL SECURITY NUMBER	_		_	8a. PLACE O				 		
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D. FAGILIT THERE OF HER PROGRESS	, give sueccana no	.ber)	341	49 96	☐ ER/Où			Decede		
1.5 Miles East Of Guide Roo		1	130	<u> </u>	☐ DOA				Specify)Di	version Dam/River
Bc. CITY OR TOWN OF DEATH (Includ	ie Zip Code)					1	COUNTY	F DEATH		
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9d. STREET AND NUMBER	1	Stei	1000		lue i iii-	9e. APT. N	IO. 9f. 2	ZIP CODE		9g. INSIDE CITY
1005 West Gage						<u></u>	6	8930		Ŭ⊠ YES [
10a. MARITAL STATUS AT TIME OF D			1000000	ME OF SPOL	ISE (First,	Middle,	Last, S	ıffix) If wife	e, give ma	iden name
Married, but separated Wid	dowed Divorced	1 Unknown	Criss	y Beurs	kens	Ny.				
11. FATHER'S-NAME (First, Middl	le, Last, Suffix)	4.9	12.1	NOTHER'S	NAME (Fi	st, Mide	dle, Mai	iden Surna	ime)
Kenneth Reutter				В	arbara	Beyke				
13. EVER IN U.S. ARMED FORCES? G	live dates of service		NFORMAN	- 1 T T T T T T T T T T T T T T T T T T	We arry	1,			1	ELATIONSHIP TO DECE
(Yes, No, or Unk.) No 15. METHOD OF DISPOSITION	16a, EMBALMER-SI		ssy Reut	tter	146	·	- 110		Wife	
15. METHOD OF DISPOSITION			150	P6.81 ()	110	b. LICENS	E NO.		1	ATE (Mo., Day, Yr.)
Cremation Entombment	Not Embalmed		2777014			CIT.	· · ~~		Aug	ust 2, 2019
Removal Other (Specify)	16d. CEMETERY, CI		OTHERL	OCATION	ar per		//TOWN			STATE
	Parkview Cerr		4 12			Ha	stings			Nebraska
17a. FUNERAL HOME NAME AND MAI Livingston-Butler-Volland Fu				'-hracka						17b, Zip Code 68901
LIVINGS(OIP-DUIG) VOILLII										0000.
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disease or condition resulting										SUDDEN
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July 31, 2019

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	School District Code												
91	20:	21	534	3/4	/2021	Base: 6	65-00)11	Aff	iliated	1:		Uni	fied:				
Location II		Sale	Number	Useabilit	y & Code#	321/22				Par	cel l	Number -						
00110920	0		49	1		GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		4375	2	9	1	9	0	00000	1	000	1375			
Land	14	Imp	rovements	The second	rotal .	1	D	ate of	Sale	Prop	perty	Classifi	cation Code					
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	-10, 15,	Irrigation Type:				A) 2	B)	05	er-to-Sungary.	C)	5	D) 3	E)	0	F) 10			
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	1A		20.800		95,265		1G											
	2A1		2.800		12,825			2	G1			0.400			520			
	2A		61.200		267,445	2G												
	3A1							3	G1									
	3A								3G									
	4A1		13.900		58,795			4	G1									
	4A		34.700		146,780				4G									
DRYLAND	1D1		0.100		245	5	Shelterb	elt/Tim	ber									
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Outoui	Outbuildings						n-AG	101A	Щ			2.500						

Outoutenigo	Non-AG TOTAL 2.300	
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:	The state of the s	
WD		
Comments from	Comments:	
001109200		
		(Continue on back)

NEBRASKA

Real Estate Transfer Statement

49

FORM **521**

Good Life. Great Service.

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

DEPARTMENT OF REVEN	ii additional opace is					
10	The deed will not be recorde	d unless this statemer	- ,			
1 County Name	2 County Number WEBSTER - 91		3 Date of Sale/Transfer	나 , 2021	Date of Deed	4 , 2021
			Mo3 Day		Mo Day	Yr. 2021
Grantor's Name, Ad Grantor's Name (Selle	ddress, and Telephone (Please Print)	a	6 Grantee's Name, Ad		e (Please Print)	
Wendell J. Ord	a/k/a Wendell Jeffrey Ord a	nd Diana L. Ord	Grantee's Name (Buyer Terry W	t sand to	trick !	n Hoit
Street or Other Mailing 1938 Highway	Address		Street or Other Mailing 1815 Road L	Address		
Guide Rock	State NE	Zip Code 68942			State NE	Zîp Code 68970
Phone Number (402) 257-7003			Phone Number (402) 756-3154		a 501(c)(3) organiza antee a 509(a) four	
Email Address n/a			Email Address	in 100, to the gre	ance a 600(a) 10a	163 1
7 Property Classifica	ation Number. Check one box in categ	ories A and B. Check C it		le home.		
(A) Status) Property Type			(C)
Improved	Single Family In	dustrial	Mineral Interests-Non	producing	State Assessed	Mobile Home
✓ Unimproved	Multi-Family	pricultural [Mineral Interests-Prod	lucing	Exempt	<u> </u>
lolt	Commercial Re	ecreational	_	· · · · · · · · · · · · · · · · · · ·	-	
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo	Partition S	heriff	Other
Bill of Sale	Corrective	Easement Le	ase F	Personal Rep.	ust/Trustee	
Cemetery	Death Certificate - Transfer on Death	Executor Mi	neral C	Quit Claim 🔽 W	arranty	
9 Was transfer part kind exchange (I	t of IRS like- 10 Type of Transfer	☐ Distribution ☐ Forect	losure Irrevocable Tr	ust 🔲 Revocable Tru	ıst 🔲 Tra	insfer on Death
kind exchange (I. Exchange) by buye		Easement Gift	Life Estate	✓ Sale	Tru	stee to Beneficiary
	Seller No Court Decree		or Trust Partition	Satisfaction of		ner (Explain)
	sferred in full? (If No, explain the division No	i.) 	12 Was re		or same use? (If N	o, state the intended use.
13 Was the transfer bet	ween relatives, or if to a trustee, are the	trustor and beneficiary rela				
Yes V			Partnership, or LLC	Self	Othe	r
	Brothers and Sisters		and Grandchild	Spouse		•
	Ex-spouse	Parents and Cl	nild -	Step-parent and St	ep-child	
14 What is the current n	narket value of the real property?		15 Was the mortgage a	=	•	nterest rate.)
1149.0	©		☐Yes ☑ N			——————————————————————————————————————
16 Does this conveyance	e divide a current parcel of land?		17 Was transfer through	a real estate agent o	or a title company?	(If Yes, include the name
Yes 🗸 i	No		of the agent or title o		Yes Agri Affiliat	
18 Address of Property			19 Name and Address of	of Person to Whom the	Tax Statement Sh	ould be Sent
Ag Land			Grantee			
18a 🗸 No address ass	signed 18b Vacant land					
	ttach additional pages, if needed.)					
See Attached						
0007111001100	•					
21 If agricultural, list tota	al number of acres transferred in this tran	saction <u>229.30+-</u>	·			
22 Total purchase pri	ice, including any liabilities assume	d			22 \$	10 220 22
23 Was non-real prope	erty included in the purchase?				\$ 1,1	49,000,00
Yes No	(If Yes, enter dollar amount and att	ach itemized list.) (<u>see i</u>	nstructions)		23	i I
	e price paid for real estate (line 22 i				24 \$ / /	49.0000
	exempt from the documentary stamp				<u> </u>	,,,-
	der penalties of law, I declare that I ha			et of my knowledge =	nd belief to a ==	aplata and
correct, a	nd that I am duly authorized to sign this	statement.	n card that it is, to the Des	ы оппукломіеадё а	nu benet, true, con	•
Terry						(402) 756-3154
sign	ype Name of Grantee or Authorized Rep	resentative		0		Phone Number
	of Grantee or Authorized Representation	/e	Title	Grantee		3/ /2021 Date
HEIE STATE	•					
26 Date Deed Recorded	Regi	ster of Deed's Use On	ly 28 Recording Data			For Dept. Use Only
3	1 val \$ xx as	a 25	ΜĚ	1 1) 521	L	
Mo Day Nebraska Department of Reve	- 11 - 2000	,, ~_	BKaDa		Authorized by Neb Pa	v. Stat. §§ 76-214, 77-1327(2)
						July 33 10-214, 11-132/(2)

A tract of land located in part of the South Half of Section Nineteen (19), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, and more particularly described as follows: Commencing at the Southeast (SE) corner of said Section Nineteen (19), said point also being the actual Point of Beginning; thence S89°24'00"W upon and along the south line of the Southeast Quarter (SE1/4) of said Section Nineteen (19) for a distance of 33.00 feet to a point on the Westerly right-of-way line of County Road 2000; thence continuing S89°24'00"W upon and along the south line of the Southeast Quarter (SE1/4) of said Section Nineteen (19) for a distance of 2607.30 feet to the South Quarter (S1/4) corner of said Section Nineteen (19); thence N89°34'11"W upon and along the south line of the Southwest Quarter (SW1/4) of said Section Nineteen (19) for a distance of 961.68 feet; thence N09°28'10"E for a distance of 786.32 feet; thence N19°55'24"E for a distance of 436.96 feet; thence N37°09'22"E for a distance of 840.61 feet; thence N20°18'44"E for a distance of 407.43 feet; thence N04°45'59"E for a distance of 420.21 feet to the Center Quarter (C1/4) corner of said Section Nineteen (19); thence N89°53'46"E upon and along the north line of the Southeast Quarter (SE1/4) of said Section Nineteen (19) for a distance of 2596.26 feet to a point on the westerly right-of-way line of County Road 2000; thence continuing N89°53'46"E upon and along the north line of the Southeast Quarter (SE1/4) of said Section Nineteen (19) for a distance of 33.00 feet to the East Quarter (E1/4) corner of said Section Nineteen (19); thence S00°13'18"E upon and along the east line of the Southeast Quarter (SE1/4) of said Section Nineteen (19) for a distance of 2641.58 to the Point of Beginning, subject to County road right of way - AND -

The South Half of the South Half of the Northeast Quarter (S1/2S1/2NE1/4) of Section Nineteen (19), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

BK2021, fg 534

State of Nebraska ss.
County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of March A.D., 20 21, at 2:30 o'clock D.M. Recorded in Book 202 on Page 334 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-4-よし
\$ ふらからいます。
By ほか

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901

WARRANTY DEED

Wendell J. Ord, also known as Wendell Jeffrey Ord and Diana L. Ord, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Terry W. Hoit and Patrick D. Hoit, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in part of the South Half of Section Nineteen (19), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, and more particularly described as follows: Commencing at the Southeast (SE) corner of said Section Nineteen (19), said point also being the actual Point of Beginning; thence S89°24'00"W upon and along the south line of the Southeast Quarter (SE1/4) of said Section Nineteen (19) for a distance of 33.00 feet to a point on the Westerly right-of-way line of County Road 2000; thence continuing S89°24'00"W upon and along the south line of the Southeast Quarter (SE1/4) of said Section Nineteen (19) for a distance of 2607.30 feet to the South Quarter (S1/4) corner of said Section Nineteen (19); thence N89°34'11"W upon and along the south line of the Southwest Quarter (SW1/4) of said Section Nineteen (19) for a distance of 961.68 feet; thence N09°28'10"E for a distance of 786.32 feet; thence N19°55'24"E for a distance of 436.96 feet; thence N37°09'22"E for a distance of 840.61 feet; thence N20°18'44"E for a distance of 407.43 feet; thence N04°45'59"E for a distance of 420.21 feet to the Center Quarter (C1/4) corner of said Section Nineteen (19); thence N89°53'46"E upon and along the north line of the Southeast Quarter (SE1/4) of said Section Nineteen (19) for a distance of 2596.26 feet to a point on the westerly right-of-way line of County Road 2000; thence continuing N89°53'46"E upon and along the north line of the Southeast Quarter (SE1/4) of said Section Nineteen (19) for a distance of 33.00 feet to the East Quarter (E1/4) corner of said Section Nineteen (19); thence S00°13'18"E upon and along the east line of the Southeast Quarter (SE1/4) of said Section Nineteen (19) for a distance of 2641.58 to the Point of Beginning, subject to County road right of way - AND -

The South Half of the South Half of the Northeast Quarter (S1/2S1/2NE1/4) of Section Nineteen (19), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

are lawfully seised of such real estate and that it is free from encumbrances;

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

(3)	warrant and will	and lawfu defend title	d authority to co	onvey the same; ate against the lawful	claims of all persons.
	March	4	, 2021.		•
Wendell J. (led J. (b	Did	<u>, </u>	Diana L. Ord	L Ord

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date					School District Code											
91	20	21	538		3	/5,	/2021	Base:	01-	0123		Affil	iated:			Unif	ied:				
Location	D	Sale	Number		Useabi	lity	& Code#						Parcel I	Number							
0025153	301		50		1			GeoCde	Ти	n R	ng	Seci	Qrt	Subdiv	A	геа	Blk	Pa	ırcel		
	D	ate of S	ale Assesse	d Va	lue		l	0000	4	. 1	.2	34	0	00000	ס		000	0.0	00		
Land		Imp	provements			Т	otal		11	Date	of S	ale I	Property	y Classif	Classification Code						
100 Comment of the Co	and the second s				and the second second second	C16_4540		Status		Propert	у Туј	e .	Zoning	Locati	on	Cit	y Size	Parc	el Size		
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							Residentia	**************************************	100				250	Comm	ercia	1					
		tiple Im	provements	Mu	ltiple. In	prov	rements.:			Mult	iple.	Impro	vements.:								
		Constr	uction Date	Cor	struction	n Dat	te:			Cons	structi	on Da	te:								
			Floor	Flo	or Sq. Ft	.:				Floor	r Sq. :	Ft.:									
		Buildir	ig Cost New	Cos	st:					Cost	:										
Single Family	Style:		Residential Condition:							Con	ımeı	cial (Occupan	cy Code:							
(100) □ Mo	bile Hon									Prim				ther1:		(Other2:				
(101) 🗆 One	e Story			(20)) 🗆	Ba	dly Worn			Con	Commercial Construction Class:										
(102) 🗆 Two	o Story			(30) 🗆	Av	rerage			(1)											
(103) □ Spli	it Level			(40) 🗆	Go	ood			(2)		Rei	nforced (Concrete F	rame	:					
(104) 🗆 11/	2 Story			(50	0) 🗆	Ve	ry Good			(3)		Mas	sonry Bea	aring Wall	s						
(111) □ Bi-I				(60)) 🛮	Ex	cellent		et formen ver	(4)		☐ Wood or Steel Framed Ext. Walls									
(106) □ Oth		en en oppræsentelster i de	Market server and the collection consequence		Carrero.				ntous)	(5)											
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(308) □ Spli				l i)) 🏻	G٥				(30)			ve Avera	ige	(30)		Averag	ge			
(309) 🗆 21/)) 🗆		ry Good			(40)		Higl		Salatini seria terasiana	(40)		Good				
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(305) 🗆 Two	o Story I	Duplex		4.8				200			700				(60)		Excelle	ent			
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Comments f	rom								Com	ments	:										
0025153																					
																	(Conti	nue on	back)		

NEBRASKA.

Good Life, Great Service:

Real Estate Transfer Statement *To be filed with the Register of Deeds. • Read instructions on reverse side. •If additional space is peeded and an attacknown and a stacknown
50

FORM **521**

to accurate strate is treated, and an a	machinent and identity the applicable (tem number.					
i no deet was not be recorded unless this state. 1 County Name 2 County Number	ement is signed and Items 1-25 are accurately completed					
WEBSTER - 91	3 Date of Safe/Transfer Mo. 08: Day 05 yr 2021 MG 03 D	A S 2004				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	y_03_Yr_2021				
Grantór's Name (Seller)	Grantee's Name (Buver)					
Thomas R. Kuhlman Street or Other Mailing Address 404 U Road	Little Blue Wind Project, LLC, a Delaware I					
Gity State Zin Code	Land Service Administration, 700 Universe	Blvd. Zp Code				
Campbell NE 689 Phone Number 402-461-8846		33408				
4UZ-461-6846 Final Anthons	Proge Number Is the grantee a 501(c)(3) argant 561–694-4678 If Yes, is the grantee a 509(a) for	zation? Yes ✓ No indation? Yes ✓ No				
Emell Arthess kuhlmanrepair@windstream.net	Email Address Orin, shakerdge@nee.com					
7 Property Classification Number Check one box in categories A and B. Chec						
(A) Status Improved Single Family Industrial	(B) Property Type	(C)				
Improved Single Family Industrial Will-Family Agricultural	Mineral Interests Nonproducing State Assessed	1 Mobile Home				
	Mineral Interests Preducting Exempt					
8 Type of Deed Conservation Distribution	Land Contract/Memo Partition Sheriff	Other				
Bill of Sale Concestive Essement	Lease Personal Rep. Trustee	Onlies				
Considery Death Certificate - Transfer on Death Executor	Mineral Cult Claim Y Warrenty					
part of an Institute Anno exchange?	An	ansfer on Death				
F. Carron File Fact 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		uside to Beneficiary.				
11 Was ownership transferred in full? (If No, explain the division.)	transor Trust Partition Sufficient of Contract Of 12 Was real estate purchased for same use? (If the contract of the contract	ther (Explain)				
Y Yes No.	Y Yes No	vot state the litterided tise.)				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	relatives? (If Yes, check the appropriate box.)					
Yes Vivo Lauri of Under to Niece or Rephaw L Family Con	rp., Partnership, or LLC Self Dith	9ř				
[ntis and Grandchild Spouse:	·				
Exerptise Patents and 14 What is the current market value of the real property?	Second Section of the second Section 2					
\$20,000.00	15. Was the mortgage assumed? (If Yes, state the amount and	interest rate.)				
16 Does this conveyance divide a current parcel of land?	Yes Z No \$	<u> </u>				
☑ Yes □ No	of the agent or life company contact.) V vas Nebraska	Title Co. No.				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent				
•	Land Service Administration					
18a Ac address assigned 18b Viscent land	700 Universe Blvd. Juno Beach, FL 33408					
20 Legal Description	Antiri pager? Lit spain					
See attached Exhibit A.		, , , , , , , , , , , , , , , , , , ,				
sees massing britisha.		•				
21 if agricultural, list total number of acres 5	•	•				
	E IS					
22. Total purchase price, including any liabilities assumed	en Nie hat hed to enter statuser eine en sing die das das die des sand 22.	20,000,00				
23 Was non-real property included in the purchase? Yes No (If Yes, enter-dollar amount and attach itemized list.) 23 0,00						
24 Adjusted purchase price paid for real estate (fine 22 minus line 23)						
25 If this transfer is exempt from the documentary stamp tax, first the exempt	rin number	-				
United penalties of law. I declare that I have everylead take etern	ment and that it is, to the best of my knowledge and ballet, Inc. cor	nbicle and				
consci. and that I am dely authorized to sign this statement. Anthony Pedironi	*					
Printing Type Name of Grantes or Authorized Sepregations	THE THE PROPERTY OF THE PROPER	561-694-4678 Phone Number				
sign and elu	Vice President	3/3/2021				
nere Signature of Grantee or Authorized Representative	Title	Date				
Register of Deed's Use	Only	· · · · · · · · · · · · · · · · · · ·				
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data 0	For Dept. Use Only				
Ma. 3 Day 5 Yr. 21 \$ 45.00	BK 2021 Pa 538					
Nebraska Department of Revenue		& Stat. 66:78-214, 77-1927/21				

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/05/21 \$ 45.00 By AS Bk 2021, Pg 538

State of Nebraska State of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 05 day of March A.D., 2021, at 12:42 o'clock PM. Recorded in Book 2021 on Pages 538-541

Fee: \$28.00 By: AS Deputy

Electronically Recorded

(The above space for use of Register of Deeds.)

PREPARED BY AND RETURN TO:

Orin Shakerdge NextEra Energy Resources, LLC 700 Universe Boulevard, LAW/JB Juno Beach, Florida 33408

WARRANTY DEED

Thomas R. Kulman, a single man ("GRANTOR"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and confirms to Little Blue Wind Project, LLC, a Delaware limited liability company ("GRANTEE"), that certain real estate (as defined in Neb. Rev. Stat. §76-201) located in Webster County, Nebraska and described in Exhibit A, attached hereto and incorporated by reference herein.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free and clear 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 title to the real estate against the lawful claims of all persons claiming the same or any part thereof.

Executed: February 3,1, 2021.

Thomas R. Kuhlman

STATE OF NEBRASKA)
) ss
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me on the 3rd day of February, 2021, by Thomas R. Kuhlman, a single man.

GENERAL NOTARY - State of Mebraska MATTHEW D BAACK My Comm. Exp. January 9, 2025

Notary Public My Commission
Expires: 1/5/2025

EXHIBIT A TO WARRANTY DEED

Legal Description of Real Estate

A part of the Northwest Quarter (NW¼) of Section 34, Township 4 North, Range 12 West of the 6th P.M.; Webster County, Nebraska and described as follows:

Beginning at the West Quarter Corner of said Section 34; Thence North 0°54'24" West on the West Line of said Northwest Quarter, a distance of 467.00 feet; thence North 88° 46' 04" East, 467.00 feet; thence South 0° 54' 24" East, 467.00 feet to the South Line of said Northwest Quarter; thence South 88° 46' 04" West, 467.00 feet to the Point of Beginning and containing 5.00 acres, including 0.35 acres of public road right of way, more or less.

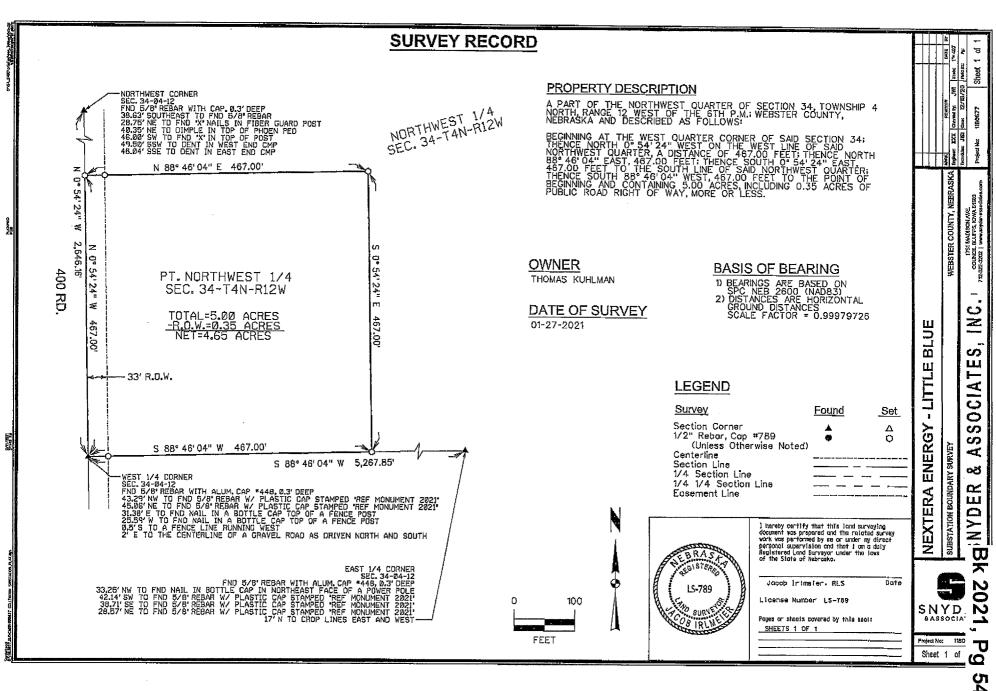


EXHIBIT A

Legal Description of Real Estate

A part of the Northwest Quarter (NW1/4) of Section 34, Township 4 North, Range 12 West of the 6th P.M.; Webster County, Nebraska and described as follows:

Beginning at the West Quarter Corner of said Section 34; Thence North 0°54'24" West on the West Line of said Northwest Quarter, a distance of 467.00 feet; thence North 88° 46' 04" East, 467.00 feet; thence South 0° 54' 24" East, 467.00 feet to the South Line of said Northwest Quarter; thence South 88° 46' 04" West, 467.00 feet to the Point of Beginning and containing 5.00 acres, including 0.35 acres of public road right of way, more or less.

Residential & Commercial Sales Worksheet

Cnty No.	Вс	ok .	Page			Sale Date				School District Code								
91	20	21	544		3	/5/2021	/2021 Base: 01-				Affiliated: Unified:							
Location	Location ID Sale Number			Useability & Code #						Parcel Number								
000517	000		51		1		GeoCde	Tw	n R	ng	Se	ct Qrt	Subdiv	A	rea	Blk	Parcel	
	D	ate of S	ale Assessed	l Val	ue		4131	4	1	.1	8	3	3003	5		000	1680	
Land	l	Imp	provements	Total				Date of Sale Property Classificat						ficati	on (Code		
e open gring de gegen de gefesting	970 21,98			5 22,955 Status I			Propert	roperty Type Zoning Location					Cit	City Size Parci				
Assessor Location: BLADEN (BLA			A SANTO CANADA PARA PARA DE PRESENTA DE PR) ()1	i governo	C) 1	D) :	L	E)	7	F) 2					
						Residentia				n I va			Comn	ercia	1			
9.7	Mul	ltiple Im	provements:	Multi	ple. In	provements.:	a a Sagarati a h <u>essi</u>	reserve a	Mult	iple.	Impr	ovements.	•			** * * * * * * * * * * * * * * * * * *	e vite dati. Her bet in 1919 in 1	
948		service to the first	ruction Date:						Cons	Construction Date :								
			Floor:	Floor	Sq. Ft	1,2	10		Floor	r Sq.	Ft. :							
13.75 P.W.		Buildir	ig Cost New:	Cost: 114,210					Cost	Cost:								
Single Famil	y Style:	101		Resi	denti	al Condition: 3	0		Con	ıme	rcia	l Occupa	ıcy Code:					
(100) 🗆 Mo	obile Hor	ne		(10)		Worn Out			Prim	ary:	:	(Other1:			Other2:		
(101) 🗷 On	ie Story			(20)		Badly Worn			Con	ıme	rcial	l Constru	ction Cla	ss:	1000.F 24,113			
(102) 🗆 Tw	o Story			(30)	*	Average			(1)		Fi	reproof St	ructural S	teel F	rame			
(103) □ Split Level			-	(40) □ Good					(2)	(2) Reinforced Concrete Frame								
(104) □ 1 1/2 Story			<u> </u>	(50) □ Very Good					(3)	(3) Masonry Bearing Walls								
(111) □ Bi-Level			(60) Excellent					(4)										
(106) □ Other			colling Mary of Mary of States		eval.ye			act y fist	(5)									
Townhouse o		x Style:				al Quality: 30	*	1000	(6)	William Care	1.47% 5 m 5 d 2.4	le Frame	STUDE SHIPE WATER	12874 981 592	et 1876/age	ราเลขาสาร	Parkers dues Charles - Greek Verse	
(301) 🗆 On				(10)		Low			Cost				10-14 A	Cor	ıditic			
(302) □ Tw				(20)		Fair			(10)		Lo			(10)		Wom		
(307) 🗆 11				(30)		Average			(20)			verage		(20)		Badly		
(308) □ Spi				(40)		Good			(30)			ove Ave	age	(30)		Avera	ge	
(309) 🗆 21				(50)		Very Good			(40)	I L	Hi	gh	(3-11.26) Y.S.	(40)		Good	- ·	
(304) ☐ On				(60)	<u>Ц</u>	Excellent		stock (Sta	104.03 * -255.53		e de la companya de l			1		Very		
(305) 🗆 Tw				Ca (S)] = / \ 7		41343			(60)		Excell	ent	
	~		t to Sale P			-												
	omment	ts and F	Reason for A	djus	tmen	<u>t:</u>												
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Comments	from						(Com	ments	:								
000517000																		
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NEBRASKA

Good Life. Great Service.

FORM 521

Real Estate Transfer Statement

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

***************************************	ent is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 3 Day 5 Yr. 2 Mo. 3 Day 7r. 2							
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 3 Day 5 Yr. Mo. 3 Day 5 Yr. 2 6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Selier)	Grantee's Name (Buyer)							
Christine Russell Street or Other Mailing Address	Travis Kumke							
650 N Main St	Street or Other Mailing Address 1750 S Baltimore							
City State Zip Code Bladen NE 68928	City State Zip Code B Hasings NE 68901							
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No							
Email Address	If Yes, is the grantee a 509(a) foundation? Yes No Email Address							
7 Property Classification Number. Check one box in categories A and B. Check (if property is also a mobile home.							
(4) 00 4	B) Property Type (C)							
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home							
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt							
OLL Commercial Recreational								
	and Contract/Memo Partition Sheriff Other							
	/ineralQuit Claim _ Warranty							
part of an IRS like-kind exchange?	aclosure Irrevocable Trust Revocable Trust Transfer on Death							
(I.R.C. § 1031 Exchange)	☐ Life Estate							
Yes ✓ No Court Decree Exchange Gra. 11 Was ownership transferred in full? (If No, explain the division.)	ntor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)							
Yes No	Yes No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	elatives? (If Yes, check the appropriate hox.)							
	, Partnership, or LLC Self Other							
☐ Brothers and Sisters ☐ Grandparent	s and Grandchild Spouse							
Ex-spouse Parents and	Child Step-parent and Step-child							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$22,955	☐ Yes							
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (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							
650 North Main St Bladen, NE 68928	same as Grantee							
18a No address assigned 18b Vacant land								
20 Legal Description								
See attached								
D4 K-minuthant Patrick								
21 If agricultural, list total number of acres								
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase?	enter dollar amount and attach itemized list.)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)								
25 If this transfer is exempt from the documentary stamp tax, list the exemption number								
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and							
Kory J McCracken	(402) 746-3613							
Print or Type Name of Eventee or Authorized Representative	Phone Number							
sign	HTTOMES 315/21							
here Signature of Grantee or Authorized Representative	Title Date							
Register of Deed's Use O								
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	Bhaoal Pa 544							
Mo Day Yr P	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							
Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Audionized by Neb. Nev. Stat. 99 70-214, 77-1327(2)							

The West 135 feet of County Surveyor's Lot 4, New Territory to Bladen, Webster County, Nebraska, in the Southwest Quarter of the Northwest Quarter of the Southwest Quarter (SW½NW½SW½) of Section Eight (8), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

BK2021, fg 544

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 of March A.D., 20 21 P.M. Recorded in Book 2021 County Clerk _Comp Assessor_ Carded_



WARRANTY DEED

Christine K. Russell, f/k/a Christene K. Russell, a single person and surviving spouse of Randy E. Russell, whose death certificate is hereto attached, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Travis L. Kumke, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 135 feet of County Surveyor's Lot 4, New Territory to Bladen, Webster County, Nebraska, in the Southwest Quarter of the Northwest Quarter of the Southwest Quarter (SW1/4NW1/4SW1/4) of Section Eight (8), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements, restrictions of record and 2020 real estate taxes;
 - (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 March 5, 2021.

bristine K Russell Christine K. Russell

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

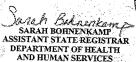
The foregoing instrument was acknowledged before me on March 5, 2021, by Christine K. Russell, a single person.

Comm. expires

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

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

DATE OF ISSUANCE 2/22/2021 LINCOLN, NEBRASKA



STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES CERTIFICATE OF DEATH 21 02341 DECEDENT'S NAME (First, Middle, Suffix) Last, 2. SEX 3. DATE OF DEATH (Mo., Day, Yr.) Randy Edwin Russell Male February 15, 2021 4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH | 54, AGE - Last Birthday 55. UNDER 1 YEAR 5c. UNDER 1 DAY 6. DATE OF BIRTH (Mo., Day, Yr.) MOS. DAYS HOURS MINS. Grand Island, Nebraska May 12, 1963 AL SECURITY NUMBER BA PLACE OF DEATH HOSPITAL Impatient OTHER Nursing Home/LTC b. FACILITY-NAME (If not institution, give street and number) ☐ ER/Outpatient ☑ Decedent's Home 650 North Main Street ☐ DOA Other (Specify) COTY OR TOWN OF DEATH (Include Zip Code) 8d. COUNTY OF DEATH Bladen 68928 Webster 2. RESIDENCE-STATE 9b. COUNTY 9c. CITY OR TOW Nebraska Webster Bladen d, STREET AND NUMBER APT. NO. 9f. ZIP CODE 9g. INSIDE CITY LIMITS 68928. X YES NO 103: MARITAL STATUS AT TIME OF DEATH X Married Never Married 10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden na ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Unknown Christine Kay Davis 11. FATHER'S-NAME (First, Middle, Last, Suffix) 12 MOTHER'S NAME (First. Maiden Surname) Kenneth Edwin Russell Marie Rose Brase 13. EVER IN ILS. ARMED FORCES? Give dates of service if Yes. 14a. INFORMANT-NAME 14b. RELATIONSHIP TO DECEDEN (Yes, No, or Unk.) No ~ Christine Kay Russell Spouse 5. METHOD OF DISPOSITION 16a. EMBALMER-SIGNATURE 16b. LICENSE NO. 16c. DATE (Mo., Day, Yr.) ☐ Burlai ☐ Donation Not Embalmed Cremation Entombment February 19, 2021 16d, CEMETERY, CREMATORY OR OTHER LOCATION CITY / TOWN Removal Other (Specify) **BV** Cremation Center Hastings Nebraska 7a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State)
Merten-Butler Mortuary, Inc., 501 West Gage Street, PO Box 185, Blue Hill, Nebraska 17b, Zip Code 68930 CAUSE OF DEATH (See instructions and examples) PART I. Enter the chain of events-dis APPROXIMATE INTERVAL IMMEDIATE CALISE: IMMEDIATE CAUSE (Final a) Complications Resulting From Chronic Obstructive Pulmonary Disorder Years DUE TO, OR AS A CONSEQUENCE OF: onset to death DUE TO, OR AS A CONSEQUENCE OF the Emerthe UNDERLYING CA C) 7 DUE TO, OR AS A CONSEQUENCE OF: onset to death 8. PART II. OTHER SIGNIFICANT CONDITIONS Conditions contributing to the death but not resulting in the underlying cause given in PART L. 19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? X YES | NO 21a. MANNER OF DEATH 216. IF TRANSPORTATION INJURY 21c. WAS AN AUTOPSY PERFORMED? Natural Homicide Driver/Opera ☐ YES ☑ NO Accident Pending Inv Passenger 21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? Suicide Could not be determined Other (Specify) ☐ YES - TI NO 22b. TIME OF INJURY 22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify) 22d. INJURY AT WORK? 22e, DESCRIBE HOW INJURY OCCURRED YES NO 22L LOCATION OF INJURY - STREET & NUMBER, APT.NO. STATE ZIP CODE 23a DATE OF DEATH (Mo., Day, Yr.) 24a. DATE SIGNED (Mo., Day, Yr.) 24b. TIME OF DEATH February 17, 2021 Unknown 23b. DATE SIGNED (Mo., Day, Yr.) 23c. TIME OF DEATH 24c. PRONOUNCED DEAD (Mo., Day, Yr.) 24d. TIME PRONOUNCED DEAD February 15, 2021 10:15 PM Patrick J Calkins, County Attorney 5. DID TOBACCO USE CONTRIBUTE TO THE DEATH? 26a, HAS ORGAN C 26b, WAS CONSENT GRANTED YES NO PROBABLY WINKNOWN NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) YES ⊠ NO Not Applicable if 26a is NO ☐YES ☐NO Patrick J Calkins, County Attorney, 621 N Cedar St, Red Cloud, Nebraska, 68970 28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) Jarah Behrenkan

February 21, 2021

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok .	Page		S	ale Date				5 2 W 200	Sc	hool Di	strict Co	de				
91	20:	21	549		3/	2/2021	Base:	91-	-00	02	Affil	iated:			Unif	fied:		
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	Da	ite of S	ale Assesse	d Val	ue		4491				00	0	1010	5		002	0000	
Land		Imp	rovements			Total			Da	te of S	Sale I	Propert	y Classi	icat	ion (Code		
1,	365		69,16	5		70,530	Status	60 J	Prop	erty Ty	pe	Zoning	Locat	ion	Cit	y Size	Parcel Size	
Assessor Loc	ation:	RED	CLOUD (RC)			A) 1		B)	01	-	C) 1	D)]	L	E)	6	F) 2	
		24482				Residentia	l					36 1 (8)	Comm	ercia	al			
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	2-2-2-34	Constr	uction Date:	Cons	truction l	Date: 19	18		С	onstruct	ion Da	te:						
			Floor:	Floor	r Sq. Ft. :	1,7	89		Fl	loor Sq.	Ft.:							
		Buildin	g Cost New:	Cost	:	255,7	80		С	ost:					•			
Single Family	Style:	104	9.5	Res	idential	Condition: 2	5		c	omme	rcial (Occupan	cy Code:	district Annies			pe i tale de la companya de la comp La companya de la co	
(100) 🗆 Mob	ile Hom	e		(10)		Worn Out			P	rimary:		0	ther1:		(Other2:		
(101) 🗆 One	Story			(20)	. ★	Badly Wom			C	ommei	rcial (Constru	ction Clas	s:				
(102) 🗆 Two	Story			(30)	* 🗷	Average			((1)	Fire	proof St	ructural St	teel F	rame			
(103) 🗆 Split	Level			(40)		Good			((2)	Reir	nforced (Concrete I	rame	2			
(104) 🗷 11/2	Story			(50)		Very Good			((3) 🗆	Mas	onry Be	aring Wal	ls				
(111) 🗆 Bi-Le	evel			(60)		Excellent	-		((4) 🗆	Woo	od or Ste	el Frame	Ext.	Wal	ls		
(106) 🗆 Othe	r						aderijas ir dili. 1942. ikš iš iš iš iš iš		((5) 🗆	Met	al Frame	and Wall	s				
Townhouse or	Duplex	Style:		Resi	dential	Quality: 50	erine grandenske Arrikansk		(6) 🗆	Pole	Frame						
(301) 🗆 One	Story	_		(10)		Low			C	ost Rai	ak:			Cor	ıditio	n:		
(302) 🗆 Two	Story			(20)		air			(10) 🗆	Low	ī		(10)) [Worn	Out	
(307) 🛘 1 1/2	Story			(30)		Average			(2	20) 🗆	Ave	rage		(20)		Badly	Wom	
(308) □ Split	Level	<u>.</u>		(40)		Good			(3	30) 🗆	Abo	ve Avera	age	(30)		Averag	ge	
(309) 🗆 2 1/2	Story			(50)	*	Very Good			(4	40) 🛘	High	1		(40)		Good		
(304) □ One:	Story D	uplex		(60)		Excellent								(50)		Very (Good	
(305) 🗆 Two	Story D	uplex					A. T			131.2				(60)		Excelle	ent	
Assessor's					•	-):												
Assessor Con				djus	tment:													
WD; TIT	LE CI	LEARA	NCE															
																		
																	. 1180	
Comments from	0 m						29, 20	7		4			-					
0001644				_		<u> </u>		om	men	its:								
2307014																		
	-																	
												F7				(Conti	nue on back)	

52

NEBRASKA

Good Life, Great Service.

Real Estate Transfer Statement

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

FORM **521**

	ment and identity the applicable item number.	
	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed Mo Day Day Yr 2021 4 Date of Deed Mo Day	02 _{Yr.} 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) William E. Kinney	Grantee's Name (Buyer) Douglas Pierce	<u>, </u>
Street or Other Mailing Address 9661 WELD COUNTY ROAD 13	Street or Other Mailing Address 341 N Cherry St	77-0-1-
City State CO Suppose State CO Suppose	RED CLOUD State	Zip Code 68970
(720) 308-9151	Phone Number Is the grantee a 501(c)(3) organizati If Yes, is the grantee a 509(a) found	
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 (E) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
	losure Irrevocable Trust Revocable Trust Tran	sfer on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Trus	tee to Beneficiary
	or Trust Partition Satisfaction of Contract Other	
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.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)	
	Partnership, or LLC Self Other	
	and Grandchild Spouse	
Ex-spouse Parents and C	hild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and int	erect rate)
The transfer market value of the feat property.	Yes V 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? (I of the agent or title company contact.)	f Yes, include the name
18 Address of Property 341 NORTH CHERRY STREET	19 Name and Address of Person to Whom the Tax Statement Sho (SAME AS GRANTEE)	
RED CLOUD, NE 68970		
18a No address assigned 18b Vacant land 20 Legal Description		
Lots One (1), Two (2), Three (3) and Four (4), Bloc Webster County, Nebraska.	Two (2), Platt's First Addition to Red C	Cloud,
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	22	40,000 00
23 Was non-real property included in the purchase?	nter dollar amount and attach itemized list.)	<u> </u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	40,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, com	plete, and
David B. Garwood		(402) 746-3613
Print or Type Name of Afantee or Author/zed Representative	Attornov	Phone Number
	Attorney Title	5-8-7(
Hele ,		- Jule
Register of Deed's Use O 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 3 Day 8 Yr 21 \$ 90.00	BK 2021 Pa 549	
Nebraska Department of Revenue	Authorized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)

BK 2021, Pg 549

		()
State of Nebraska ss. County of Webster		J
numerical index and filed for record in the	NEBRASKA DOCUMEN STAMP TAX e3-8-31 90.00 By00	ITARY
IndCompAssessorCarded		
WARRANTY D	EED	
William E. Kinney, a resident of the state of Co FORTY THOUSAND AND NO/100 DOLLARS (\$40, receipt of which is hereby acknowledged, convey to Do the following described real estate (as defined in Neb. I	lorado, GRANTOR, 000.00) and other va ouglas Pierce, a singl	luable consideration.
Lots One (1), Two (2), Three (3) and Four (4), I Red Cloud, Webster County, Nebraska.	Block Two (2), Platt'	s First Addition to
GRANTOR covenants (jointly and severally, if GRANTOR: (1) is lawfully seized of such real estate and that roads and highways, easements and restrictions of record (2) has legal power and lawful authority to convex (3) warrants and will defend title to the real estate.	it is free from encur d; ey the same;	mbrances, except
Executed February 2, 2021 Willia	Man El Kinney	nne
	2. 1.1.2.0,	
STATE OF COLORAGO, COUNTY OF W	/	SS.
The foregoing instrument was acknowledged be by William E. Kinney.	AS. MOVCH fore me on F ebruary	2nd , 2021,
Comm. expires Sep 10, 2024 / Not	Lova D. S ary Public	oto
ALCIRA DANIELA SOTO NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20164035663 MY COMMISSION EXPIRES SEP 16, 2024		

Residential & Commercial Sales Worksheet

Cnty No. Book	Page	Sa	le Date			School District Code							
91 2021	550	3/2	/2021	Base: 9	1-0	002		liated:			ified:		
Location ID Sale Nu	ımber	Useability	y & Code #		100 M		ida.	Parcel N	lumber .				
000164400 53		1	,	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale	Assessed V	alue	4491			0.0	0	10105		002	0000		
Land Improv	vements	1	otal	Date of Sale Property Classification Code									
1,365	69,165		70,530	Status	Pr	operty Ty	pe	Zoning	Locatio	n C	ity Size	Parcel Size	
Assessor Location: RED CL	OUD (RC	!)		A) 1	B)	01		C) 1	D) 1	E)	6	F) 2	
			Residential						Comme	rcial	V.	\$500 m	
Multiple Improv	vements: M	fultiple. Impro	vements.:			Multiple.	Impro	vements.:					
Constructi	ion Date: C	onstruction D	ate: 19	18		Construct	ion D	ate:					
	Floor: Fi	oor Sq. Ft. :	1,7	89		Floor Sq.	Ft.:						
Building Co	Mission California (India)	ost:	255,7	80		Cost:							
Single Family Style: 104	R	esidential (Condition: 2	5		Comme	rcial	Occupano	y Code:			ra v	
(100) 🗆 Mobile Home	()	10) 🗆 🔻	/om Out			Primary:		Ot	herl:		Other2:		
(101) ☐ One Story	(2	20) 🗷 B	adly Worn			Comme	rcial	Construc	tion Class	•			
(102) Two Story	(3	30) 🗷 A	verage			(1)	Fire	proof Stn	uctural Ste	el Fran	ne		
(103) 🗆 Split Level	(4	40) □ G	ood		i	(2)	Rei	nforced C	oncrete Fr	ame			
(104) 🖼 1 1/2 Story	(3	50) 🗆 V	ery Good			(3)	Ma	sonry Bea	ring Walls				
(111) □ Bi-Level	(6	(60) 🗆 Excellent				(4)	We	od or Stee	el Framed	Ext. W	alls		
(106) □ Other	1900 1900					(5) 🗆	Me	tal Frame	and Walls				
Townhouse or Duplex Style:	R	esidential (Quality: 50			(6) 🗆	Pol	е Frame					
(301) One Story	(1	10) 🗆 L	ow			Cost Ra	nk:			Condi	tion:	TOTAL STATE	
(302) Two Story	(2	20) 🗆 F	air			(10)	Lov	N.		(10) l	□ Worn	Out	
(307) 🗆 1 1/2 Story	(3	30) 🗆 A	verage			(20)	Ave	erage		(20) l	□ Badly	Worn	
(308) 🗆 Split Level	(4	40) □ G	ood			(30)	Ab	ove Avera	ge	(30) I	☐ Avera	ge	
(309) 🗆 2 1/2 Story	(3	50) 🗷 V	ery Good			(40) □	Hig			(40) I	□ Good		
(304) ☐ One Story Duplex	(6	60) 🗆 E	xcellent		Š				4.23	(50) I	□ Very	Good	
(305) ☐ Two Story Duplex	3/25 3/4/2									(60) [] Excel	ent	
Assessor's Adjustment to):										
Assessor Comments and Reas		ustment:											
WD; TITLE CLEARANC	'E												
Comments		-/- - /	<u>,</u>		٧	4							
Comments from 000164400					Comm	ents:							
300T04400			* 10 0										
											(Cont	inue on back)	

Good Life, Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

	The deed will not be re	corded unless th				accurately comple	ted.	
1 County Name	2 County No			3 Date of Sale/Tra	ansfer	4 Date of Dee	ed	
	WEBSTER - 91			Mo Da	ay <u>02</u> Yr	2021 Mo. 03	Day02	Yr
	iress, and Telephone (Please	Print)				Telephone (Please Pri	nt)	
Grantor's Name (Seller) Jody L. Kinney				Grantee's Name ((Buyer) Prce			
Street or Other Mailing A 9661 WELD CO	Address UNTY ROAD 13			Street or Other M 341 N Cheri	ailing Address Y St			
LONGMONT	State CO		Zip Code 80504	RED CLOU	D	State NE		^{Zip Code} 68970
Phone Number (720) 308-9151				Phone Number (916) 201-5	600 Is the	e grantee a 501(c)(3) oros, is the grantee a 509(a	ganization?	Yes No
Email Address				Email Address		-,	,	1 .00 10,10
7 Property Classificati	on Number. Check one box it	n categories A and I	B. Check C if	property is also a	mobile home.			
(A) Status			(B)	Property Type				(C)
✓ Improved	Single Family	Industrial		Mineral Interests	s-Nonproducing	State Asses	ssed	Mobile Home
Unimproved	Multi-Family Commercial	Agricultural Recreational	Ĺ	Mineral Interests	s-Producing	Exempt		
	Conservator	Distribu	tion I ar	nd Contract/Memo	Partition	Sheriff	Other	
_ =	Corrective	Easeme	=		Personal Re	<u> </u>	Other	
Cemetery	Death Certificate - Transfer on	Death Executor	or Min	ieral	Quit Claim	Warranty		
9 Was the property pur part of an IRS like-kin	chased as 10 Type of Tra	nsfer Distributio	n Forecle	osure Irrevoca	ble Trust Re	vocable Trust	Transfer on	Death
(I.R.C. § 1031 Exchar	nge)Auction	Easement	t Gift	Life Esta	ate Sal	le [Trustee to E	3eneficiary
Yes V No	O Court De erred in full? (If No, explain the		Granto	r Trust Partition		tisfaction of Contract		
Yes No		uivision.)		12 V		ourchased for same use? No	' (If No, state t	the intended use.)
13 Was the transfer between	een relatives, or if to a trustee, a	are the trustor and be	eneficiary relat	tives? (If Yes, check	k the appropriate	box.)		
Yes ✓ No	=	or Nephew 🔲 Fa	amily Corp., P	artnership, or LLC	Self		Other	
	Brothers and Sisters		-	and Grandchild	Spouse			
14 What is the current ma	Ex-spouse urket value of the real property?		arents and Ch			rent and Step-child		
\$40,000	inet value of the real property:	•		Yes		If Yes, state the amount		,
16 Does this conveyance	divide a current parcel of land?			17 Was transfer th	rough a real esta	ate agent or a title comp		nclude the name
Yes V No				of the agent or	title company co	ontact.) Yes		✓ No
341 NORTH C RED CLOUD,	CHERRY STREET NE 68970	•		19 Name and Add (SAME AS	ress of Person to GRANTE	Whom the Tax Stateme E)	ent Should be	Sent
18a No address assig		d				•		
20 Legal Description								
Lots One (1), Webster Coun	Two (2), Three (3) ity, Nebraska.	and Four (4), Block	Two (2), P	latt's First	Addition to Re	∍d Cloud	1,
21 If agricultural, list total r	number of acres							
22 Total purchase prior	e, including any liabilities as					\$		000
						22		0!00
	erty included in the purchas					\$		0,00
	price paid for real estate (lir			4	• • • • • • • • • • • • •	24		000
25 If this transfer is exe	empt from the documentary	stamp tax, list the	exemption	number	· · · · · · · · · · · · · · · · · · ·	<u> </u>		
correct, and	r penalties of law, I declare the that I am duly authorized to sign	gn this statement.	tnis statemen	t and that it is, to th	ne best of my kn	owledge and belief, true	e, complete, a	:nd
	Garwood		_				(402	2) 746-3613
sign Print or Typ	pe Name of Grantee or Authoriz	ed Representative			Attorne		Phone	Number
·	of Grantee or Authorized Repre-	Contative		ītle	Altome	; y		8-91
here 'Signature of	. C. anice of Management Hopie		\				Date	
26 Date Deed Recorded	07 Velice et 0:	Register of Dee		<u> </u>			For De	ept. Use Only
Mo. 3 Day 8	val \$ Py	mp or Exempt Numb	jer	28 Recording Data	۶ ۵ اد	(50)		
Nebraska Department of Reveni	ue	emps "		UNAU	21,14 C	Authorized by No	eb. Rev. Stat. §§	76-214, 77-1327(2)
Form No. 96-269-2008 6-2019 F	Rev. Supersedes 96-269-2008 Rev. 9	-2017			-	•	30	,-/

BK2021, Pg 550

numerical Clerk's off of o'clock on Page O (D. &	Entered on the index and filed for record in the ice of said county this 6 day ACHA.D., 20 21, at 3:30 PM. Recorded in Book 2021 County Clerk Deputy Depu	NEBRASKA DOCUMENTARY STAMP TAX Date 3-8-21 \$ Exempt#4-By ab
	WARI	RANTY DEED
convey to Doug	.00) and other valuable consid	ANTOR, in consideration of ONE AND NO/100 deration, receipt of which is hereby acknowledged, RANTEE, the following described real estate (as
Lots On Red Clo	e (1), Two (2), Three (3) and oud, Webster County, Nebrask	Four (4), Block Two (2), Platt's First Addition to a.
GRANT GRANTOR:	OR covenants (jointly and se	verally, if more than one) with the GRANTEE that
(2) has le	egal power and lawful authori	te and that it is free from encumbrances, except as of record; ty to convey the same; e real estate against the lawful claims of all persons
Executed Februa	. 1	The persons
		Jody L. Kinney X Curry
STATE OF COL	Orado , COUNTY OF	Weld) ss.
The foreg Jody L. Kinney,	going instrument was acknowl a single person.	edged before me on March 2nd, 2021, by
Comm. expires _	ALCIRA DANIELA SOTO NOTARY PUBLIC - STATE OF COLC NOTARY ID 20164035663	Accual Soto Notary Public
Garwood & McCrack 401 North Webster S	ken, Lawyers	2024 Ph/Fax (402) 746-3613 Page 2 of 2 pages

DAVEF:\wp\2021\kinnydp\PIERCE.WD.2/23/21

401 North Webster Street, Red Cloud, NE 68970

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date		S	School District Code								
91	20	21	563	3/10	/2021	Base: 0	Base: 01-0123 A			iliated	1 :		Unif	ied:		
Location	\mathbf{m}	Sale	Number	Useability	& Code#		Parcel Number									
0021073	301		54	1		GeoCde	Twn	Twn Rng S		ect Qrt		Subdiv	Area	Blk	Pa	rcel
	D	ate of S	ale Assessed N	⁷ alue		4131	. 4 11		5	5 0		00000	1	1 000		00
Land	nd Improvements Total			otal	Date of Sale Property Classification Code								runana Hajid			
578	,610				578,610	Status	Pro	perty Ty	ре	Zoi	ning	Location	Cit	y Size	Parce	I Size
		Irriga	tion Type:			A) 2 B) 05			C)	5	D) 3	E)	0	F) :	10	
LCG			ACRES:	VAI	UE:		LCG				ACRI	ES:	Mr. or Sale	VAL	JE:	
IRRIGATE	D 1A1		139.600	6	39,370	GR	ASSLA	ND 1	G1							
	1A								1G							
	2A1					2G1										
	2A					2G										
	3A1							30	G1							
	3A								3G							
	4A1							40	G1							
	4A		10.000		42,300			4	4G							
DRYLANI) 1D1					S	Shelterb	elt/Timl	рет							
***	1D	<u> </u>	6.000		14,820			Accreti	on							
	2D1	<u> </u>						Was	ste		:	3.400				680
	2D							Otl	_							
	3DI	-				AG L	AG LAND TOTAL		\mathbf{T}	·		9.000			97,3	L70
	3D	 				Roads					5.000					
	4D1	 			-]	Farm Sit	tes							
	4D	344500000						ome Sit	-							
			a de la companya del companya de la companya del companya de la co				H	Recreati	on							
**	wellings							Oth								
Outl	ouildings	11/28				Noi	n-AG '	ГОТА	\mathbf{L}			5.000				
A	. A J.L.	-4	a ı m ·	(1)	_		Τ,	P - 4 - 3	D .			C7 T				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	1
WD	
Comments from	Comments:
002107301	
	(Continue on back
	DAT 02 402 0

NEBRASKA

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

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded u	nless this statemer	nt is signed and	items 1-25 are accur	ately comple	ted	
1 County Name 2 County Number		3 Date of Sale/Tra	ansfer	4 Date of Dee	ed .	
WEBSTER - 91		Mo3 Da	ey /O Yr. 2021	Mo3	. Day <u>// Y</u>	/r. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print)			e, Address, and Telepho			
Grantor's Name (Seller) Mitchell J. Soucek and Cindy Soucek		Grantee's Name (Chad R. Tin	Buyer) 1 m			
Street or Other Mailing Address 711943 Cornhusker Dr		Street or Other M				
City State McCook NE	Zip Code	City	Elm -	State NE		Zip Code
Phone Number	69001	Hastings Phone Number	Is the grantee	NE a 501(c)(3) org	nanization?	6890 Yes 🗸 N
308-737-7934 Email Address		102 -460- S Email Address	S318 If Yes, is the	grantee a 509(a) foundation?	Yes V
n/a		n/a				
7 Property Classification Number, Check one box in categorie	es A and B. Check C if	property is also a	mobile home.			
(A) Status Improved Single Family Indust		Property Type	Name of the state			(C)
✓ Unimproved Multi-Family ✓ Agricu	L	Mineral Interests Mineral Interests		State Asses	ssed	Mobile Hom
Ommercial Recre	L		-i roddeing	Exempt		
8 Type of Deed Conservator	Distribution Lar	nd Contract/Memo	Partition	Sheriff	Other_	
Bill of Sale Corrective	Easement Lea		Personal Rep.	Trust/Trustee		
9 Was transfer part of IRS like- 10 Type of Transfer		neral		Warranty		
kind exchange (I.R.C. § 1031	Distribution Forecle Easement Gift		ble Trust Revocable T tte Sale	frust _	Transfer on D	
☐ Buyer ☐ Seller ✔ No ☐ Court Decree ☐ I	<u></u>	Life Esta In Trust ☐ Partition	Satisfaction	of Contract	_ Trustee to Be ☐ Other (Explain	-
11 Was ownership transferred in full? (If No, explain the division.)			Vas real estate purchase		(If No, state the	e intended use
			✓ Yes			
13 Was the transfer between relatives, or if to a trustee, are the trus V Yes No V Aunt or Uncle to Niece or Nephev			· ·			
Brothers and Sisters	=		∐ Self		Other	
Ex-spouse	Grandparents a Parents and Ch		Spouse Step-parent and	Stan abild		
14 What is the current market value of the real property?			age assumed? (If Yes, sta	=	and interest rate	- 1
\$175,000	·		✓ No \$	uno annount o	and interest rate	%
16 Does this conveyance divide a current parcel of land? Yes No		17 Was transfer th	rough a real estate agent	or a title compa	any? (If Yes, incl	luda the name
18 Address of Property			title company contact.)			
Ag Land		19 Name and Addi	ress of Person to Whom t	he Tax Stateme	nt Should be Se	ent
_		Grantee				
18a V No address assigned 18b V Vacant land						
20 Legal Description (Attach additional pages, if needed.)						
Undivided 1/3 interest in and to: The V	Vest Half of th	e North Hal	f (W1/2N1/2) c	f Section	Five (5),	
Township Four (4) North, Range Eleve	n (11) West o	f the 6th P.N	И., Webster Co	ounty, Ne	braska	
21 If agricultural, list total number of acres transferred in this transact						
		·				
22 Total purchase price, including any liabilities assumed				. 22 \$	175	5,000,00
23 Was non-real property included in the purchase? Yes Vo No (If Yes, enter dollar amount and attach				\$		7,000.00
which define an authority and action				. 23		
24 Adjusted purchase price paid for real estate (line 22 minu	ıs line 23)			. 24	175	5,000,00
25 If this transfer is exempt from the documentary stamp tax	x, list the exemption r	number				
Under penalties of law, I declare that I have e correct, and that I am duly authorized to sign this state	xamined this statement	and that it is, to the	e best of my knowledge	and belief, true	, complete, and	ı
Chad R. Timm	ment.					
Sign Print or Type Name of Grantee or Authorized Represe	ntative				Phone N	lumber
Mw 7 2			Grantee		3/	/2021
here Signature of Grantee or Authorized Representative	Ti	itle		-	Date	
	of Deed's Use Only	У	_		For Dep	t. Use Only
6 Date Deed Recorded 27 Value of Stamp or Exer	apt Number 2	28 Recording Data	D Z	>		
Mo. 3 Day 11 Yr. 21 \$ 343. 75 ebraska Department of Revenue		BKaoa	11, 19 563			
orm No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019			` <i>J</i>	Authorized by Ne	b. Rev. Stat. §§ 76-	-214, 77-1327(2)

DI

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day of March A.D., 2021, at 2:37 o'clock A.M. Recorded in Book 2021 on Page 563 Acrice Petech County Clerk 10.00 Deputy	NEBRASKA DOCUMENTARY STAMP TAX Date 3-11-21 \$393.75 By al
Ind Comp Assessor Carded Carded	
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRANTY	DEED
Mitchell J. Soucek and Cindy Soucek, husband and w DOLLAR (\$1.00) and other valuable consideration re convey to Grantee, the following described real estate	eceived from Grantee, Chad R. Timm,
An undivided 1/3 interest in and to: The West Half of (5), Township Four (4) North, Range Eleven (11) We Nebraska	f the North Half (W1/2N1/2) of Section Five st of the 6 th P.M., Webster County,
Subject to a life estate interest in and to Joan E. Souce	ek
Grantors covenant, jointly and severally, with Grantee	that Grantors:
 are lawfully seised of such real estate and have legal power and lawful authority to warrant and will defend title to the real estate 	convey the same;
Executed March 10, 2021.	
Mitchell J. Soueek Cind	Judy L. Souch

STATE OF NEBRASKA) ss. COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on March // , 2021 by Mitchell J. Soucek and Cindy Soucek, husband and wife.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No. Bo	ook	Page	Sale	Date 🕬 🦚	School District Code										
91 20	021 603 3/12/2021			Base: 0	Base: 01-0123 Affiliated:						ied:				
Location ID	Sale Number Useability & Code #					Parcel Number									
002007000		55	1		GeoCde	Twn	Rng	Se	ect Ort	Subdiv	Area	Blk	Pa	rcel	
a the contraction of the contrac	ate of S	ale Assessed	Value		4245	3	11		3 0	00000	1	000	92	60	
Land	Improvements Total				Date of Sale Property Classification Code							CANTE IT THE			
405,960			4	105,960	Status	Pro	perty Ty	pe	Zoning	Locatio	n Ci	y Size	Parce	el Size	
	Irrigat	ion Type:	1		A) 2	B)	05	T. Samuel St.	c) 5	D) 3	E)	9	F) .	10	
LCG -		ACRES:	VAL	UE:		LCG			· · AC	RES:	1	VAL	TE:		
IRRIGATED 1A1	1				GR	ASSLA				14.000			47,		
1 <i>A</i>							1	G		38.000			49,	210	
2A1							20	G1	1	10.000		1	42,4	450	
2A		,			2G			2G		14.010	_		18,	145	
3A1							30	31		21.000			27,:	195	
3A						<u>.</u> .	3	G							
4A1							40	31							
4A							4	G				16.			
DRYLAND 1D1						Shelterbe	lt/Timb	er							
1D	 					_	Accretic	on							
2D1	 						Was	te		3.000				500	
2D			<u></u> -			~	Oth				<u> </u>				
3D1					AG L	AND T		-	3 (00.010	Directory, com	3	85,2	230	
3D			-		***		Road	-+		7.400					
4D1							arm Sit	+		 -					
4D							ome Site							-	
- 44°						R	ecreatio	+							
Dwellings Outbuildings	September 1				NT-	i-AG T	Oth		- 	7 400		~	NACC.		
Outoununigo			·		IOI	I-AG I	UIA	니		7.400		• • • • • • • • • • • • • • • • • • • •			

Continue to the second of the			
Outbuildings	Non-AG TOTAL	7.400	
Assessor's Adjustment to Sale Price (+ or -):	Total Recap	774	
Assessor Comments and Reason for Adjustment:	Я		
WD			,
		-	
Comments from	Comments:		
002007000			
			-
			(Continue on back)
			PAT 96-106-99

NEBRASKA

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



Good Life, Great Service, DEPARTMENT OF REVENUE

FORM 521

The deed will not be recorded unless this statem	ent is signed and items 1-25 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed									
WEBSTER - 91	Mo. 3 Day 12 Yr. 2021 Mo. 3 Day 14 Yr. 2021									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Susan Van Tassel	Grantee's Name (Buyer) Daniel K. VanBoening									
Street or Other Mailing Address	Daniel K. VanBoening Street or Other Mailing Address									
21308 238th Ave	2239 Road 1400									
Midland, SD 5755	City State Zip Code 2 Blue Hill NE 68930									
Phone Number (605) 366-7702	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo									
Email Address	(402) 461-9336 If Yes, is the grantee a 509(a) foundation? Yes No Email Address									
n/a	n/a									
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.									
	B) Property Type (C)									
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home									
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt									
IOLL Commercial Recreational										
	and Contract/Memo Partition Sheriff Other									
	ease Personal Rep. Trust/Trustee									
	ineral Quit Claim Warranty									
kind exchange (I.R.C. § 1031	closure Irrevocable Trust Revocable Trust Transfer on Death									
	Life Estate Sale Trustee to Beneficiary tor Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)									
Yes No	Yes No No									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)										
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other										
	and Grandchild Spouse									
Ex-spouse Parents and 0	hild 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.)									
\$650,000	☐Yes ☑ No \$%									
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a fittle company? (If Voc. include the name									
Yes V No	of the agent or title company contact.) Yes Agri Affiliates, Inc. No									
18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
ng Land	Grantee									
18a 🔽 No address assigned 18b 🔽 Vacant land										
20 Legal Description (Attach additional pages, if needed.)										
See Attached										
OCC / titadrica										
•										
21 If agricultural, list total number of acres transferred in this transaction307,41+-										
307.417-	•									
22 Total purchase price, including any liabilities assumed	22 \$ 650,000,00									
23 Was non-real property included in the purchase?										
Yes V 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)										
25 If this transfer is exempt from the documentary stamp tax, list the exemption number										
correct, and that I am duly authorized to sign this statement.										
Teresa Theobald (402) 746-224										
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number									
elica Mistrall	Closing Agent 3/ 12/2021									
here Signature of Grantee or Authorized Representative Title Date										
Register of Deed's Use Or	ly For Dept, Use Only									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data									
Mo. 3 Day 12 Yr. 21 \$ 1462.50	BK2021. Pa 603									
	W-(OVO). 1/1 DT-3									

The South Half (S1/2) of Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska EXCEPT a tract of land located in the Southwest Quarter (SW1/4) of said Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6th P.M, Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter (SW1/4); thence S90°00'00"W along said South line a distance of 815.68 feet; thence N00°00'00"E perpendicular to said South line a distance of 654.22 feet; thence N89°32'28"E a distance of 852.39 feet; thence S03°10'35"W a distance of 662.07 feet to the place of beginning subject to county road right of way on the south

Index	
Computer	
Assessor	
Cardad	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/12/21 \$1462.50 By AS Bk 2021, Pg 603

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of March A.D., 2021, at 02:14 o'clock PM. Recorded in Book 2021 on Page 603

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

WARRANTY DEED

Susan Van Tassel, a married person and resident of South Dakota, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Daniel K. VanBoening, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S1/2) of Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska EXCEPT a tract of land located in the Southwest Quarter (SW1/4) of said Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter (SW1/4); thence S90°00'00"W along said South line a distance of 815.68 feet; thence N00°00'00"E perpendicular to said South line a distance of 654.22 feet; thence N89°32'28"E a distance of 852.39 feet; thence S03°10'35"W a distance of 662.07 feet to the place of beginning subject to county road right of way on the south

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

(1) is lawfully seised of such real estate and that it is free from encumbrances;

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

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

Executed March 1, 2021.

Susan Van Tassel

STATE OF South Dakota)

COUNTY

Manual

The foregoing instrument was acknowledged before me on March // , 2021

Sandra Heaton Notary Public

EXP. Aug. 20, 2025

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	е		Sale	Date						Sch	ool Dis	trict Co	de.		100		
91	20	21	620)	3,	/15	/2021	Base	: 6!	5 - 0	011		Affilia	ated:			Unif	ied:	W	activant for #358 ac
Location	$\mathbf{D}^{\circ \circ}$	Sale	Number	1	Useab	ility	& Code#		Sec.				E	arcel N	Number					
0006158	300	THE PERSON NAMED IN	56		1	1000, set un propin		GeoC	de	Twi	R	ng	Sect	Qrt	Subdiv	A	rea	Blk	Pa	ırcel
	D	ate of S	ale Assess	sed Va	alue 🖟	<u> </u>		448	7	20 S. 20 S. 10	4050 F57865	ANT-198	00	0	40020	(4)	9907500	002	00	00
Land	* ***	Imp	rövement	ts	Name of	To	ital				Date	of S	ale P	roperty	Classif	icati	on C	ode		
	515	-	33,0	ACRES CO. CORN.	THE STATE OF	See Contract	33,535	Stat	bis	P	ropert	v Tvi	ne .	Zoning	Locati	on	Cin	Size	Parc	el Size
Assessor Lo		GUID			۲)			10-11-00-00-00-00-00-00-00-00-00-00-00-0	1	B)	NACTO SERVINGES)1	C	n territoria e e e e e e e e e e e e e e e e e e e	D) 1	ereseleis. Si	E)	7	F)	1
987	4-2-4						Residentia			5 70 3	Post Contract Contrac			_	Commo				23,000	
	Mul	tiple Imi	provement			Transfer of	ements.:	A CONTRACTOR	and real	200	Mult	inle	Improve	ments		fa fater	saedle.	<u> </u>		
			uction Dat		nstructio						Multiple. Improvements. : Construction Date :									
	1012	THE PROPERTY OF	Floo	9620	or Sq. F	t. :	•				Floor									
		Buildin	g Cost Nev	and some							Cost:								-	
Single Family	Style:			Re	sidenti	al Co	ndition:				Con	imei	cial O	ccupano	y Code:					
(100) 🗆 Mo	bile Hon	ne		(10	0) 🗆	We	nn Out				Prim	ary:		Ot	herl:		C	Other2:		
(101) 🗆 One	Story			(20	0) 🗆	Bac	lly Worn				Con	imei	cial C	onstruct	tion Clas	: •				
(102) 🗆 Two	Story			(30	0) 🗆	Ave	erage				(1)		Firep	roof Stri	ictural St	eel Fi	ame			
(103) □ Spli				(40	0) 🗆	Go	od				(2)		Reint	forced C	oncrete F	rame				
(104) 🗆 11/	2 Story		·	(50	0) 🗆	Ver	y Good				(3)		Masc	nry Bear	ring Wall	5	~			
(111) 🗆 Bi-I				(60	0) 🏻		ellent	house or real to the very	T		(4)		Woo	d or Stee	l Framed	Ext.	Wall	s	_	
(106) □ Oth		amerikaan Sérante	Managa da kanaga kanaga Sa		in car a	-600		No. 3			(5)		Meta	l Frame a	and Walls	,				
Townhouse or		Style:		Re	sidenti	al Qu	iality:				(6)		Pole :		St. dubinos del Como		la Garrindes es			ALCOHOL ST.
(301) 🗆 One				 `)) 🗆	Lov					Cost	Rai	ık:	, 1°		Con	ditio	n:		
(302) Two)) 🗆	Fair					(10)		Low			(10)		Worn		
(307) 🗆 1 1/					0) 🗆		erage				(20)		Avera			(20)		Badly '		
(308))) 🗆	Goo					(30)			e Averaş	ge	(30)		Averag	e	
(309) 🗆 2 1/3		1		-) 🗆		y Good				(40)		High	an man	On the Contract	(40)		Good		
(304) □ One				(60)) [Exc	ellent	Sa a San Sa Sa	Marke a	136A	***	Santre Si								
																(60)		Excelle	nt	
Assessor's					•	_														×>
Assessor Co	mment	s and R	eason for	Adju	stmen	<u>t:</u>						_								
JTWD					-															
									_											
Comments f	rom								Co	mm	ents	:								-
0006158		00615	900			-														
					_															
				050*														(Contin	me on	back)

Good Life. Great Service. DEPARTMENT OF REVENUE

FORM 521

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

The deed will not be recorded unless this statement	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91 ▼	Mo. 3 Day 15 Yr. 21 Mo. 3 Day 15 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Nelson Manley + Kayleve Manley	Grantae's Name (Buyer) Patrick Scott Neeley & Jessica L. Neeley
Street or Other Mailing Address 1099 RiVer Road	Street or Other Mailing Address 540 Hish St
City Red Cloud State Zip Code (8970)	City State Zip Code
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes XNo
Email Address	If Yes, is the grantee a 509(a) foundation? Yes Van 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	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Leas	
Cemetery Death Certificate – Transfer on Death Executor Mine	eral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	sure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Grantor	Galeidotion of Octifiact [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.)
	No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative. Yes Aunt or Uncle to Niece or Nephew Family Corp. Pa	
☐ Brothers and Sisters ☐ Grandparents and Chil	
14.000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
10 Days His	%
Yes ANo	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
18 Address of Property	il iso il
530 + 540 High St	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
Gride Rock, NE 68942	same as orrantee
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
see attached.	
allacina.	
21 If agricultural, list total number of acres transferred in this transaction	
00 T-t-1	
Total purchase price, including any liabilities assumed	······································
	\$ 5
(See III	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 /4000 4 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption no	
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.	and that it is, to the best of my knowledge and belief, true, complete, and
Lory J. McCracken	402-746-3613
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number
Signature of October 1 11 / 12	3/16/21
here Signature of Grantee or Authorized Representative	Date
Register of Deed's Use Only	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number 2	8 Recording Data
Mo. 3 Day (6 YA) \$31.50	BKaOa, to 620
lebraska Department of Revenue	

The North Forty-five feet (N45') of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) and the South half of the East-West alley North of, and adjacent to, the above described property; all of Lots Nineteen (19), Twenty (20) and Twenty-one (21) and any interest in the abandoned alley along the South side of Lot Nineteen (19); all in Block Two (2), Talbot's Addition to Guide Rock, Webster County, Nebraska,

BK2021, fg 620

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this__ March A.D., 2021 at 10:41 o'clock 6 M. Recorded in Book 202 County Clerk 10.00 Deputy Carded

NEBRASKA DOCUMENTARY STAMP TAX

JOINT TENANCY WARRANTY DEED

Nelson Manley and Kaylene Manley, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Patrick Scott Neeley and Jessica L. Neeley, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Forty-five feet (N45') of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) and the South half of the East-West alley North of, and adjacent to, the above described property; all of Lots Nineteen (19), Twenty (20) and Twenty-one (21) and any interest in the abandoned alley along the South side of Lot Nineteen (19); all in Block Two (2), Talbot's Addition to Guide Rock, 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 March 15, 2021.

Nelson Manle

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 15, 2021, by Nelson Manley and Kaylene Manley, husband and wife.

Comm. expires

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

Notary Public