# Agricultural Land Sales Worksheet

Cnty No. B	ook	. Page	Sale	Date	ensigner i			3	Scho	ol Dis	trict Co	de			
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; BETWEEN EX-SPOUSE	
Comments from	Comments:
002313800	
	(Continue on back)

#### NEBRASKA

Good Life, Great Service

### Real Estate Transfer Statemen

• 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. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 . Yr. <u>2</u>1 Day 01 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 William Garth and Katherine A Wentworth Cynthia Shannon Street or Other Mailing Address Street or Other Mailing Address 5711 Clear Creek Dr 516 N Maine <sup>City</sup> Inavale Zip Code 68952 Zip Code 68516 NE Lincoln NE Phone Number (402) 746-2984 Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOL 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 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 **V** No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Release of Lien 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiarly relatives? (If Yes, check the appropriate box.) X Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild ☐ Spouse X 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.) \$286,825 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 **V** No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 418 HWY 136 Inavale, NE 68952 Same as Grantee 18a No address assigned 18b Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres 78.6 0.0023 Was non-real property included in the purchase? 🔲 Yes 🛛 Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 04 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number sign Attorney Signature of Grantee of Authorized Representative here Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day Nebraska Department of Revenue 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

The West Half (W½) of the Southwest Quarter (SW1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska and recorded in Deed Book 25, page 374.

741

Entered on the numerical index and filed for record in the Clerk's office of said county this day of April A.D., 2021, at 11.20 o'clock a.M. Recorded in Book 202 on Page 141 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date リーノーネリ \$ Fxempt#4 By 仏り

PLEASE RETURN TO:

Joseph H. Murray, PC LLO Attorney at Law P.O. Box 87 Hebron, Nebraska 68370

#### **QUITCLAIM DEED**

William Garth Wentworth and Katherine A. Wentworth, 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, quitclaim and convey to Cynthia Shannon, GRANTEE, all of GRANTORS' interest in the following described real estate (as defined in Nebraska Revised Statutes §76-201):

The West Half (W ½) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the Sixth P.M. in Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska and recorded in Deed Book 25, page 374.

Executed this 30+ day of March, 2021.

William Garth Wentworth

Katherine A Wentworth

STATE OF NEBRASKA )

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me this 30th day of March, 2021 by William Garth Wentworth and Katherine A. Wentworth, husband and wife.

Notary Public

(SEAL)



# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Pag	ge	u v	' Sa	le Date		/ <b>?</b> 25/// S		en e	'myt	Sch	ool Dis	trict C	ode		Jaritiu II.		
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(103) □ Split Level (40						J G	ood				(2)		Reint	forced C	oncrete	Frar	ne			
(104) □ 1 1/2 Story					0) E		ery Good				(3)		Masc	nry Bea	ring Wa	11s				
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### **NEBRASKA**

## **Real Estate Transfer Statement**

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.

**FORM** 521

1 County Name 2 County Number		
1 County Name   2 County Number   WEBSTER - 91	3 Date of Sale/Transfer  Mo. 4 Day 5 Yr. 2021 Mo. 4 Day 5 Yr. 20	)~? i
5 Grantor's Name, Address, and Telephone (Please Print)		<u>~1</u>
Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Amanda Wulf and Dusty Wulf Street or Other Mailing Address	Kathleen A. Stockton	
2671 Hwy 136	Street or Other Mailing Address 505 N Chestnut	
City State Zip Code Guide Rock NE 68942	City State Zip Cot Red Cloud NE 68	ge 3970
Phone Number (402) 984-2552	Phone Number Is the grantee a 501(c)(3) organization? Yes	√ No
Email Address drwulf48@gmail.com	Email Address	√No
7 Property Classification Number. Check one box in categories A and B. Check C if	N/A property is also a mobile home.	
(A) Clatica	Property Type (C)	
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile	Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	TIOTEL
[OLL Commercial Recreational		
	d Contract/Memo Partition Sheriff Other	
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate — Transfer on Death ☐ Executor ☐ Min		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	The half of Death	
	Life Estate ✓ Sale Trustee to Beneficiary	
11 Was ownership transferred in full? (If No. explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intende	
✓ Yes No	Yes No	c 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.)	******
☐ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., P	artnership, or LLC Self Other	
Brothers and Sisters Grandparents a		
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$76,000  16 Does this conveyance divide a current parcel of land?		%
Yes V No	17 Was transfer through a real estate agent or a title company? (If Yes, include the 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	No
505 N Chestnut, Red Cloud, NE 68970	Grantee	
	Oranice .	
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)		
·		
The South Half (S½) of Lot Five (5) and all of Lot Size	$\kappa$ (6), Block Three (3), LeDuc's Addition to the Cit	
of Red Cloud, Webster County, Nebraska.		У
		У
21 If agricultural, list total number of acres transferred in this transaction	·	у
22 Total purchase price, including any liabilities assumed	10,000	
22 Total purchase price, including any liabilities assumed	10,000	
22 Total purchase price, including any liabilities assumed	nstructions)	00
22 Total purchase price, including any liabilities assumed	nstructions) 23 \$ 0  23 \$ 76,000	00
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22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase?  ☐ Yes ☑ No (lif Yes, enter dollar amount and attach itemized list.) (see if the second purchase price paid for real estate (line 22 minus line 23)	nstructions) 23 0 23 76,000 number 76,000	00
22 Total purchase price, including any liabilities assumed	nstructions) 23 0 23 76,000 number 76,000	00
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22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase?  Yes No (lif Yes, enter dollar amount and attach itemized list.) (see it like the 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 Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Print or Type Name of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative	nstructions)  23  76,000  number  nt and that it is, to the best of my knowledge and belief, true, complete, and  402-877-43  Phone Number  Title / Clasins Agent  Date	00 00 00 00 00 00 00 00 00 00 00 00 00
22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase?  Yes No (lif Yes, enter dollar amount and attach itemized list.) (see it line 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	nstructions)  23  76,000  number  Int and that it is, to the best of my knowledge and belief, true, complete, and  402-879-43  Phone Number  Title  Title  Date  1y  For Dept, Use	00 00 00 00 00 00 00 00 00 00 00 00 00
22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase?  Yes No (lif Yes, enter dollar amount and attach itemized list.) (see it line 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 Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Print or Type Name of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative  Register of Deed's Use On	nstructions)  23  76,000  number  Int and that it is, to the best of my knowledge and belief, true, complete, and  402-879-43  Phone Number  Title / Closing Agent  Title / Date  Title / For Dept, Use	00 00 00 00 00 00 00 00 00 00 00 00 00

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/05/21 \$ 171.00 By AS

Bk 2021, Pg 744

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 05 day of April A.D., 2021, at 11:36 o'clock AM. Recorded in Book 2021 on Page 744

Foreige Ketsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

#### WARRANTY DEED

AMANDA WULF and DUSTY WULF, wife and husband, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEE, KATHLEEN A. STOCKTON, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The South Half (S½) of Lot Five (5) and all of Lot Six (6), Block Three (3), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEE that GRANTORS:

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

persons;	
Executed the 5th day of April 2021.	
Amanda Wulf  Dusty Wulf	
STATE OF NEBRASKA )	
)ss. COUNTY OF NUCKOLLS )	
The foregoing Instrument was acknowledged before me by Amanda Wulf, on the 5th day of 2021.	<b>E</b>
GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comen. Exp. June 19, 2022  Print Name  Print Name	
(SEAL) My Commission Expires: 6-19-2022	
STATE OF NEBRASKA ) )ss.	
COUNTY OF NUCKOLLS )	
The foregoing instrument was acknowledged before me by Dusty Wulf, on the STD day of April 2021.	
GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2022  Print Name	
(SEAL) My Commission Expires: 6-19-2022	

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	P	age			Sale	Date	\$150 A			Santa	e ere	Sc	hool	Dist	rict (	Code				
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(103) 🗆 Spli	it Level		_	(	(40)		Goo	od				(2)		Rei	nforce	d Co	ncrete	Fram	е			
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(106) 🗆 Oth	ет					- 1. - 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		4.04	(5)  Metal Frame and Walls													
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		c.w. :																		(Contir	ue on	back)

#### NEBRASKA Real Estate Transfer Statement **FORM** Good Life. Great Service 521 • To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed a١ WEBSTER - 91 Mo. 5 Grantor's Name, Addres and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) or enson Street or Other Mailin Zip Code 28 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Yes 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 Other Bill of Sale Corrective Lease Easement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Gift Life Estate Sale Trustee to Beneficiary Seller X40 Buyer 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.) 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 ☐ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 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.) V No Yes Name and Address of Person to Whom the Tax Statement Should be Sent 18b Vacant land 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed ..... 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. SOKE MAL Authorized Representative sign Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data \$ \_ Day 🔑 $\boldsymbol{\omega}$

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

Nebraska Department of Revenue

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

NEBRASKA DOCUMENTARY STAMP TAX Date 4-4-31 \$ 2.25 By 4)	BK 2021, Pg 762
Prepared By:	State of Nebraska ss. County of Webster sn. Entered on the
Ms. Gretchen Lockhart Mastrodonato	) aumorical index and filed for recoyd in the
603 N Main St	Clerk's office of said southly till at II 44
Bladen, Nebraska 68928	) of Alb., Recorded in Book 202
After Recording Return To: Mr. Scott Bokelman	on Page 162-165  on Page P. Tach County Clerk  Deputy  Ind Comp Assessor Carded
610 N Main St Bladen, Nebraska 68928	) ) TAX PARCEL ID #: <u>000514201</u>

### **QUIT CLAIM DEED**

BE IT KNOWN BY ALL, that Mr. Randy Sorenson, ("Grantor") whose address is 625 N Nebraska, Bladen, Nebraska 68928, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS TO Mr. Scott Bokelman ("Grantee"), whose address is 610 N Main St, Bladen, Nebraska 68928, all right, title, interest and claim to the following real estate property located at 223 W, O St in the City/Township of Bladen, located in the County of Webster and State of Nebraska and ZIP code of 68928, to-wit:

Property having Lot No. Lots 3, with the Section No. 0 4 11, and having the following description: 0 4 11 LOTS 3 BLOCK 1 SPENCE & BENNETTS ADDITION TO BLADEN

FOR VALUABLE CONSIDERATION, in the amount of \$800.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of 04/01/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Grantor's Signature)

Mr. Randy Sorenson (Grantor's Printed Name) (Grantee's Signature) Mr. Scott Bokelman (Grantee's Printed Name)

Signed in our presence:

Daren Niemeyer

(FIRST WITNESS NAME TYPED)

#### **Grantee's Address:**

Mr. Scott Bokelman 610 N Main St Bladen, Nebraska 68928

#### Mail Subsequent Tax Bills To:

Scott Bokelman 610 N Main St Bladen, Nebraska 68928

#### **Grantor's Address:**

Mr. Randy Sorenson 625 N Nebraska Bladen, Nebraska 68928

BK2021, Pg 764 ss.

### STATE OF NEBRASKA

#### **COUNTY OF WEBSTER**

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Mindy J Timen

My Commission expires:

3-27-25

GENERAL NOTARY - State of Nebraska
CINDY J. TIMM
My Comm. Exp. March 27, 2025

BK2021, fg 765

Note: The Original Copy of the Quit Claim Deed must be filed with the "Recorder of Deeds" with the Clerk of Courts having jurisdiction where this property is located and only upon payment of any associated recording fees due at time of filing with the Clerk of Courts.

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date						Scl	100l Dis							
91	20	21	766		10,	/23/2020	Base:	01-	012	3	Affil	iated:		Unified:					
Location	ID .	Sale	Number	U	seabil	ity & Code#						Parcel I	Number	*					
0005096	500		74		1		GeoCde	Tw	n	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	i Val	ue		4131				00	0	30015		004	0000			
Land		Imp	orovements.			Total			Dat	e of S	ale I	roperty	Classifie	ation	Code				
1	,010		4,09	5		5,105	Status	Status Pro		roperty Type		Zoning	Locatio	n (	ity Size	Parcel Size			
Assessor Lo	cation:	BLAD	EN (BLA	)			A) 1	В	)	01	1	C) 1	D) 1	E)	7	F) 2			
4 146		ar raenig				Residential		-7.45				7 (A)	Comme	rcial	(7) Pal				
	Mul	tiple Im	provements:	Mult	iple. Im	provements.:			Mu	ıltiple.	Improv	/ements.:							
er fan ei traden in	W-16 8	Constr	uction Date:	Cons	struction	Date: 19	07		Construction Date :										
			Floor:	*						or Sq.	Ft.:	·							
		Buildin	ig Cost New:	Cost: 76,985						st:									
Single Family	Style:	101	100	Residential Condition: 10						mme	cial (	Occupan	cy Code:						
(100) 🗆 Mo	bile Hon	ne		(10) 🗷 Worn Out						Primary: Other1: Other2:									
(101) 🗷 One	e Story			(20)	) 🗆	Badly Worn	Commercial Construction Class:												
(102) 🗆 Tw			(30)	) 🛮	Average	(1) ☐ Fireproof Structural Steel Frame													
(103) □ Spl			(40)	) 🗆	Good	(2	2) 🗆	Rei	nforced C	oncrete Fr	ame								
(104) □ 1 1/2 Story					) 🗆	Very Good			(3	3) 🗆	Mas	onry Bea	ring Walls						
(111) 🗆 Bi-l	Level			(60) □ Excellent						4) 🗆	Wo	od or Ste	el Framed l	Ext. W	alls				
(106) 🗆 Oth										5) 🗆	Met	al Frame	and Walls						
Townhouse or	r Duplex	Style:		Residential Quality: 20						(6) □ Pole Frame									
(301) 🗆 One	e Story			(10)		Low			Co	st Ra	nk:	1982)		Condi	tion:				
(302) 🛘 Two	o Story			(20)	<b>※</b>	Fair			(1	0) 🗆	Low	7		(10)	□ Wor	n Out			
(307) 🗆 11/	2 Story			(30)		Average			(2	0) 🗆	Ave	rage		(20)	□ Badl	y Worn			
(308) 🗆 Spl	it Level			(40)		Good			(3	0) 🛘	Abo	ve Avera	ge	(30)	☐ Aver	age			
(309) 🗆 21/	2 Story			(50)		Very Good			(4	0) 🗆	Higl	ı	į	(40)	□ Goo	d			
(304) 🗆 One	e Story D	Ouplex				Excellent			77.0					(50)	□ Very	Good			
(305) 🗆 Two	o Story I	Duplex		17,194		100				a algorithms	Section 1			(60)	□ Exce	llent			
Assessor's																			
Assessor Co	mment	s and R	leason for A	djus	tment	•													
WD																			
	*11																		
Comments f	Fuanc							7		4									
000509				10.11				Com	meni	ıs:									
00000																			
	-																		
															(Coi	ntinue 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.

1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91		oay 23 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Edgar J. and Carol K. Jones, husband and wife	Grantee's Name (Buyer) Bruno Irmer	
Street or Other Mailing Address P.O. Box 51	Street or Other Mailing Address 646 Webster St.	
City State Zip Code Bladen NE 68928	City State Bladen NE	Zip Code
Phone Number (402) 756-1024	Phone Number Is the grantee a 501(c)(3) organ	68928 ization? Yes √No
Email Address N/A	(402) 460-9244 If Yes, is the grantee a 509(a) for Email Address	oundation? Yes √No
7 Property Classification Number. Check one box in categories A and B. Check C it	N/A	
(A) Ctatus		(2)
✓ Improved ✓ Single Family Industrial	) Property Type  Mineral Interests-Nonproducing State Assesse	(C)
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assesse  Mineral Interests-Producing Exempt	d Mobile Home
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee	Other
	neral Quit Claim ✓ Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Forecle Auction Easement Gift		Transfer on Death
1 Puror Caller Chil		Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	pr Trust Partition Satisfaction of Contract Cont	Other (Explain)
✓ Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
		her
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch		
14 What is the current market value of the real property?	Trop parent and Grop Grind	
\$5,000	15 Was the mortgage assumed? (If Yes, state the amount and 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.)   Yes Adams L	and Title Co. No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
326 Frances St., Bladen, NE 68928	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
Lot 6 and 7, Block 4, in Spence's Addition to Bladen	, Webster County, Nebraska.	
	·	
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price including any liabilities accurred		
Total purchase price, including any liabilities assumed		5,000,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	5,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	t man and a second	5,000 00
Under penalties of law, I declare that I have examined this statemen	t and that it is to the heat of my knowledge and the rest.	
correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, co	omplete, and
Bruno Irmer Print or Type Name of Grantée or Authorized Representative		(402) 460-9244
sign Sign Sign Sign Sign Sign Sign Sign S	Grantee	Phone Number
a som the	itle	
Register of Deed's Use Onl  6 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 4 Day 6 Yr. 21 \$ 11.25	BK 2021, to 766	
ebraska Department of Revenue  orm No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

BK 2021 Pa 766

State of Nebraska ss.	. , ,
Entered on the numerical index and filed for record in the Clerk's office of said county this day of APVI A.D., 20 al, at 1:05 o'clock P.M. Recorded in Book 202 on Page County County Clerk 10:00 Assessor Carded Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 4-6-21 \$ 11-25 By ab
Return To: Bruno Irmer, 646 Webster St., Bla	ndon NE 49029
Wa	arranty Deed
The Grantors, EDGAR J. JONES AND	CAROL K. JONES, HUSBAND AND WIFE, in
	valuable consideration, the receipt of which is hereby
	R, whether one or more, the following described real estate
(as described in Neb. Stat. 76-201):	C
Lots Six (6) and Seven (7), Block I County, Nebraska, according to the re	Four (4), in Spence's Addition to Bladen, Webster ecorded plat thereof.
GRANTORS covenant with GRANTEE that of	GRANTORS:
<ol> <li>are lawfully seized of such real estate an reservations, covenants and restrictions assessments;</li> <li>have legal power and lawful authority to</li> </ol>	d that it is free from all encumbrances subject to easements, so of record and subject to all regular taxes and special
(3) warrant and will defend title to the real es	state against the lawful claims of all persons.
Executed 10-23 ,2020.	
	Edgard. Jones
	Carol K. Jones
STATE OF NEBRASKA	
COUNTY OF Adams	

COL

On this 23rd day of October, 2020, before me personally appeared Edgar J. Jones and Carol K. Jones, husband and wife.

GENERAL NOTARY - State of Nebraska

Dust SMC/errar Notary Public - Dusty & McKenna

## Agricultural Land Sales Worksheet

Cnty No. Bo	ok Page	Sale	Date	School District Code												
91 20	21 777	4/1/	2021	Base: 9	91-00	02	Aff	iliated:		Unif	řed:					
Location ID	Sale Number	Useability	& Code#	200			h	Parcel I	Number			e contakti.				
001803000	75	4	05	GeoCde	GeoCde Twn Rng		Se	ect   Qrt	Subdiv	Area	Blk	Parcel				
$\mathbf{D}$	ate of Sale Assessed	Value		4491	1	11	4	4 0	00000	1	000	7495				
Land	Improvements	То	tal	Date of Sale Property Classification Code												
553,780	50,500	6	04,280	Status	Status Property Typ		pe	Zoning	oning Location		y Size	Parcel Size				
	Irrigation Type:	•			B)	05	11,500-75	c) 5	D) 3	E)	0	F) 10				
LCG	ÚE:		LCG			ACE	ES:		VALI	JE:						
IRRIGATED 1A1	14.830	1	52,275		ASSLA				3.290	A A STORY OF THE WARRY OF		17,210				
1A	27.190		95,845				1G		0.060	10						
2A1	1.650		5,815	2G1 2.380						2,440						
2A							2G									
3A1	39.330	1	24,875	3G1					1.700			1,970				
3A							3G									
4A1	12.050		37,835			40	G1		1.530			305				
4A	5.080		15,950				4G	2	8.810		5,760					
DRYLAND 1D1				S	Shelterbe	lt/Timb	er									
1D	40.410		99,810			Accreti	on									
2D1	2.740		6,780			Was	ste									
2D						Oth										
3D1	9.300		20,230	AG L	AND T		_		8.470	r Williams	5	30,130				
3D						Roa	-		1.790	AND THE						
4D1	8.920		13,645			arm Sit	-		1.000			8,650				
4D	19.200		29,375			ome Sit	-		1.000			15,000				
			40.005		R	ecreation	on									
Dwellings Outbuildings			40,280	R.T		Oth			2 522			<u> </u>				
Outoundings	and the state of t		10,220	Nor	ı-AG J	OTA	L		3.790			23,650				

Section 1 to 1				
Outbuildings	10,220	Non-AG TOTAL	3.790	23,650
Assessor's Adjustment to Sale Price (+ o	or -):	Total Recapt	ure Value:	
Assessor Comments and Reason for Adjustment	t:			
WD IN PARTITION; SALE BETWEEN	BROTHERS			
Comments from		Comments:		
001803000				
				-
				(Continue on back)
				PAT 96-106-99

**FORM** 521

Real Estate Transfer Statement

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

\*If additional space is recorded add as a statement. Good Life, Great Service.

	- ii adultiolisi spaci	e is needed, add an atta	chment and identify the a	applicable item number	V= 1
1 County Name	THE GEEN WILL UST DE LECC	orded unless this staten	ent is signed and items	1-25 are accurately compl	leted.
1 County Name	- County Num	IUE:	3 Date of Sale/Transfer	4 Date of De	acd
5 Grantor's Name 4-	WEBSTER - 91 Idress, and Telephone (Please Pri	- X	Mo. 4 Day 1	Yr. 2021 Mo. 3	
Grantor's Name (Selle	rì			ess, and Telephone (Please P	rint)
Craig E. Simpso	on and Valarie M. Simpso	ָ תכ	Grantee's Name (Buyer) Terry L. Simpson		
Street or Other Mailing 8353 Wetherde	Address n Drive		Street or Other Mailing Ad	kdress	· · · · · · · · · · · · · · · · · · ·
City Mechanics Ville	£4-4-	Zip Code 2311	913 Highway 136 City 1 Red Cloud	State NE	Zip Code
Phone Number (804) 402-6696			Phone Number	NE is the grantee a 501(c)(3) o	68970
Email Address			Email Address	If Yes, is the grantee a 509(	rganization? Yes V No a) foundation? Yes V No
7 Oranami Classifias	41 A1		1		
(A) Status	flon Number. Check one box in ca			home.	
Improved	Single Family	_	B) Property Type	- <del></del>	(C)
✓ Unimproved	Multi-Family	Industrial   Agriculturat	Mineral Interests-Nonpro		essed Mobile Home
Orr	Commercial	Recreational	Mineral Interests-Product	ng Exempt	
Type of Deed	Conservator		and Contract/Memo Parti	ition Sheriff	
Biff of Sale	Corrective	Easement L	· <u></u>	onal Rep. Trust/Trustee	Other
Cemetery	Death Certificate - Transfer on De	ath Executor N	. =	Claim Warranty	
Was transfer part kind exchange (I.R	of IRS like- 10 Type of Transfe I.C. § 1031	er Distribution Fore	closure Irrevocable Trust		Transfer on Death
Exchange) by buyer	or seller?Auction	Easement Gift	Life Estate	Sale [	Trustee to Beneficiary
	erred in full? (If No, explain the divis	e Exchange Gran	tor Trust Partition	Satisfaction of Contract	Other (Explain)
✓ Yes N	o	#On.}	12 Was real e	estate purchased for same use	7 (If No, state the intended use.)
Was the transfer betw	een relatives, or if to a trustee, are t	he trustor and heneficiary re			
✓ Yes  No	Aunt or Uncle to Niece or I	Vephew Family Corp.,		opriate sox.)	Other
	✓ Brothers and Sisters			pouse	Olifei
	Ex-spouse	Parents and C		tep-parent and Step-child	
	trket value of the real property?			ned? (If Yes, state the amount :	and interest rate.)
	763,000.00		Yes 🗹 No	\$	%
Yes XNo	divide a current parcel of land?		17 Was transfer through a re of the agent or title comp	eal estate agent or a title comp	any? (If Yes, include the name
ddress of Property			į –	L 100	🗹 No
	ity, Nebraska		Terry L. Simpson	eson to Whom the Tax Stateme	nt Should be Sent
			913 Highway 136		
No address assig	<b>——</b>		Red Cloud, NE 689	70	
gal Description (Attac	ch additional pages, if needed.)				
ne West Half of	the Northeast Quarter (M	√½ NE¼) and the No.	orthwest Quarter (NW	7/4), all in Section Fou	r (4). Townshin
( . )	41MA PIOSOLI [ ]   134CP[ []	the out a live wens	overnous monreeve	" OVACAL fracts assume	/ed to the State of
	may purposes, including	a need recorded tu	Deed Book 25, Page	353	
agricultural, list total n	umber of acres transferred in this to	ansaction	·		
Total purchase price	, including any liabilities assum	ned		\$	
Was non-real propert	y included in the purchase?			····· 22 ° E	Xes
Yes V No (I	Yes, enter dollar amount and a	ttach Itemized list.) (see i	nstructions)		0 -
	orice paid for real estate (line 22			S	0,00
			71 00	24	0100
I IIIIS Transier is exe	mpt from the documentary stan	up tax, list the exemption	number 16- 702	<u>-( 1) ,                                  </u>	
	penalties of law, I declare that I h that I am duly authorized to sign this	ave examined this statement s statement.	f and that it is, to the best of r	my knowledge and belief, true,	complete, and
Terry L.	Simpson				
gn Print or Type	Name of Grantee or Authorized Re	presentative			Phone Number
				antee	3/20/21
Pre Signature of	Grantee or Authorized Representat	ive T	îtie		Date Date
		ister of Deed's Use Onl	у		For Dept. Use Only
ate Deed Recorded	27 Value of Stamp or	Exempt Number	28 Recording Data	1	
o. T Day	ral s Exemp	<b>丁</b>	BKaoal, to	<u> </u>	
ska Department of Revenue No. 96-269-2008 10-2020 R	ev. Supersedes 96-269-2008 Rev. 6-2019			Authorized by Neb	). Rev. Stat. §§ 76-214, 77-1327(2)

BK 2021, Pg 777

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 day of OON A.D., 20 21, at 12:54 o'clock P.M. Recorded in Book 202 on Rage 777-778 County Clerk

Assessor

Comp

\_Carded\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-7-21
\$ Exempt#1 by as

**RETURN TO:** 

Jeffrey L. Hrouda 1306 N. 13<sup>th</sup> St., Ste. 101 Norfolk, NE 68701

## WARRANTY DEED IN PARTITION

Craig Eugene Simpson a/k/a Craig E. Simpson a/k/a Craig Simpson and Valarie Meggs Simpson a/k/a Valarie M. Simpson a/k/a Valarie Simpson, husband and wife, hereinafter referred to as GRANTOR,

In consideration of the partition of real estate between GRANTOR and GRANTEE and other good and valuable consideration received from GRANTEE:

#### Terry L. Simpson,

hereby conveys, transfers, and assigns to GRANTEE, all of GRANTOR's right, title and interest in and to the real estate legally described as follows, to-wit:

The West Half of the Northeast Quarter (W½ NE½) and the Northwest Quarter (NW½), all in Section Four (4), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; except tracts conveyed to the State of Nebraska for highway purposes, including a Deed recorded in Deed Book 25, Page 353,

#### GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that such real estate is free and clear of all liens and encumbrances, subject only to easements, zoning regulations, protective covenants, and restrictions of record; and
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the such real estate against the lawful claims of all persons or entities.

BK2021, Pg 778 -.

Dated this day of April	, 2021.
By Craig Eugene Simpson a/k/a Craig E. Simpson a/k/a Craig Simpson	By Walarie Meggs Simpson a/k/a Valarie M. Simpson a/k/a Valarie Simpson
STATE OF <u>Virginia</u> ) ) ss. COUNTY OF <u>Hanover</u> )	
Subscribed and acknowledged before me the by Craig Eugene Simpson a/k/a Craig E. Simpson a/k/a Valarie M. Simpson a/k/a Valarie S the same to be their voluntary act and deed.	is lay of April ,2021 son a/k/a Craig Simpson and Valarie Meggs impson, husband and wife, who acknowledges
Commonwealth of Virginia Mary B. Polard - Notary Public Commission No. 310787	Mary B. Pollar D Notary Public

## Agricultural Land Sales Worksheet

Cnty No. E	ook .	Page	Sale	Date	740 × 3			S	Scho	ol Dis	trict (	Code				erega Jose	
91 2	021	779	4/1/	/2021	Base: 9	91-00	02	Aff	filiat	ed:			Unified:				
Location ID	Sale	Number	Useability	& Code#		Parcel Number											
001912600		76	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Sub	div	Area	Blk	P	arcel	
	Date of S	ale Assessed	Value		4371	2	11	3	3	0	000	00	1	000	8	865	
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	Irriga	tion Type:			A) 2	B)	05		(C)	5	D)	3	E)	0	F)	10	
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- Constitution and analysis of state of the constitution of the co	04101	
Outbuildings	Non-AG TOTAL	10.480
Assessor's Adjustment to Sale Price (+ or -):	Total Recaptur	e Value:
Assessor Comments and Reason for Adjustment:		
WD IN PARTITION; SALE BETWEEN BROTHERS		
Comments from	Comments:	
001912600		
		(Continue on back)
		PAT 96-106-99

## NEBRASKA

Good Life Great Service

Nebraska Department of Revenue

**Real Estate Transfer Statement** 

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

**FORM** 

 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. 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 WEBSTER - 91 v. 202/ Yr. 2021 Day I 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) Craig E. Simpson Terry L. Simpson and Rebecca L. Simpson Street or Other Mailing Address 913 Highway 136 Street or Other Mailing Address 8353 Wetherden Drive City Red Cloud Zip Code 68970 City Mechanics Ville Zip Code 23111 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (804) 402-6696 ✓ No ✓ No Yes 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 □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust kind exchange (I.R.C. § 1031 Transfer on Death Exchange) by buyer or seller? Auction Easement Life Estate 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 ✓ Yes 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 ☐ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 000.00 ✓ No 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Webster County, Nebraska Craig E. Simpson 8353 Wetherden Drive 18a No address assigned Mechanics Ville, VA 23111 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The South Half (S½) of Section Thirty-three (33), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except tracts conveyed to the State of Nebraska for highway purposes, including the Deed recorded in Book 25, Page 336 and Book 26, Page 337, 21 If agricultural, list total number of acres transferred in this transaction 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . 24 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 any duly authorized to sign this statement Craig E. Simpson Jettiei Print or Type Name of Gran ee Authorized Representative Grantee Signature, presentative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Reco 27 Value of Stamp or Exempt Number 28 Recording Data

BK2021, Pg 779

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of 10vi A.D., 2021, at 12:57 o'clock pm. Recorded in Book 2021 on Page 179-780

Oute Person County Clerk

16.00 Deputy

Ind Comp Assessor Carded



RETURN TO:

Jeffrey L. Hrouda 1306 N. 13<sup>th</sup> St., Ste. 101 Norfolk, NE 68701

## WARRANTY DEED IN PARTITION

Terry L. Simpson a/k/a Terry Simpson and Rebecca L. Simpson, husband and wife, hereinafter referred to as GRANTOR,

In consideration of the partition of real estate between GRANTOR and GRANTEE and other good and valuable consideration received from GRANTEE:

Craig E. Simpson,

hereby conveys, transfers, and assigns to GRANTEE, all of GRANTOR's right, title and interest in and to the real estate legally described as follows, to-wit:

The South Half (S½) of Section Thirty-three (33), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except tracts conveyed to the State of Nebraska for highway purposes, including the Deed recorded in Book 25, Page 336 and Book 26, Page 337,

#### GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that such real estate is free and clear of all liens and encumbrances, subject only to easements, zoning regulations, protective covenants, and restrictions of record; and
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the such real estate against the lawful claims of all persons or entities.

BK2021, Pg 780

	Dated this 30 day of MARC	₩	, 2021.
Ву	Terry L. Simpson a/k/a Terry Simpson a/k/a	By	Reserva J. Simpson Rebecca L. Simpson
	E OF NEBRASKA )  OSS.  OTY OF WOSSIGN		
by Tei acknov	Subscribed and acknowledged before me the ry L. Simpson a/k/a Terry Simpson and F vledges the same to be their voluntary act an	Rebecca	day of United , 2021 L. Simpson, husband and wife, who
	GENERAL NOTARY - State of Nebraska STACY RASSER My Comm. Exp. April 18, 2022	Notary	Public

# Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page	200 E		Sale Date	· 数据 200			gr jan <sup>gg</sup>	S	choc	ol Dis	trict Co	de			
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(101) 🗷 One	Story			(20)	×	Badly Worn			C	ommei	rcial	Con	struct	tion Clas	s:			
(102) 🗆 Two				(30)	*	Average				(1)	Fir	epro	of Str	ıctural St	eel F	rame		
(103) □ Split				(40)		Good				(2) 🛘	Re	infor	ced C	oncrete F	rame	;		
(104) 🗆 1 1/2				(50)		Very Good				(3) 🛘	Ma	asonr	у Веа	ring Wall	5			
(111) 🗆 Bi-L				(60)		Excellent				(4) 🛘	W	ood c	r Stee	l Framed	Ext.	Wal	s	
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(307) 🗆 1 1/2				(30)		Average			(:	20) 🗆	Av	erage	:		(20)		Badly '	Worn
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(309) 🗆 2 1/2				(50)		Very Good			(4	40) 🗆			75-50 N	and the second	(40)		Good	
(304) ☐ One				(60)	Tering states	Excellent	Sakti Joseph J. Berger	- NASCES		is at West					(50)		Very G	ood
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Assessor's						-):					_							
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#### **NEBRASKA**

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

**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 item number.

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. 4 Day 9 Yr 2021 Mo. 4 Day 9 Yr. 2021							
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)							
See Attached	Kayla Duffy							
Street or Other Mailing Address See Attached	Street or Other Mailing Address 640 W John Street							
See Attached See Attached State Zip Code See Attache								
Phone Number  VA	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No							
Email Address	Email Address							
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 Home							
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt							
IOLL Commercial Recreational								
8 Type of Deed Conservator Distribution Bill of Sale Corrective Easement	Land Contract/Memo Partition Sheriff Other							
	Lease       ☐ Personal Rep.       ✓ Trust/Trustee         Mineral       ☐ Quit Claim       ☐ Warranty							
kind exchange (LB.C. 8 1031	reclosure Irrevocable Trust Revocable Trust Transfer on Death							
Exchange) by buyer or seller?	it Life Estate Sale Trustee to Beneficiary antor 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							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary								
	p., Partnership, or LLC Self Other							
☐ Brothers and Sisters ☐ Grandparer ☐ Ex-spouse ☐ Parents and	nts and Grandchild Spouse d 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.)							
\$57,500	Yes V No s %							
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							
640 W John Street, Guide Rock, NE 68942.	Grantee							
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
A tract of land located in Lot G, Subdivision by Ordinance to Guid- follows: Starting at a point 310 feet West and 170 feet South of the 160 feet, thence North 100 feet, thence West 160 feet to the POIN	e Rock, Webster County, Nebraska, more particularly described as ne Northeast corner of said Lot G, thence South 100 feet, thence East							
21 If agricultural, list total number of acres transferred in this transaction	TO BESIMANO.							
22 Total purchase price, including any liabilities assumed	22 57,500 <mark>,</mark> 00							
Yes No (If Yes, enter dollar amount and attach itemized list.) (s	ee instructions)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 57,500,00							
25 If this transfer is exempt from the documentary stamp tax, list the exemp	tion number							
	ement and that it is, to the best of my knowledge and belief, true, complete, and							
Jenniter M. Jensen	402-879-4.341							
Print or Type Name of Grantee or Authorized Representative	402-879-934) Phone Number							
sign for Jenson	_ Title / Closing Agent 4-9-2021							
here Signature of Grantee or Authorized Representative	Title Date							
Register of Deed's Use								
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 130.50	28 Recording Data BKapai Pa 784							
Mo DayYr \$ 130.70  Nebraska Department of Revenue	DK 2021 F 184  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	J							

#### 5. Grantor 1's:

Name: Richard Konen, Trustee of the Anne C. Konen, a/k/a Ann C. Konen Revocable Trust under agreement amended and restated May 19, 2010.

Address:

PO Box 114, Guide Rock, NE 68942.

#### Grantor 2's:

Name: Richard W. Konen, Trustee of the William J. Konen Credit Trust, a separate trust share established pursuant to the William J. Konen Revocable Trust under agreement amended and restated October 19, 2000.

Address:

PO Box 114, Guide Rock, NE 68942.

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/09/21 \$ 130.50 By AS State

Bk 2021, Pg 784

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 09 day of April A.D., 2021, at 01:09 o'clock PM. Recorded in Book 2021 on Pages 784-785

Fee: \$16.00 By: AS Deputy
Electronically Recorded

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Neison, NE 68961

#### TRUSTEE'S DEED

RICHARD KONEN, Trustee of the Anne C. Konen, a/k/a Ann C. Konen Revocable Trust under agreement amended and restated May 19, 2010 and RICHARD W. KONEN, Trustee of the William J. Konen Credit Trust, a separate trust share established pursuant to the William J. Konen Revocable Trust under agreement amended and restated October 19, 2000, GRANTORS, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from GRANTEE, KAYLA DUFFY, convey to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in Lot G, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska, more particularly described as follows: Starting at a point 310 feet West and 170 feet South of the Northeast corner of said Lot G, thence South 100 feet, thence East 160 feet, thence North 100 feet, thence West 160 feet to the POINT OF BEGINNING.

GRANTORS covenant (jointly and severally) with GRANTEE that GRANTORS:

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

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

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

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

Executed this 9th day of April , 2021

Anne C. Konen, a/k/a Ann C. Konen Revocable Trust under agreement amended and restated May 19, 2010.

William J. Konen Credit Trust, a separate trust share established pursuant to the William J. Konen Revocable Trust under agreement amended and restated October 19, 2000.

Richard Konen, Trustee.

Richard W. Konen, Trustee.

STATE OF NEBRASKA	) )ss.
COUNTY OF NUCKOLLS	
The foregoing instrument Konen, a/k/a Ann C. Konen Revithe 9th day of April	t was acknowledged before me by Richard Konen, Trustee of the Anne C. ocable Trust under agreement amended and restated May 19, 2010, on, 2021.
GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2022 (SEAL)	Public Motary Signature  Jennifer M Junsen  Print Name My Commission Expires: 6-19-2022
STATE OF NEBRASKA	) )ss.
The foregoing instrumer	nt was acknowledged before me by Richard W. Konen, Trustee of the a separate trust share established pursuant to the William J. Konen tent amended and restated October 19, 2000, on the <a href="#">GHA</a> day of <a href="#">O</a>
GENERAL NOTARY – State of Nebrask JENNIFER M. JENSEN My Comm. Exp. June 19, 2022	Pufblic Motary Signature
(SFAL)	My Commission Expires:

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok .	Page	Sale Date		1.50		elw III.	e kar	S	choc	ol Dis	trict C	ode				(1.570) (1.510)	
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					2485	Residentia				engles (e		History Sin E		Comi	ner	ial 🕼			
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(102) □ Two	Story			(30) 🗷	Av	erage				(1)	Fir	ерго	of Stn	ictural :	Steel	Frame		Contract of Contra	*********
(103) □ Split	Level			(40) 🖼	Go	od	•••							oncrete				······	
(104) 🗆 1 1/2	Story			(50)	Ve:	ry Good				(3)	Ma	asonr	y Bea	ring Wa	ılls				
(111) 🗆 Bi-Le	evel			(60)	Exe	cellent				(4)	Wo	ood c	r Stee	l Frame	d Ex	ct. Wal	ls		
(106) □ Other	r						Arms A. W.			(5) 🗆	Me	etal F	rame :	and Wa	lls				
Townhouse or I	Duplex	Style:	I	Resident	ial Q	uality: 30			J (	(6) 🗆	Pol	le Fra	me						
(301) 🗆 One S	Story			(10) 🗆	Lov	W			C	ost Rai	ık:		To the second		C	onditio	n:		
(302) □ Two S	Story			(20) 🗆	Fai	Γ			(	10) 🛮	Lo	w			(1	0) 🗆	Worn	Dut	27 1.
(307) 🛘 1 1/2	Story		(	(30) 🗷	Ave	erage			(	20) 🗆	Av	erage	;		(2	0) 🗆	Badly '	Worn	
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(305) □ Two S	Story D	uplex						243		yar.					(6	0) 🗆	Excelle	nt	
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### **NEBRASKA**

### **Real Estate Transfer Statement**

**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	I will not be rec	corded unles	s this stateme	nt is signed and	items 1-25 are	e accura	ately comple	ted.	
1 County Name		2 County Nu	mber		3 Date of Sale/Tra			4 Date of Dee		
	WEB	STER - 91			Mo. 4 Da	ay9 Yr	2021	Mo4_	Day	9 <sub>Yr.</sub> 2021
5 Grantor's Name,	Address, and Tel	ephone (Please F	Print)		6 Grantee's Nam	e, Address, and	Telepho	ne (Please Pri	int)	
Grantor's Name (Se Gary Stertz	ller)				Grantee's Name (	Buyer)				-
Street or Other Maili	ng Address				Street or Other M					
P.O. Box 311										
City Blue Hill		State NE		Zip Code 68930	City			State		Zip Code
Phone Number (402) 756-247	'2				Phone Number	Is the	e grantee s, is the g	e a 501(c)(3) or grantee a 509(a	ganizatior ı) foundat	n? Yes √i ion? Yes ∪1
Email Address stertzhouse@	<u> </u>				Email Address					
7 Property Classifi	cation Number.	Check one box in	categories A a	and B. Check C i	f property is also a	mobile home.				
(A) Status				(B	) Property Type					(C)
Improved Unimproved IOLL	✓ Single I  Multi-Fa  Comme	amily	☐ Industrial ☐ Agricultural ☐ Recreations		Mineral Interests Mineral Interests			State Asse	ssed	Mobile Hon
8 Type of Deed  Bill of Sale Cemetery	<del></del>	cate – Transfer on	Death Exe	sement Le	and Contract/Memo lase ineral	Partition Personal Re Quit Claim	эр. 🗍	Sheriff Trust/Trustee Warranty	Oti	
9 Was transfer pa kind exchange Exchange) by but Buyer	Seller ✓ No		Easer	nent Gift	losure Irrevoca Life Esta or Trust Partition	=	le	irust [ of Contract [	Truste	er on Death e to Beneficiary (Explain)
11 Was ownership tra  ☐ Yes  ✓	ansferred in full? (I ] No <u>Grantor r</u>	f No, explain the o eserves life es	division.) state				ourchased No	d for same use:	? (If No, s	tate the intended us
						the appropriate	box.)			
13 Was the transfer b	etween relatives,	or if to a trustee, a	re the trustor ar	nd beneficiary rela	iuves i III res, check					
13 Was the transfer b		or if to a trustee, a or Uncle to Niece	-	<del></del> -	anves r (ir res, check Partnership, or LLC	✓ Self	,		Other_	
	_No ☐ Aunt		-	Family Corp., I	=		•		Other_	
	_No ☐ Aunt	or Uncle to Niece ers and Sisters	or Nephew	Family Corp., I	Partnership, or LLC and Grandchild	✓ Self ✓ Spouse	ŕ	Step-child	Other_	
Yes	No Aunt Broth Ex-sp t market value of t	or Uncle to Niece lers and Sisters louse the real property?	or Nephew	Family Corp., I	Partnership, or LLC and Grandchild	Self Spouse Step-par	rent and			est rate.)
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#### **EXHIBIT A**

#### 6 Grantee's Name, Address, and Telephone

Bonnie Stertz – life use
P.O. Box 311
Blue Hill, NE 68920
Ph. (402) 756-2472
stertzhouse@gtmc.net

Jamie L. Kosse – 1/3 remainder interest 1095 Highway 281 Red Cloud, NE 68970 Ph. (402) 746-3360

Jennifer R. Reiman – 1/3 remainder interest 532 North Willson Street Blue Hill, NE 68930 Ph. (402) 756-3449

Jill M. Kort – 1/3 remainder interest 1051 Keystone Road Marysville, KS 66508 Ph. (785) 776-9707

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX Date: 04/09/21

\$ Ex05a

By AS

Bk 2021, Pg 786

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 09 day of April A.D., 2021, at 03:23 o'clock PM. Recorded in Book 2021 on Page 786

Foreise Petsch County Clerk 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

#### **QUITCLAIM DEED**

GARY STERTZ, GRANTOR, is the owner of an undivided one-half interest in the following described real estate (as defined in NEB. REV. STAT. §76-201):

Outlot E of South Heights Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, and the South Half (S ½) of the vacated Webster Avenue adjacent thereto.

GRANTOR hereby reserves the life use to said real estate and subject to said life use, in consideration of Love and Affection received from GRANTEES, hereby conveys the remaining interest in said property as follows:

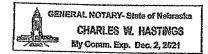
To BONNIE STERTZ, GRANTEE, the use of said property during her lifetime;

Subject to said life use, I hereby convey the above property in equal shares to Jamie L. Kosse, Jennifer R. Reiman and Jill M. Kort, GRANTEES, as tenants in common.

Bonnie Stertz executes this Quitclaim Deed for the sole purpose of releasing any marital interest she may have in the property.

Executed: April 9, 202	21.	Bonnie Stuti							
Gary Steriz		Bonnie Stertz	U						
STATE OF NEBRASKA	)								
COUNTY OF ADAMS	) ss: )								

The foregoing instrument was acknowledged before me on April 9, 2021 by GARY STERTZ and BONNIE STERTZ, husband and wife.



Notary Public

# Residential & Commercial Sales Worksheet

1	Cnty No.	Во	ok	Page		S	ale Date 🛴 🧗	School District Code													
Date of Sale Assessed Value	91	20	21	787		4/	9/2021	Base: 91-0074 Affiliated: Unifi							ied:						
Date of Sale Assessed Value	Location ID Sale Number					seability & Code # Pa						Pa	rcel I	Number	46						
Land	000343	600		79		4	05	GeoCde	1	wn	Rng	Se	ct	Qrt	Subdiv	Ai	rea	Blk	Parcel		
Section   Sect	Date of Sale Assesse			ale Assessed	Val	ue		4133		•		0	0	0	20070			000	0000		
Assessor Location: BLUE HILL (BH)	Land		Imp	rovements	Total					D	Date of Sale Property Classification Code										
Residential   Multiple Improvements:   Other:   Oth					5 86,075			Status		Proj	perty Ty	ty Type Zoning			Locatio	ocation   City Size			Parcel Size		
Multiple Improvements:   Multiple Improvemen	Assessor Lo	cation:	BLUE	HILL (E	H)			A) 1	4.***	B)	01		C)	1	D) 1		E)	6	F) 5		
Construction Date   Construction Date   1997			7 to 1	***	1974 1974 (1		Residentia								Comme	rcia	l				
Floor Sq. Ft.   1,792   Floor Sq. Ft.   1,792   Floor Sq. Ft.   1.09, 390   Cost   Suight Family Style:   100   Residential Condition: 35   Commercial Occupancy Code:		Mul	tiple Im	provements:	Multi	ple. Imp	rovements.:			N	Multiple.	Impr	ovem	ents.:							
Building Cost New   Cost   109,390   Cost	and a contract of the first of the contract of																				
Building Cost New   Cost   109,390   Cost					Floor Sq. Ft. : 1,792				F	Floor Sq. Ft. :											
Commerts   Commerts   Commercial Occupancy Code:			Buildin	g Cost New:	100 000						Cost:										
Comments from   Comments   Comm	Single Family	y Style:	100	E CONTRACTOR OF THE SECOND SEC	Resi	dential	Condition: 3	5		(	Commercial Occupancy Code:										
100	(100) 🗷 Mo	bile Hon	ne		(10)  Worn Out					I	Primary: Other1: Other2:										
103	(101) 🗆 On	e Story			(20)  Badly Worn					C	Commercial Construction Class:										
11/2 Story	(102) 🗆 Tw	o Story			(30)	*	Average				(1) ☐ Fireproof Structural Steel Frame										
(11)	(103) □ Spl	lit Level			(40) 🗷 Good						(2)   Reinforced Concrete Frame										
Comments from   Comments   Comm	(104) 🗆 1 1/2 Story					(50) U Very Good					(3)   Masonry Bearing Walls										
Comments from   Comments fro	(111) □ Bi-Level					(60) □ Excellent					(4) U Wood or Steel Framed Ext. Walls										
Contents from   Contents   Cont	(106) □ Other										(5)   Metal Frame and Walls										
1   1   2   1   2   2   3   3   4   4   4   4   4   5   4   4   5   4   4	Townhouse o	r Duplex	Style:		Residential Quality: 30																
307	(301) 🗆 On	e Story		(10) 🗆 Low					C	Cost Rank: Condition:											
308	(302) □ Two Story				(20) □ Fair					(	(10)	Lo	w			(10)		Worn	Out		
(309) □ 21/2 Story       (50) □ Very Good       (40) □ High       (40) □ Good         (304) □ One Story Duplex       (60) □ Excellent       (50) □ Very Good         (305) □ Two Story Duplex       (60) □ Excellent     Assessor's Adjustment to Sale Price (+ or -):  Assessor Comments and Reason for Adjustment:  QCD; SALE BETWEEN SPOUSE AND PARENTS & CHILD WITH LIFE ESTATE  Comments from  Comments:  000343600     Comments:	(307) □ 11.	(307) □ 1 1/2 Story			(30) ★ Average					(	(20) ☐ Average (20)						Badly	Worn			
304)   One Story Duplex   (60)   Excellent   (50)   Very Good	(308) □ Split Level				(40) □ Good						(30)  Above Average (30)  Average										
(305)  Two Story Duplex  Assessor's Adjustment to Sale Price (+ or -):  Assessor Comments and Reason for Adjustment:  QCD; SALE BETWEEN SPOUSE AND PARENTS & CHILD WITH LIFE ESTATE  Comments from  Comments:  000343600	(309) 🗆 2 1/2 Story									(	(40) □	Hi	gh			(40)		Good			
Assessor's Adjustment to Sale Price (+ or -):  Assessor Comments and Reason for Adjustment:  QCD; SALE BETWEEN SPOUSE AND PARENTS & CHILD WITH LIFE ESTATE  Comments from Comments:  000343600					(60)   Excellent											(50)		Very	Good		
Assessor Comments and Reason for Adjustment:  QCD; SALE BETWEEN SPOUSE AND PARENTS & CHILD WITH LIFE ESTATE  Comments from Comments:  000343600	(305) ☐ Two Story Duplex															(60)		Excell	ent		
QCD; SALE BETWEEN SPOUSE AND PARENTS & CHILD WITH LIFE ESTATE  Comments from Comments:  000343600	Assessor's	s Adju	stment	to Sale Pr	rice	(+ or	-):														
Comments from Comments: 000343600										,											
000343600	QCD; S.	ALE B	ETWEE	N SPOUSI	E Al	ND P	ARENTS &	CHILD	WI	TH	LIFE	Œ	STA	TE							
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#### NFBRASKA Good Life, Great Service

Real Estate Transfer Statement **FORM** 521 • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 2021 9 Day \_ Yr. 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) SEE ATTACHED Bonnie Stertz Street or Other Mailing Address P.O. Box 311 Street or Other Mailing Address Zip Code 68930 Zip Code Blue Hill Phone Number (402) 756-2472 Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address stertzhouse@gtmc.net 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 ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Personal Rep. Lease ☐ Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral **V** 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 Exchange) by buyer or seller? Auction **V** 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.) No Grantor reserves life estate 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 **V** Self Other Brothers and Sisters **▼** Spouse 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.) 12 of \$94,880 = \$47,440 Yes **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 **V** No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 902 South Liberty Street No change Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) 0!00

Outlot E of South Heights Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, and the South Half of the vacated Webster Avenue adjacent thereto 21 If agricultural, list total number of acres transferred in this transaction 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5(a)Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 77er+2 402-756-2472 antee or Authorized Representative Girantee 4/9/2021 Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 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

#### **EXHIBIT A**

#### 6 Grantee's Name, Address, and Telephone

Gary Stertz – life use
P.O. Box 311
Blue Hill, NE 68920
Ph. (402) 756-2472
stertzhouse@gtmc.net

Jamie L. Kosse – 1/3 remainder interest 1095 Highway 281 Red Cloud, NE 68970 Ph. (402) 746-3360

Jennifer R. Reiman – 1/3 remainder interest 532 North Willson Street Blue Hill, NE 68930 Ph. (402) 756-3449

Jill M. Kort – 1/3 remainder interest 1051 Keystone Road Marysville, KS 66508 . Ph. (785) 776-9707 Index \_\_\_\_\_
Computer \_\_\_\_
Assessor \_\_\_\_
Carded \_\_\_\_

NEBRASKA DOCUMENTARY STAMP TAX Date: 04/09/21

\$ Ex05a By AS

Bk 2021, Pg 787

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 09 day of April A.D., 2021, at 03:23 o'clock PM. Recorded in Book 2021 on Page 787

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

### QUITCLAIM DEED

BONNIE STERTZ, GRANTOR, is the owner of an undivided one-half interest in the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Outlot E of South Heights Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, and the South Half (S ½) of the vacated Webster Avenue adjacent thereto.

GRANTOR hereby reserves the life use to said real estate and subject to said life use, in consideration of Love and Affection received from GRANTEES, hereby conveys the remaining interest in said property as follows:

To GARY STERTZ, GRANTEE, the use of said property during his lifetime;

Subject to said life use, I hereby convey the above property in equal shares to Jamie L. Kosse, Jennifer R. Reiman and Jill M. Kort, GRANTEES, as tenants in common.

Gary Stertz executes this Quitclaim Deed for the sole purpose of releasing any marital interest he may have in the property.

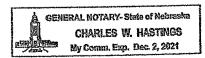
Executed: April 9, 2021.

Bonnie Stertz

STATE OF NEBRASKA
) ss:

COUNTY OF ADAMS
)

The foregoing instrument was acknowledged before me on April 9, 2021 by BONNIE STERTZ and GARY STERTZ, wife and husband.



Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	F	age	* *	S	ale Date	in a	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		ing in			Sc	hool	Dis	trict Co	le			n Legacia
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		and the same	J	Floor:	Floor	Sq. Ft.	:	1,2	60			Floor	Sq.	Ft.:							
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(103) 🗆 Spl	lit Level				(40)	<b></b>	Good					(2)		Re	inforc	ed C	oncrete F	rame			
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(106) □ Oth	ner					e de Jac		eren og er		ion.		(5)		Ме	etal Fr	ame	and Wall	3			
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## NEBRASKA

**Real Estate Transfer Statement** 

80

FORM **521** 

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

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 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 2021 WEBSTER - 91 **3\_**Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kim Brubaker & Richard R. Reiher, Successor Co-Trustees Diana Weber Street or Other Mailing Address 835 N Walnut Street Zip Code 68970 City Red C<u>loud</u> State NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim □Warranty 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate ✓ Sale Exchange) by buyer or seller? Trustee to Beneficiary Seller No Buyer Court Decree Exchange Satisfaction of Contract Grantor Trust Partition 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 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 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.) \$69,900 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 GTA ☐ Yes ✓ No 18 Address of Property 835 N Walnut Street 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The South Eighteen (18) feet of Lot Two (2), all of Lot Three (3), Block Nine (9), LeDuc'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 69,900,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 69,900,00 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. Diana Weber Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 4/13 /2021 Signature of Grantee or Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 50 Day

Nebraska Department of Revenue

BK2021, 19 808
State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of april A.D., 20 al, at 1:54 o'clock A.B., Recorded in Book 20 al on Page 808  The property of the p
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970
TRUSTEE'S DEED
Kim Brubaker and Richard R. Reiher, Successor Co-Trustees of the Reiher Family Trust, dated April 19, 1999, and amended by Amendment to the Reiher Family Trust dated September 17, 2015, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Diana L. Weber, Trustee of the Family Trust created under the Richard D. Weber Revocable Trust dated November 4, 2011, conveys to GRANTEE, the
following described real estate, (as defined in Neb. Rev. Stat. 76-201):
The South Eighteen (18) Feet of Lot Two (2), and all of Lot Three (3), Block Nine (9), LeDuc's Addition to Red Cloud, Webster County, Nebraska.
Subject to easements and restrictions of record
GRANTOR covenants with GRANTEE that GRANTOR:
<ol> <li>is lawfully seised of such real estate and that it is free from encumbrances;</li> </ol>
(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against any acts of the GRANTOR.
Executed April 13 , 2021.
Kim Brubaker, Successor Co-Trustee Richard R. Reiher, Successor Co-Trustee
STATE OF NEBRASKA ) )ss.
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on Ant 13, 2021, by Kim Brubaker and Richard R. Reiher, Successor Co-Trustees of the Reiher Family Trust, dated August 19, 1999.



My Commission Expires: May 19, 2024

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale I	Date	te School District Code											
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Land	<b></b>	Imp	orovements			Tot	al .			Date	of S	ale]	Propert	y Classii	icati	on (	Code		
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(103) 🗆 Spl	it Level			(40)		Good	<u>d</u>			(2)		Rei	nforced (	Concrete I	rame				
(104) 🗆 11/	/2 Story			(50)		Very	Good			(3)		Ma	sonry Be	aring Wal	ls				
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## 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 item number.

FORM **521** 

		······························	<u>-</u>		it is signed and items 1-25			
1 County Name		2 County Nur			3 Date of Sale/Transfer	4 [	Date of Deed	
•	WEBS <sup>1</sup>	TER - 91		1	Mo04 Day13 Y	r. <u>21</u>	Mo Day _	13 Yr. 21
5 Grantor's Name, Ad	dress, and Telep	hone (Please P	rint)	<del>-</del> !	6 Grantee's Name, Address,		(Please Print)	
Grantor's Name (Selle	r)				Grantee's Name (Buyer)			
Arthur C Stemp					Wanda J Stemp			
Street or Other Mailing PO Box164	Address				Street or Other Mailing Addre PO Box 164	SS	0	7: 0 1
City Guide Rock		State NE		Zip Code 68942	City Guide Rock		State NE	Zip Code 68942
Phone Number							501(c)(3) organizat tee a 509(a) found	
Email Address					Email Address			
7 Property Classifica	ation Number. Ch	neck one box in	categories A and	B. Check C i	f property is also a mobile ho	me.		
(A) Status				(B	) Property Type			(C)
✓ Improved	✓ Single Fa	ımily	Industrial		Mineral Interests-Nonproduc	cing	State Assessed	Mobile Home
Unimproved	Multi-Fan	•	Agricultural Recreational		Mineral Interests-Producing		Exempt	
		лаі	Distribu	ution III o	nd Contract/Memo Partitio	n She	oriff (	Other
8 Type of Deed Bill of Sale	Conservator Corrective		Easem	<del>-</del>	=	=	st/Trustee	ou lei
Cemetery	Death Certifica	te - Transfer on	Death Execut	or Mi	neral	aim Wa	rranty	
9 Was the property p part of an IRS like-(I.R.C. § 1031 Exch	nange)	10 Type of Tran Auction Court De	Easemer	nt Gift	losure Irrevocable Trust I Life Estate Irrust Partition	Revocable Trus Sale Satisfaction of 0	Trus	sfer on Death tee to Beneficiary er (Explain) dissolution
11 Was ownership tran Yes	sferred in full? (If No	No, explain the o	livision.)		12 Was real es	tate purchased forNo	r same use? (If No	, state the intended use.)
13 Was the transfer bet	tween relatives, o	r if to a trustee, a	re the trustor and b	eneficiary rela	atives? (If Yes, check the approp	priate box.)		
✓ Yes 🔲	No Aunt o	r Uncle to Niece	or Nephew	amily Corp., I	Partnership, or LLC Sel	f	Other	
	☐ Brothe	ers and Sisters		Grandparents	and Grandchild 🔽 Spo	ouse		
	Ex-spo	ouse	F	Parents and C	hild Ste	p-parent and Ste	p-child	
14 What is the current i	market value of th	e real property?			15 Was the mortgage assum	ed? (If Yes, state	the amount and in	erest rate.)
\$20,340					Yes No	\$		%
16 Does this conveyand		t parcel of land?			17 Was transfer through a rea of the agent or title compa	al estate agent or	a title company? ( Yes	If Yes, include the name
18 Address of Property					19 Name and Address of Per			
Same as legal de					Same as Grantee	3011 to Whom the	iax otatement on	did be bent
18a No address as	noiseast 10h	Vacant land						
20 Legal Description	ssigned 180	vacant land						
	O feet of Lo Guide Rock	ot Seven ( k, Webste	7) and the r County, N	South 40 lebraska	O feet of Lot Eight	(8), Block	Four (4), T	albot's
			•					
21 If agricultural, list tot	al number of acre	s						
00 T-t-1							\$	0,00
22 Total purchase p	rice, including a	iny liabilities as	ssumea				\$	0,00
23 Was non-real pro	perty included	in the purchas	e? 🗌 Yes 🔽	No (if Yes, e	nter dollar amount and attac	h itemized list.)	23 \$	<u> </u>
24 Adjusted purchas	se price paid for	real estate (lin	ne 22 minus line :	23)			24	0 00
25 If this transfer is						· · · · · · · · · · · · · · · · · · ·		
correct,	ider penalties of and that I am duly	law, I declare the authorized to si	iat I have examine: on this statement.	d this stateme	nt and that it is, to the best of	my knowledge an	id belief, true, con	plete, and
	d B Garwood		2					(402) 746-3613
sign Print or	Type Name of Str	entee of Authoriz	ed Representative		Λ++	ornov		Phone Number 4-13-2021
	re of Grantee or A	uthorized Repre	sentative		Title	orney		7-13-2021 Date
			Pogister of Da	od's Hos O	alız.			For Dont Has Only
26 Date Deed Recorde	d	27 Value of Sta	Register of De imp or Exempt Nun		28 Recording Data	`		For Dept. Use Only
4	13,21	\$ F	10 m att			922		
Mo Day	Yr	* L)	with , =	<u> </u>	BK2021, to	4 809	utherized by Neb De	- Dt-t SS 70 014 77 1007(0)

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 13 day of April A.D., 20 21, at 3:41 o'clock PM. Recorded in Book 202 on Page 09 County Clerk 10.00 Deputy Ind Comp Assessor Carded

BK2021, fg 809

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-13-21
SExempt # Saby as

### **QUITCLAIM DEED**

Art Stemp, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and division of property between husband and wife, quitclaims and conveys to Wanda J. Stemp, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North 40 feet of Lot Seven (7) and the South 40 feet of Lot Eight (8), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska.

Executed April 13, 2021.

Art Stemp

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on April 13, 2021, by Art Stemp, a single person.

Comm. expires 10-22-2022

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

Notary Public

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	Schoo	l Dist	rict Code					
91	20	21	810	3/6/	2021	Base: 6	55-00	11	Afi	filiated	d:		Unif	ied:			
Location	D	Sale	Number	Useability	& Code#					Par	cel N	umber					
0011007	700		82	1		GeoCde	Twn	Rng	Se	ect .	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value .		4375	2	9	2	2	2	00000	1	000	0920		
Land	15 - 1 3 7 - 1 3 7	Īm	provements	To	ital	Date of Sale Property Classification Co								Code			
150	,820	20			.50,820	Status	Pro	perty Ty	<b>ре</b>	Zoning		Location	n City Size		Parcel Siz	ze.	
		Irrigat	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9		
LCG	X 1 1 3		ACRES:	VAL	UE:		LCG	-76			ACRI	ES:		VALI	Ú <b>E:</b>		
IRRIGATE	D 1A1		,			GRASSLAND 1G1					1	3.060	16,9				
	1A					IG						8.590		11,12	5		
-	2A1							2	G1			0.850			1,100	)	
	2A								2G								
	3A1							3	G1			-					
	3A								3G								
	4A1							4	G1								
	4A								4G								
DRYLANI	) 1D1					Š	Shelterb	elt/Timl	ber			-					
	1D		21.580		53,305			Accreti	on								
	2D1							Wa	ste								
	<b>2</b> D	)	26.980		58,680			Otl	ner				-				
	3D1					AG L	AND	TOTA	$\mathbf{T}$		7	7.400		1	50,820	)	
	<b>3</b> D							Roa	ıds			2.990	7.27 7.27				
	4D1						]	Farm Si	tes								
	4D		6.340		9,700		Н	ome Si	tes								
							I	Recreati	on								
D	wellings							Oti	ner								
Outl	ouildings					No	n-AG	TOTA	$\mathbf{L}$			2.990					

Dwermigs	Other		
Outbuildings	Non-AG TOTAL	2.990	
Assessor's Adjustment to Sale Price (+ or -):	Total Reca	pture Value:	
Assessor Comments and Reason for Adjustment:			
PERSONAL REP DEED			
	-		
Comments from	Comments:		, inc.
001100700	·		
·			
			(Continue on back)
			PAT 96-106-99

## NEBRASKA Good Life Great Service

Real Estate Transfer Statement

82

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 item

nadational opace is needed, and a	in attachment and identity the item.
The deed will not be recorded unless this stateme	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. 03 Day 06 Yr. 2021 Mo. 03 Day 06 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) MARLAN V. WASON, P.R. ROBERT DELAY ESTATE	Grantee's Name (Buyer) CHARLES AND JANICE MENKE
Street or Other Mailing Address 824 SWEETWOOD DRI	Street or Other Mailing Address 3168 U ROAD
City State Zip Code GRAND ISLAND NE 68807 Phone Number	
(402) 879-5705 Email Address	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   Viv.   (402) 984-0303   If Yes, is the grantee a 509(a) foundation?   Yes   Viv.   Yes   Yes   Viv.   Yes   Yes   Viv.   Yes   Viv.   Yes   Viv.   Yes   Yes
	Email Address
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       ✓ Unimproved     ☐ Multi-Family     ✓ Agricultural	Mineral Interests-Nonproducing     ☐ State Assessed     ☐ Mobile Home       Mineral Interests-Producing     ☐ Exempt
OLL Commercial Recreational	
	and Contract/Memo Partition Sheriff Otherease Personal Rep. Trust/Trustee
	lineral Quit Claim Warranty
Yes V No Court Decree Exchange Grant  1 Was ownership transferred in full? (If No, explain the division.)  Ves No  No  3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tor Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.  2 Yes No  1atives? (If Yes check the appropriate box)
	- · · · · · · · · · · · · · · · · · · ·
Taking borp.,	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C What is the current market value of the real property?	stop parone and otop orma
\$190,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
Does this conveyance divide a current parcel of land?	☐ Yes
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
RURAL WEBSTER COUNTY, NE	19 Name and Address of Person to Whom the Tax Statement Should be Sent CHARLES AND JANICE MENKE
Ba No address assigned 18b Vacant land	3168 U ROAD LAWRENCE, NE 68957
Legal Description	
W½NW¼ of 2-2-9 West of the 6th pm Webster Cou	unty, NE
If agricultural, list total number of acres	
Total purchase price, including any liabilities assumed	
3 Was non-real property included in the purchase? ☐ Yes 📝 No (If Yes, er	
4 Adjusted purchase price paid for real estate (line 22 minus line 23)	

Mo. 1 Day 14 Yr. 2

26 Date Deed Recorded

SI \$ 427.50

27 Value of Stamp or Exempt Number

28 Recording Data

3K 2021, Pa 810

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

For Dept. Use Only

Register of Deed's Use Only

State of Nebraska County of Webster Sss.

Entered on the Entered on the Clerk's office of said county this 14 day of ADCI A.D., 20 21, at 10:30 o'clock A M. Recorded in Book 2021 on Page 810 County Clerk

10:00 Deputy Ind. Comp. Assessor Carded

BK 2021, Pg 810

NEBRASKA DOCUMENTARY STAMP TAX Date 4-14-2031 \$ 427.50: By KO

#### PERSONAL REPRESENTATIVE'S DEED

MARLAN V. WATSON, Personal Representative of the Estate of ROBERT DELAY, Deceased, GRANTOR, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (\$1.00 & ovc) received from GRANTEES, CHARLES A. MENKE and JANICE A. MENKE, a married couple, conveys to GRANTEES, the following described real estate (as defined in Nebraska revised Statutes Section 76-201):

The West Half of the Northwest Quarter (W½NW¼), and the East Half (E½) of the County road Right of Way which runs North and South along and adjacent to the West Side of the Southwest Quarter of the Northwest Quarter (SW¼NW¼), all in Section Two (2), Township Two (2) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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

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

Executed March ( 221

ESTATE OF ROBERT DELAY, Deceased

Markan V. Watson, Personal Representative

STATE OF NEBRASKA )

SS.

COUNTY OF HALL )

The preceding document was executed before me on March 2, 2021, by Marlan V. Watson, Personal Representative of the Estate of Robert Delay, Deceased.

(Seal)

GENERAL NOTARY - State of Nebraska
DOLUCLAS R. WALKER
My Comm. Exp. December 29, 2023

Lengles R. Unlky, Notary Public

Duncan, Walker, Schenker & Daake, P.C. L.L.O. P.O. Box 67 Oxford, NE 68967 (308)824-3231

## Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok -	Page	er San	-S	ale Date				4.49	Scho	ol Dis	trict C	ode .		- and			
91	20	21	811		4/	12/2021	Base:	01-0	123		Affilia	ted:	Unified:						
Location	ID.	Sale	Number	Us	seabili	ty & Code#			1.5° 2		P	arcel l	Number						
0005096	500		83		4	05	GeoCde	Twn	Rr	ıg	Sect	Qrt	Subdi	A	rea	Blk	Parcel		
Section (Assessment	D	ate of S	ale Assessed	Valı	ue		4131			18/2/2006	00	0	3001	5	2.767.000	004	0000		
Land	E 15	Imp	rovements			Total			Date	of S	ale Pr	operty	Classi	ficati	on C	ode			
1	,065		3,880	)	i del di Sala e caretem	4,945	Status	Pi	roperty	Tyl	не 7	Zoning	Loca	tion	City	7 Size	Parcel Size		
Assessor Lo	cation:	BLAD	EN (BLA)				A) 1	B)	0	1	(7)	1	D)	1	E)	7	F) 2		
						Residentia	1		150-350				Comn	iercia	il 🦠				
	Mul	tiple Im	provements:	Multi	ple. Imp	provements.:			Multi	ple. ]	improve	ments.:				200.00			
			uction Date:		truction		07		Construction Date :										
	0.00		Floor:	Floor	Sq. Ft.	: 8	356		Floor Sq. Ft. :										
	Building Cost New: Cost: 76,98								Cost:										
Single Family	Style:	101		Resi	dentia	Condition: 1	0.850		Com	mer	cial O	cupan	cy Code				1. 1. 10.6 10.7 i		
(100) 🗆 Mo	bile Hon	ne		(10)	X	Worn Out			Prim	агу:		Ot	ther1:		(	Other2:			
(101) 🗷 On	e Story			(20)		Badly Wom			Com	mer	cial Co	nstruc	tion Cla	ss:					
(102) 🗆 Tw	o Story			(30)		Average			(1)		Firepr	oof Str	uctural S	teel F	rame		-		
(103) 🗆 Spl	it Level			(40)		Good			(2)		Reinf	orced C	Concrete	Frame	;				
(104) 🗆 11/	/2 Story			(50)		Very Good			(3)		Maso	nry Bea	rring Wa	lls					
(111) 🗆 Bi-l	Level			(60)		Excellent			(4)		Wood	l or Ste	el Frame	d Ext.	WaI	ls			
(106) □ Oth	ner			11.2 (ca) 4 Mail				474437	(5)		Metal	Frame	and Wa	ls					
Townhouse of	r Duplex	Style:		Resi	dentia	Quality: 20			(6)		Pole I								
(301) 🗆 One	e Story			(10)		Low			Cost	Rai	ik:			Cor	ıditic	n:			
(302) □ Tw	o Story			(20)	*	Fair			(10)		Low			(10)		Worn	Out		
(307) 🗖 11/	/2 Story			(30)		Average			(20)		Avera	ge		(20)		Badly	Wom		
(308) 🗆 Spl	it Level			(40)		Good			(30)		Abov	e Avera	ge	(30)		Avera	ge		
(309) 🗆 21/	2 Story			(50)		Very Good					High			(40)		Good			
(304) 🗆 One	e Story D	Ouplex		(60)	П	Excellent	E-Principle					1		(50)		Very (	Good		
(305) □ Tw	o Story I	Duplex								<b>Y</b>				(60)		Excell	ent		
Assessor's	s Adju:	stment	t to Sale Pi	rice	(+ or	·-):													
Assessor Co																			
QCD; S.	ALE B	ETWEE	N STEP-0	CHI	LD T	O STEP-PA	RENT												
Comment								C					. v-100/2 11 /2						
000509							•	Comn	rents:			***							
			<del></del>																
														•					
																(Cont	inue on back)		

### **NEBRASKA** Good Life. Great Service.

## **Real Estate Transfer Statement**

**FORM** 

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 numbers.

	ment and identify the applicable item fidiliber.
	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. 4 Day 12 Yr. 21 Mo. 4 Day 2 Yr. 21
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)
Street or Other Mailing Address	Street or Other Mailing Address
PO BOX 4	3alo W Francis St
Bladen NE 188928	City Bladen NE 108938
Phone Number (40a) 410() - 9244	Phone Number Is the grantee a 501(c)(3) organization? Yes No No If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
Improved 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 Lan	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreck	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Foreck Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto	
11 Was ownership transferred in full? (If No, explain the division.)	rTrust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)
<b>Y</b> es	No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate how )
	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a	
Ex-spouse Parents and Ch	= child to Daveret
#5000	15 Was the mortgage assumed? (If Yes, state the amount and 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 company? (If Yes, include the name of the agent or title company contact.)
	lesNo
	19 Name and Address of Person to Whom the Tax Statement Should be Sent
326 W Francis Street Bladen NE 68928	HILLIA Elder Slean
	326 W Francis Street
	Bladen NE 68928
20 Legal Description (Attach additional pages, if needed.)	
Lot 6 + 7 BIK 4 Bladen Spences	< Addition:
ist. a trice planted operate.	s madi more
21 If agricultural, list total number of acres transferred in this transaction	,
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	
Voc Mino (If Vac anter dellar amount and attack them to the time to	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)
•	1.7% ( )   <b>C</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
<ul><li>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</li><li>25 If this transfer is exempt from the documentary stamp tax, list the exemption in the company of th</li></ul>	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
<ul><li>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</li><li>25 If this transfer is exempt from the documentary stamp tax, list the exemption in the company of th</li></ul>	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	number t and that it is, to the best of my knowledge and belief, true, complete, and
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	number  t and that it is, to the best of my knowledge and belief, true, complete, and  HDJ-HID -839*  Phone Number  H 11412021
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	number t and that it is, to the best of my knowledge and belief, true, complete, and
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	number  t and that it is, to the best of my knowledge and belief, true, complete, and  \[ \frac{40 -410 -839^4}{Phone Number} \]  Title
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	number  t and that it is, to the best of my knowledge and belief, true, complete, and  \[ \begin{align*} \delta \d
25 If this transfer is exempt from the documentary stamp tax, list the exemption of Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Print or Type Name of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative  Register of Deed's Use Onl  26 Date Deed Recorded  27 Value of Stamp or Exempt Number	number  t and that it is, to the best of my knowledge and belief, true, complete, and  102-4100-839  Phone Number  111412021  Title  To Date  For Dept. Use Only  28 Recording Data
25 If this transfer is exempt from the documentary stamp tax, list the exemption of under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Print or Type Name of Grantee or Authorized Representative  Fight A County Authorized Representative  Register of Deed's Use Onl  26 Date Deed Recorded  27 Value of Stamp or Exempt Number	number  It and that it is, to the best of my knowledge and belief, true, complete, and    402-4160-8397    Phone Number   4/114/202/    Date   Date   Dept. Use Only

Prepared By: State of Nebraska 1 ss. Ms. Gretchen Lockhart Mastrodonato County of Webster Entered on the 603 N Main St numerical index and filed for record in the Clerk's office of said county this 14 day Bladen, Nebraska 68928 \_A.D., 2021 \_\_ at 11:4 A.M. Recorded in Book 202 I After Recording Return To: County Clerk Ms. Alicia Ann Elder NEBRASKA DOCUMENTARY Ind \_\_ Comp. \_Assessor 326 W Frances St. Carded. STAMP TAX BladenE, Nebraska 68928to TAX PARCEL ID #: 000509600

## **QUIT CLAIM DEED**

BE IT KNOWN BY ALL, that Mr. Bruno A Irmer, ("Grantor") whose address is 321 W Mariel St, Bladen, Nebraska 68928, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS TO Ms. Alicia Ann Elder ("Grantee"), whose address is 326 W Frances St, BladenE, Nebraska 68928, all right, title, interest and claim to the following real estate property located at 326 W Frances St in the City/Township of Bladen, located in the County of Webster and State of Nebraska and ZIP code of 68928, to-wit:

Property having Lot No.509600, with the Section No., and having the following description: 0 4 11 LOT 6 & 7 BLK 4 BLADEN SPENCES ADDITION.

**FOR VALUABLE CONSIDERATION,** in the amount of \$1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of 04/12/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's Signature)

ST	ΑT	Ε	OF	NEE	3RA	\Sk	<b>(</b> A

### **COUNTY OF WEBSTER**

BK2021, fg 812 ss.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

,	
	2
Signed, sealed and delivered in the presence of:	A GENERAL NOTARY - State of Nebraska
	GRETCHEN L. MASTRODONATO My Comm. Exp. April 8, 2023
OHORDONALLY BUSINESSELL	
(Signature of Notary)	
Crietchen L. Mostradonato	<u>) ,                                    </u>
(Printed Notary Name) Webster, Nebraska	
My Commission expires: $4 - 8 - 23$	

BK 2021, Pg 813

Mr. Bruno A Irmer
(Grantor's Printed Name)
Bun Don Clair (Grantee's Signature)
Ms. Alicia Ann Elder
(Grantee's Printed Name)

Signed in our presence:

(Withess #1 Signature)

**Grantee's Address:** 

Ms. Alicia Ann Elder 326 W Frances St BladenE, Nebraska 68928

Mail Subsequent Tax Bills To:

Alicia Ann Elder 326 W Frances St Bladen, Nebraska 68928 (Witness #2 Signature)

(SECOND WITNESS NAME TYPED)

**Grantor's Address:** 

Mr. Bruno A Irmer 321 W Mariel St Bladen, Nebraska 68928

# Residential & Commercial Sales Worksheet

Cnty No. Book Page Sale Date							Date	School District Code												
91	20	21	816		1/	13	/2021	Base:	01	. – 0	123		Affil	iated:			Unified:			
Location	D	Sale	Number	Ü	seabi	lity	& Code#	i included						Parcel .	Numb	oer :			3,011	
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	. D	ate of S	ale Assessed	Valu	ue		<u> </u>	413	L	4	1	.1	00	0	300	005	ent ordered and order	004	00	000
Land		Imr	rovements		The series	Ť	otal			. ]	Date	of S	ale]	Propert	y Cla	ssifica	tion (	Code 🦸		
	,690	-	232,035	5			234,725	Statu	ıs	Pr	operty	y Tyr	e	Zoning	Lo	cation	Cit	y Size 🍦	Parc	el Size
		BLAI	EN (BLA)					A) :	ALCOHOL:	B)		)1		C) 1	CLOS LINE UNITS	1	E)	7	F)	3
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and the second second second	The action of the second second second	Not the Commission of the Comm	CHARLES ENGINEERING	Multi	ple. In	prov	ements.:			94 S 11 S 15	Multi	iple. l	impro	vements.:	- Extended and the second	SEARCH MATEURS	A MARKET PARTY	1281/429164C12440	S-DARWAY	23 5 100 May 12 12 100
22.2500000	TV:		uction Date:		truction			00		Construction Date :										
	5.4	UNIVERSIDE PRESENT	CAN MAD BUT STORY	Floor	Sq. Ft	i.:	3,2	94			Floor	r Sq. I	Ft. :							
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Single Family Style: 102 Residential Condition: 2					5			Com	ımer	cial	Occupan	cy Co	de:							
(100) ☐ Mobile Home (10) ☐ Worn Out					om Out				Prim	ary:		0	ther1:		(	Other2:				
(101) ☐ One Story (20) ★ Badly Worn						dly Worn				Com	ımer	cial (	Constru	tion C	Class:					
(102) 🗷 Two Story (30) 🗷 Average						erage				(1)		Fire	proof St	ructura	al Steel	Frame	;			
(103) □ Spl	it Level			(40)		Go	od				(2) ☐ Reinforced Concrete Frame									
(104) 🗆 1 1.	/2 Story			(50)		Ve	ry Good				(3)		Ma	sonry Be	aring V	Walls				
(111) 🗆 Bi-	Level			(60)			cellent				(4)		Wo	od or Ste	el Fran	med Ex	ct. Wa	ls		
(106) □ Oth	ner				100				(5)  Metal Frame and Walls											
Townhouse o	r Duple	x Style:		Resi	denti	al Q	uality: 40	Marie Marie	(6) Depole Frame											
(301) 🗆 On	e Story			(10)		Lo	w				Cost	t Rai	ık:	j. Jestije	A ST	: C	onditi	on:		SANNA SANNA
(302) 🗆 Tw	o Story			(20)		Fai	r				(10)									
(307) 🗆 1 1.				(30)		Av	erage				(20) ☐ Average				(2	20) 🛘 Badly Wom			ı	
(308) 🗆 Spl	it Level			(40)	*	Go	od				(30)  Above Average (30)					0) 🗆	Avera	ge		
(309) 🗆 21				(50)		Ve	ry Good				(40) □ High (4					elirona		Good		
(304) 🗆 On	e Story I	Duplex		(60)		Ex	cellent	pidnomatic Lance Coulonate		ens va	20-22				10 6145	(5	0) 🗆	Very (	Good	
(305) □ Tw	o Story l	Duplex				14.5					6 - Gab			36.0		(6	0) 🗆	Excell	ent	
Assessor's	s Adju	stmen	t to Sale Pı	rice	(+ o	r -)														
			Reason for A	_																
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Comments	Comments from Comments:								-											
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							<u>.</u> .													
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																		(Cont	nue or	ı back)

Real Estate Transfer Statement

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

**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this statemer	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 01 Day 13 Yr. 2021  4 Date of Deed  Mo. 01 Day 13 Yr. 2021							
WEBSTER - 91 ▼								
Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)							
Marjorie L. Lockhart	Marjorie L. Lockhart, Trustee of Marjorie							
Street or Other Mailing Address POBox 6	Marjorie L. Lockhart, Trustee of Marjorie Street or Other Mauling Address POBox 6 Lockhart Revocable							
State Zip Code Bladen NE 68928	City State Zip Code Bladen NE 6892							
hone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ If Yes, is the grantee a 509(a) foundation? Yes ✓ If							
mail Address	Email Address							
Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.							
(A) Status (B	) Property Type (C)							
✓ Improved     ✓ Single Family     Industrial       ☐ Unimproved     ☐ Multi-Family     ☐ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing     ☐ State Assessed     ☐ Mobile Hon       Mineral Interests-Producing     ☐ Exempt							
	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee neral Quit Claim V Warranty							
part of an IRS like-kind exchange? Auction Easement Gift	Irrevocable Trust							
✓ Yes								
	Partnership, or LLC  Self  Otherand Grandchild Spouse							
162,000.00	Yes							
Does this conveyance divide a current parcel of land?  ☐ Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the nam of the agent or title company contact.)  Yes  V							
Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Carattashad	Marjorie L. Lockhart							
See attached	P O Box 6 Bladen, NE 68928							
a No address assigned 18b Vacant land  Legal Description	Bladen, NE 00020							
See attached  If agricultural, list total number of acres								
2 Total purchase price, including any liabilities assumed								
Was non-real property included in the purchase? Yes No (If Yes, et	nter dollar amount and attach itemized list.)							
Adjusted purchase price paid for real estate (line 22 minus line 23)								
If this transfer is exempt from the documentary stamp tax, list the exemption	number <u>76-902(5)(a)</u> .							
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Jeffrey L. Stoehr	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 392-1190							
Print or Type Name of Grantee or Authorized Representative	Phone Number Attorney 1/18/2021							
Signature of graftee or Authorized Representative	Attorney 1/18/2021 Title Date							
Register of Deed's Use Or	nly For Dept. Use Only							
Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data BK 2021 Pa 916							
braska Department of Revenue	Dr) 2021 to 010 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327							
n No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017								

Lots one (1), two (2), three (3) in Block four (4) in the original town to Bladen, Webster County, Nebraska.

Also known as 419 North Thorne Street.

North Half (N1/2) of Lot one (1) in Block three (3) in the first addition to Bladen, Webster County, Nebraska.

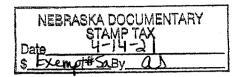
Also known as 212 West Helen Street.

The South Half (S1/2) of the East 156 feet of County Surveyor's Lot Three (3), New Territory to the Village of Bladen, Webster County, Nebraska, located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Also known as 603 North Main Street.

BK 2021, Pg 816

State of Nebraska 3ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of April A.D., 2021, at 12:52
o'clock O.M. Recorded in Book 202
on Page 1816-817
_ Louise Petite County Clerk
Deputy
IndCompAssessorCarded



### WARRANTY DEED

MARJORIE L. LOCKHART, a widowed and single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, MARJORIE L. LOCKHART, Trustee of the Marjorie L. Lockhart Revocable Trust Agreement dated November 4, 2020, or any Successor Trustees thereof, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots one (1), two (2), three (3) in Block four (4) in the original town to Bladen, Webster County, Nebraska.

North Half (N1/2) of Lot one (1) in Block three (3) in the first addition to Bladen, Webster County, Nebraska.

The South Half (S1/2) of the East 156 feet of County Surveyor's Lot Three (3), New Territory to the Village of Bladen, Webster County, Nebraska, located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

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

- Is lawfully seised of such real estate and that it is free from encumbrances; except mortgages, liens, deeds of trust, covenants, restrictions, zoning, planning and land use regulations of record or imposed by law.
- 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.

Return to: Jeffrey L. Stoehr 2120 South 72nd St., Suite 1190 Omaha, NE 68124

EXECUTED this 13 day of January, 2021.
Marjorie L. Lockhart MARJORIE L. LOCKHART
STATE OF NEBRASKA )  COUNTY OF BOUGLAS )
of
STATE OF NEBRASKA, County of Webster Filed for record and entered in Numerical Index on
County or Deputy County Clerk Register or Deputy Register of Deeds
Return to: Jeffrey L. Stoehr Law Offices of Jeffrey L. Stoehr, PC, LLO 1190 Omaha Tower 2120 South 72 <sup>nd</sup> Street Omaha, NE 68124

(402) 392-1190

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok .	Page	Sale	Date	School District Code										Sala.	
91	20	21	818	1/13	/2021	Base:	Base: 01-0123 Affiliated:							Unified:			
Location	$\overline{\mathbf{D}}$	Sale	Number	Useability	& Code#		Parcel Number										
0021156	500		85	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Sub	liv	Area .	Blk	P	arcel
	<b>D</b>	ate of S	ale Assessed V	/alue		4131	4	11	3:	33 4 00000				1 000 0			835
Land		Imp	provements	To	otal		D	ate of	Sale	Pro	perty	Clas	sifica	tion (	Code		
1,709	709,285 1,709,28		709,285	Status	Pro	perty Ty	ре	Z	oning	Loc	ation	n City Size Parcel Size					
		Irrigat	tion Type:	<u> </u>		A) 2	B)	05	10.14 (C. 15.15)	C)	5	D)	3	E)	0	F)	9
ICC		l	ACRES:	VAT	TIE:		LCG			X7.6	ACR	FS·			VAT	IIE•	
IRRIGATE		T	ACAED.	TO SEE SEE SEE SEE SEE SEE	/ <b>C. D.</b>	GI	RASSLA			eroree earn		7.0		and the second			865
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	2A1					2G1			G1	1.000				1,295			295
	2A								2G		1	0.0	00			12,	950
	3A1							30	Gl								***
	3.A								3G								
	4A1							40	G1								
	4A			•				2	4G								
DRYLANI	) 1D1		263.000		49,610		Shelterbe	elt/Timl	рег								
	1D	<del>                                     </del>	340.000		39,800			Accreti	on								
	2D1	<del> </del>						Wa	-			2.0	00				400
	2D		4.000		8,700	401	A BIDS !	Oth				0 0	20	•	1 7		205
	3D1	<u> </u>	43.000		93,525	AGI	AND '	.,,	-			8.0		A service	⊥,/	09,	285
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	ouildings		200			No	n-AG '				1	8.0	00				
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- Installed States					
Assessor's Adjustment to	o Sale Price (+ o	r -):	To	otal Recapture Value:	
Assessor Comments and Rea	son for Adjustment	:			
WD; TRANSFER INTO	A LLC				
Comments from			Comment	s:	
002115600 0021102	00 002110600	002112500	002112200		
					(Continue on back)
					DAT 06 406 00

### **NEBRASKA** 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									
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 01 Day 13 Yr. 2021  4 Date of Deed  Mo. 01 Day	13 <sub>Yr.</sub> 2021							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	·							
Grantor's Name (Seller) Marjorie L. Lockhart	Grantee's Name (Buyer) Cloverton Enterprises LLC	÷							
Street or Other Mailing Address P O Box 6	Street or Other Mailing Address P O Box 6								
City State Zip Code Bladen NE 68928	City State Zip Code								
Phone Number	Phone Number Is the grantee a 501(c)(3) organiza	tion? Yes ✓ No							
Email Address	If Yes, is the grantee a 509(a) found Email Address	dation? Yes √No							
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
(A) Status (B)	Property Type	(C)							
☐ Improved     ☐ Single Family     ☐ Industrial       ☐ Unimproved     ☐ Multi-Family     ☐ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing State Assessed  Mineral interests-Producing Exempt	☐ Mobile Home							
8 Type of Deed Conservator Distribution Lan- Bill of Sale Corrective Easement Lear- Cemetery Death Certificate – Transfer on Death Executor Mine	se Personal Rep. Trust/Trustee	Other							
9 Was the property purchased as part of an IRS like-kind exchange?  (I.R.C. § 1031 Exchange)  Yes V No Court Decree Exchange Granton  11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trus	nsfer on Death stee to Beneficiary er (Explain) o, state the intended use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa									
Brothers and Sisters Grandparents at									
Ex-spouse Parents and Chi									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)							
1,627,955.00	Yes  No \$	%							
16 Does this conveyance divide a current parcel of land?  ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	If Yes, include the name  No							
	19 Name and Address of Person to Whom the Tax Statement Sh Marjorie L. Lockhart	ould be Sent							
	P O Box 6								
18a ☐ No address assigned 18b ✓ Vacant land	Bladen, NE 68928								
20 Legal Description									
See attached									
750									
21 If agricultural, list total number of acres									
22 Total purchase price, including any liabilities assumed	<b>22</b>   \$	0,00							
23 Was non-real property included in the purchase? Yes No (If Yes, ent	er dollar amount and attach itemized list.)	0 <sub>k</sub> 00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	0 00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 76-902(5)(a)	·							
Under penalties of law, I declare that I have examined this statement	and that it is, to the best of my knowledge and belief, true, com	nplete, and							
correct, and that I am duly authorized to sign this statement.  Jeffrey L. Stoehr		(402) 392-1190							
Print or Type Name of Grantee or Authorized Representative		Phone Number							
sign	Attorney	1/18/2021							
here Signature of Authorized Representative	itle	Date							
Register of Deed's Use Onl		For Dept. Use Only							
	28 Recording Data								
	BK 2021, ta 818								
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Authorized by Neb. Rev	v. Stat. §§ 76-214, 77-1327(2)							

The Southeast Quarter (SE1/4) of Section Thirty-three (33), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

The Northeast Quarter (NE1/4) of Section Fifteen (15), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

The West Half of the Southeast Quarter (W1/2SE1/4) and the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

East Half of the Southeast Quarter of Section 21, Township 4 North, Range 11 West of the 6<sup>th</sup> P.M.

The Northeast Quarter (NE1/4) and the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

BK 2021, fg 818

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 day of Opril A.D., 2021, at 2:56 o'clock DM. Recorded in Book 2021 on Page 218-820

Opril A.D., 2021, at 2:56 o'clock DM. Recorded in Book 2021 on Page 218-820

Carded

\_\_Comp\_\_\_Assessor\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-14-21
strengt#5aBy Q.D.

### WARRANTY DEED

MARJORIE L. LOCKHART, a widowed and single person, Trustee of the Marjorie L. Lockhart Revocable Trust Agreement dated November 4, 2020, or any Successor Trustees thereof, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, CLOVERTON ENTERPRISES, LLC, a Nebraska Limited Liability Company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Thirty-three (33), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

The Northeast Quarter (NE1/4) of Section Fifteen (15), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

The West Half of the Southeast Quarter (W1/2SE1/4) and the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

East Half of the Southeast Quarter of Section 21, Township 4 North, Range 11 West of the 6<sup>th</sup> P.M.

The Northeast Quarter (NE1/4) and the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Return to: Jeffrey L. Stoehr 2120 South 72nd St., Suite 1190 Omaha, NE 68124

BK2021, Pg 819

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

- Is lawfully seised of such real estate and that it is free from encumbrances; except mortgages, liens, deeds of trust, covenants, restrictions, zoning, planning and land use regulations of record or imposed by law.
- 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 this 13day of January, 2021.

Marjorie L. Lockhart

STATE OF NEBRASKA )

Websfer) ss.

COUNTY OF BOUGLAS )

The foregoing instrument was acknowledged before me on this 13 day of the foregoing instrument was acknowledged before me on this 13 day

GENERAL NOTARY - State of Nebraska
CINDY J. TIMM
My Comm. Exp. March 27, 2021

Page 2 of 3

BK 2021, fg 820

STATE OF NEBRASKA, County of Webster	
Filed for record and entered in Numerical Index on	, 2021,
at 12:56 o'clock p.M., and recorded in Deed Record 261 Page 8	318-820

County or Deputy County Clerk
Register or Deputy Register of Deeds

Return to: Jeffrey L. Stoehr Law Offices of Jeffrey L. Stoehr, PC, LLO 1190 Omaha Tower 2120 South 72<sup>nd</sup> Street Omaha, NE 68124 (402) 392-1190

. . . . . .

## Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sal	e Date	W.Co.		ilika) inter		. 10	Sc	hool Dis	trict Co	de					
91	20	21	829		4	/14	/2021	Bas	Base: 91-0002					Affiliated: Uni					nified:		
Location	D -	Sale	Number		Useal	oility	& Code#							Parcel 1	Number						
0001418	800		86		1			Geo	Cde	Twi	R	ng	Sect	t Qrt	Subdiv	A	rea	Bik	Pa	arcel .	
	D:	ate of S	ale Assesso	ed Va	ilue			43	71	2000 840 900		,	00	0	1002	5	1200	009	00	000	
Land		Imp	rovement	s		T	otal	746			Date	of S	ale]	Property	Classif	icat	ion (	Code			
The second control of the second seco	830	317-375 (790.) 5172-39	55,84	40	o poglety pod se se se s	rain Manager	56,670	St	atus	P	roperty	у Туј	oe	Zoning	Locati	on	Cit	y Size	Parc	el Size	
Assessor Lo	cation:	RED	CLOUD	(RC)				A)	1	B)	O	1	1000000	C) 1	D) 1	re reverso	E)	6	F)	2	
				10 May 1			Residentia	l i		<u> </u>	1.00				Comm	ercia	il 🦈	I			
	Mul	tiple Im	provements	3254			/ements.:	STREET, STREET,	resounce help	100 K 1500				vements.:	A SAME PRODUCTION	A.a.Coketo S.	**************************************	enter de l'adrice de la co	January Contract	- Production (Co.)	
	Jest Villa	Constr	uction Date	: Coi	nstructi	on Da	te: 19	15			Cons	tructi	on Da	ite :							
			Floor	Flo	or Sq. 1	Ft. :	1,1	76			Floor	Sq.	Ft.:								
		Buildin	g Cost New	7: Cos	st:		167,3	40			Cost	:									
Single Family	Style:	101		Re	sidení	ial C	ondition: 3	0			Com	imei	cial (	Occupan	y Code:						
(100) □ Mo	bile Hon	ne		(10	0) 🗆	W	om Out				Prim	ary:		Ot	her1:		(	Other2:			
(101) 🗷 One Story (20) 🗆 Badly Worn									Com	mei	cial (	Construc	tion Clas	s:			A Dis				
(102) □ Two Story (30) ★ Average									(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spl	it Level			(40	D) 🗆	Go	ood				(2)		Rei	nforced C	oncrete F	rame	;				
(104) 🗆 11/	2 Story			(50	) 🗆	Ve	ry Good				(3)		Mas	sonry Bea	ring Wall	s		.,,,,,			
(111) 🗆 Bi-l				(60	) 🗆	Ex	cellent	Straine Wiles	and the second		(4)		Wo	od or Stee	el Framed	Ext.	Wal	ls			
(106) □ Oth		na an a	uni esca eta arresta de la comeza esca.						200 P. P. C.												
Townhouse or		Style:	100 grant 1 10	Re	sident	ial Q	uality: 30				(6)			Frame	errugio incorporate	o na companyo in a	an control i	or deal of Principal of the Control			
(301) 🗆 One				<del>                                     </del>	)) 🗆	Lo			_		Cost	Rai	ık:			Cor		n:			
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## **Real Estate Transfer Statement**

**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 item number.

1 County Name			13 2021
Sambtor's Name, Address, and Telephone (Please Print)  Sambtor's Name (Please Print)  Sambtor's N		Yr. 2021	
L		Please Print)	
Justin Zywiec fl	ka Holtorf and Katilynn Zywiec fka Schriner Sandra Turner		
	st 805 N Walnut		
City Red Cloud	NE 68970   Ked (1 Accol	NE	68970
Phone Number	Phone Number. Is the grantee a 50 170 - 308 - 3522 If Yes, is the grantee		
Email Address	Email Address		
			(C)
<b>✓</b> Improved	☑ Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ S	State Assessed	Mobile Home
Unimproved	Multi-Family Agricultural Mineral Interests-Producing	Exempt	
IOLL	Commercial Recreational		<u> </u>
8 Type of Deed			Other
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			-f
kind exchange (I	I.R.C. § 1031		
			•
∐ Yes 🔽		Other	
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4.0.1619			-vest vote \
_		ne amount and int	
	ice divide a current parcel of land?  17 Was transfer through a real estate agent or a	a title company? (	
	No of the agent or title company contact.)	Yes GTA	No
18 Address of Property		ax Statement Sho	ould be Sent
	Clarico		
_			
	,	tion to the	City of Ped
		uon to the	City of Neu
Cloud, Webs	ster County, Nebraska		
21 If agricultural, list to	tal number of acres transferred in this transaction		
		I\$	
		22   *	60,000,00
	· ·		l 1
		\$	
24 Adjusted purcha	se price paid for real estate (line 22 minus line 23)	24	60,000,00
25 If this transfer is	exempt from the documentary stamp tax, list the exemption number		
		d belief, true, com	plete, and
_ '	•		
Print\or			Phone Number
sign 🕢 🎢	antee Grantee		4/ /2021
here Signatu	re of Grantee or Authorized Representative Title		Date
	Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorde	27 Value of Stamp or Exempt Number 28 Recording Data		. ,
Mo. 4 Day	5 yr. 21 \$ 135.00 BK 2021, Pa 829		
Nebraska Department of Re Form No. 96-269-2008 10-2		thorized by Neb. Rev	: Stat. §§ 76-214, 77-1327(2)

State of Nebraska	}ss.		
County of Webster	E1	ntered o	n the
numerical index an	d filed for	r record i	n the
Clerk's office of sa	id county	this 12	day ≳∵⊇8
of April A.D. o'clock am. Re	., ZU <u>~ 1</u>	, att n Book a	102
on Page 82	1		
		County	
10.00			eputy
IndCompA	ssessor_	Carde	d

BK 2021, fg 829

NEBRASKA DOCUMENTARY	
STAMP TAX	
\$ 135.00 By as	_

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

#### WARRANTY DEED

Justin Zywiec, formerly known as Justin Holtorf and Katilynn Zywiec, formerly known as Katilynn Schriner, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Sandra Turner, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of Lot Five (5) and all of Lot Six (6), Block Nine (9), in LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

(2) have legal power and lawful authority to convey the same:

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

Executed April 14, 2021.

Justin Zywiec Katilynn Zywied State OF NEBRASKA

) ss.

COUNTY OF WEBSTER

)

The foregoing instrument was acknowledged before me on April 1997, 2021 by Justin Zywiec, formerly known as Justin Holtorf, and Katilynn Zywiec, formerly known as Katilynn Schriner, 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.	Во	ok -	Page	Sale Date				S	:hool Dis	trict Code			
91	20	21	879	4/12/2021	Base: 6	55-00	11	Affi	liated:		Unif	ied:	
Location	m.	Sale	Number	Useability & Code #					Parcel I	Number			
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Da		ate of S	ale Assessed	Value	4487 1 9		32	2 3	00000	1	000	0820	
Land		Imp	provements	Total		D	ate of	Sale	Propert	Classific	ation (	ode	
200,720				200,720	Status Property Type		pe	Zoning	Location	Cit	y Size	Parcel Size	
		Irrigat	ion Type:		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9
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	2A							2G		6.600			8,545
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	3A						3	3G					
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				- AP. PARTING TO BETT AND THE PARTING TH		-							

Omoundargs	Non-AG TOTAL 5.000
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001013200 001013300	
	(Continue on back)
	PAT 96-106-99

### NEBRASKA

### **Real Estate Transfer Statement**

**FORM** 521

Good Life. Greet Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 4 Date of Deed WEBSTER - 91 Mo 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) JJS Farms, LLC see attachment A Street or Other Mailing Address 2855 78th Road Street or Other Mailing Address State Zip Code 66936 Zip Code Burr Oack Phone Number Phone Number Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? V No V No Yes Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt LIOIT Recreational Commercial 8 Type of Deed Conservator Distribution Sheriff Other Land Contract/Memo Partition Bill of Sale Corrective Lease Easement 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 Exchange) by buyer or seller? Distribution 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Gift Easement Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller V No Court Decree 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. 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 Step-parent and Step-child Parents and Child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$248,000 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 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Dennis Shipman, Trustee 1518 Heritage Drive 18a V No address assigned 18b Vacant land Hastings, NE 68901 20 Legal Description (Attach additional pages, if needed.) South Half of South Half (S1/2S1/2) of Section Thirty-two (32), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 248.000!00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 248,000100 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. Randall Alexander (402) 879-4751 Print or Type Name of Graptee or Authorized Representative Attorney at Law Signature of Graptee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 28 Recording Data Day 19 \$ 558.00 BKaOa Mo Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Sup

96-269-2008 Rev. 6-2019

### Attachment A

DENNIS D. SHIPMAN, TRUSTEE OF THE DENNIS D. SHIPMAN REVOCABLE TRUST, DATED SEPTEMBER 11, 2006
1518 Heritage Drive
Hastings, NE 68901
(402) 297-3969

BK2021, lg 879

State of Nebraska ss.
County of Webster snumerical index and filed for record in the Clerk's office of said county this day of for A.D., 2021, at 10:20 o'clock A.M. Recorded in Book 2021 on Page 879 5800 County Clerk

Assessor Carded\_

Return to:

### WARRANTY DEED

Downing, Alexander & Wood PO Box 185 Superior, NE 68978

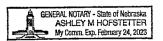
JJS FARMS, LLC, a Kansas Limited Liability Company, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to DENNIS D. SHIPMAN, TRUSTEE OF THE DENNIS D. SHIPMAN REVOCABLE TRUST, DATED SEPTEMBER 11, 2006, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

South Half of South Half (S1/2S1/2) of Section Thirty-two (32), Township One (1) North, Range Nine (9) West of the  $6^{th}$  P.M., Webster County, Nebraska.

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

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

The foregoing instrument was acknowledged before me on 2021, by Todd Jeffery, member of JJS FARMS, LLC.



Motary Public

State of My Appi. Exp. 44 Appi. 44 Appi. Exp. 44 Appi. Exp. 44 Appi. Exp. 44 Appi. Exp. 44 Appi. 44
County of A
The foregoing instrument was acknowledged before me on 12021, by Connie Shulda, member of JJS FARMS, LLC.
Illan Sesser
State of S
County of RP
The foregoing instrument was acknowledged before me on PCI (2) 2021, by Cregg Jeffery, member of JJS FARMS, LLC.
NOTARY PUBLIC - State of Kansas  FIFFIHY S. SASSER  My Apoi. Exc + 16-20-1
Noth-Dished

## Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date				School District Code										
91	2021 881 3/29/		9/2021	Base: 01-0123 Af			Aff	liated:		Unified:				
Location ID Sale Number Useability & Code #			Parcel Number											
002510000 88 4 05			05	GeoCde Twn Rng S			Se	Sect Qrt Subdiv			Blk	Parcel		
	Da	ate of S	ale Assessed	Value	i i	4129	4	12	1.	4 4	00000	1	000	3450
Land Improvements T			Cotal .	in the second	Date of Sale Property Classification Code									
38,105		87,455		125,560		Status Property Type			<b>лре</b>	Zoning Location			y Size	Parcel Size
		Irrigat	ion Type:	1		A) 1	B)	05	en green	c) <b>5</b>	D) 3	E)	0	F) 7
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	wellings				80,955	**	1.77	Otl	<u> </u>	· · · · · · · · · · · · · · · · · · ·	0 000			00 656
Outb	ouildings	126 7			6,500	No	n-AG	TOTA	Щ		2.000			23,650

Dwelling	s		80,955	Otl	ner	
Outbuilding	s		6,500	Non-AG TOTA	L 2.000	23,650
Assessor's Adju	istment to	o Sale Price (+ c	or -):	Total	Recapture Value:	
Assessor Commen	ts and Reas	son for Adjustmen	t:			
QCD; SALE	BETWEEN	EX-SPOUSE				,
					· ·	
Comments from				Comments:		
002510000						·
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						(Continue on back)
	·					PAT 96-106-99

### NEBRASKA.

Good Life. Great Service.

### **Real Estate Transfer Statement**

**FORM** 521

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

DEPARTMENT OF REVENUE • If additional space is needed, add an at	ittachment and identify the applicable item number.	
	tement is signed and items 1-25 are accurately completed.	
County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	00 04
WEBSTER - 91		
rantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
intor's Name (Seller) DNYA PELZER	Grantee's Name (Buyer) LYNN COLLISON	
eet or Other Mailing Address 85 E 10TH	Street or Other Mailing Address 2240 ROAD 550	
JPERIOR State Zip Code 689	le 978 BLADEN State NE	Zip Code 68925
one Number 00) 000-0000	Phone Number (000) 000-0000 Is the grantee a 501(c)(3) organiza	
all Address	Email Address SHARICOLLISON19@GMAIL.COM	
roperty Classification Number. Check one box in categories A and B. Chec	ck C if property is also a mobile home.	
(A) Status	(B) Property Type	(C)
✓ Improved       Single Family       Industrial         Unimproved       Multi-Family       ✓ Agricultural         IOLL       Commercial       Recreational	☐ Mineral Interests-Nonproducing           ☐ State Assessed             ☐ Mineral Interests-Producing           ☐ Exempt	Mobile Home
ype of Deed Conservator Distribution  Bill of Sale Corrective Easement  Cemetery Death Certificate – Transfer on Death Executor	Land Contract/Memo Partition Sheriff Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	Other
und exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Gift Life Estate Sale Trust Grantor Trust Partition Satisfaction of Contract Oth	nsfer on Death stee to Beneficiary er (Explain)
Yes No No	12 Was real estate purchased for same use? (If No No No	o, state the intended use
☐ Brothers and Sisters ☐ Grandpar  ☑ Ex-spouse ☐ Parents a	Corp., Partnership, or LLC Self Other arents and Grandchild Spouse Step-parent and Step-child	
/hat is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.) %
oes this conveyance divide a current parcel of land?  Yes  No	17 Was transfer through a real estate agent or a title company? ( of the agent or title company contact.) Yes	(If Yes, include the name ✓ No
ddress of Property 240 ROAD 550, BLADEN, NE	19 Name and Address of Person to Whom the Tax Statement Shi LYNN COLLISON	
No address assigned 18b Vacant land	2240 ROAD 550  BLADEN, NE 68928	
egal Description (Attach additional pages, if needed.)	,	
agricultural, list total number of acres transferred in this transaction		
otal purchase price, including any liabilities assumed	\$	0,00
djusted purchase price paid for real estate (line 22 minus line 23)	35.4. <b>C</b>	000
this transfer is exempt from the documentary stamp tax, list the exempt	¥2	0,00
Under penalties of law, I declare that I have examined this star correct, and that I am duly atthorized to sign this statement.  Printor Type Name of Grantee or Authorized Representative	atement and that it is, to the best of my knowledge and belief, true, com	102-762-35 Phone Number
Register of Deed's Us	sa Only	Ear Pont '' O-'
ste Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
4 Day 19 Yr. 21 \$ Exempt # Sa	BK2021 6 881	

Nebraska Department of Revenue

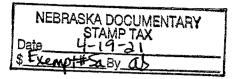
#### ALL MY INTEREST IN AND TO:

A TRACT OF LAND BEING ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP FOUR (4) NORTH, RANGE TWELVE (12), WEST OF THE  $6^{\text{TH}}$  P.M., WEBSTER COUNTY, NEBRASKA, LYING NORTH AND NORTHWEST OF THE NORTH RIGHT OF WAY OF AN ABANDONED RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (CENTER ¼ CORNER) OF SAID SOUTHEAST QUARTER, THENCE \$89°58'00"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2457.59 FEET TO THE INTERSECTION OF SAID NORTH LINE OF THE SOUTHEAST QUARTER AND THE SAID NORTH RAILROAD RIGHT OF WAY LINE, THENCE \$81°03'10"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 965.16 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5779.58 FEET, A CHORD BEARING OF \$74°19'18"W. A CHORD DISTANCE OF 1355.98 FEET AND AN ARC LENGTH OF 1359.11 FEET, THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE \$67°32'57"W A DISTANCE OF 220.67 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE \$N00°30'43" E ON SAID WEST LINE A DISTANCE OF 602.30 FEET TO THE POINT OF BEGINNING. CONTAINING 13.42 ACRES MORE OR LESS OF WITH 0.45 IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

BK2021, Pg 881

State of	of Nebras	ska }ss.	
County	of Webs	ster)	intered on the
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Clark	effice o	f said county	this 19 day
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01_11	4 14	Posseded	in Book 202
0,Croc	k <u>a</u> 881	. RECOIDED :	III DOOR
on Pag	e <u>55</u>	7-1-36	_County Clerk
<u> </u>	mie	oten	_County Clerk     Deputy
	6.00		
Ind	Comp	Assessor_	Carded



**QUIT CLAIM DEED** 

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

SONYA PELZER, formerly known as SONYA COLLISON, a married person herein called Grantor whether one or more, in consideration of one dollar and other valuable consideration, received from Grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto LYNN COLLISON, a single person, herein called the Grantee whether one or more, the following described real estate property in Webster County, Nebraska:

#### ALL MY INTEREST IN AND TO:

A TRACT OF LAND BEING ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP FOUR (4) NORTH, RANGE TWELVE (12), WEST OF THE  $6^{\text{TH}}$  P.M., WEBSTER COUNTY, NEBRASKA, LYING NORTH AND NORTHWEST OF THE NORTH RIGHT OF WAY OF AN ABANDONED RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (CENTER ¼ CORNER) OF SAID SOUTHEAST QUARTER, THENCE \$89°58'00"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2457.59 FEET TO THE INTERSECTION OF SAID NORTH LINE OF THE SOUTHEAST QUARTER AND THE SAID NORTH RAILROAD RIGHT OF WAY LINE, THENCE \$81°03'10"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 965.16 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5779.58 FEET, A CHORD BEARING OF \$74°19'18"W. A CHORD DISTANCE OF 1355.98 FEET AND AN ARC LENGTH OF 1359.11 FEET, THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE \$67°32'57"W A DISTANCE OF 220.67 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE \$N00°30'43" E ON SAID WEST LINE A DISTANCE OF 602.30 FEET TO THE POINT OF BEGINNING. CONTAINING 13.42 ACRES MORE OR LESS OF WITH 0.45 IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

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

Dated this 29th day of March , 2021

Sexia

Frantor

ZAR, a/k/a SONYA CO.

BK2021, Pg 882

STATE OF <u>NEBRASKA</u>)
SS
COUNTY OF <u>Nuckeus</u>)

Before me, a notary public qualified for said county, personally came SONYA PELZER formerly known as SONYA COLLISON, a married person, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on March 29

Notary Public Shapping

GENERAL NOTARY - State of Nebraska SHERRI L POOLE My Comm. Exp. July 13, 2024

Cuty No. Bo	ok 📜 🌐 Page	Sal	e Date	School District Code										
91 20:	21 883	3/29	9/2021	Base: (	01-01	23	Affi	liated:		Unif	ied:			
Location ID	Sale Number	Useability	7 & Code # "					Parcel	Number					
002510000	89	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel		
D.	ate of Sale Assessed V	/alue		4129	4	12	14	1 4	00000	1	000	3450		
Land	Improvements	T	otal	Date of Sale Property Classification Code										
38,105	87,455		125,560	Status	Pro	perty Ty	рé	Zoning	Location	Cit	y Size	Parcel Size		
	Irrigation Type:	1		A) 1	В)	05		c) 5	D) 3	E)	0	F) 7		
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Dwellings Outbuildings			80,955 6,500	MT	n-AG '	Otl			2.000			23,650		
Ouwundings	Control of the Contro	er er er som er er eger, Stat.	0,500	110	u-AG	LOIA	ul		2.000			<b>⊿</b> 3,030		

Dwellings	80,955	Other									
Outbuildings	6,500	Non-AG TOTAL	2.000	23,650							
Assessor's Adjustment to Sale Price	(+ or -):	Total Rec	Total Recapture Value:								
Assessor Comments and Reason for Adjust	tment:		48823.00								
WD; SALE BETWEEN PARENT &	CHILD										
Comments from		Comments:	omments:								
002510000											
				(Continue on back)							
				PAT 96-106-99							

#### **NEBRASKA** Good Life, Great Service,

#### 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. DEDARTMENT OF DEVENUE 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 Mo. 3 Day 29 WEBSTER - 91 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
CRALE COLLISON & SHARI COLLISON Grantor's Name (Seller) LYNN COLLISON Street or Other Mailing Address 2240 ROAD 550 Street or Other Mailing Address 2240 ROAD 550 State Zip Code 68925-0000 Zip Code 68925 BI\_ADEN BLADEN Is the grantee a 501(c)(3) organization? Phone Number (000) 000-0000 Phone Number (000) 000-0000 Yes V No If Yes, is the grantee a 509(a) foundation? ✓ No Yes Email Address SHARICOLLISON19@GMAIL.COM 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt TIOL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction **✓** Gift Exchange) by buyer or seller? Easement Life Estate 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 ✓ 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 Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$38.880 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 ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 2240 ROAD 550, BLADEN, NE **CRALE & SHARI COLLISON** 2240 ROAD 550 BLADEN, NE 68928 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) SEE ATTACHED 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{5A}{A}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and and that I am duly authorized to sign this statement. Register of Deed's Use Only For Dept. Use Only 26 Date Deed R Value of Stamp or Exempt Number 28 Recording Data

Form No. 96-269-2008 10-2020 Rev. Supersi

#### ALL MY INTEREST IN AND TO:

A TRACT OF LAND BEING ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP FOUR (4) NORTH, RANGE TWELVE (12), WEST OF THE  $6^{\text{TH}}$  P.M., WEBSTER COUNTY, NEBRASKA, LYING NORTH AND NORTHWEST OF THE NORTH RIGHT OF WAY OF AN ABANDONED RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (CENTER ¼ CORNER) OF SAID SOUTHEAST QUARTER, THENCE S89°58′00″E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2457.59 FEET TO THE INTERSECTION OF SAID NORTH LINE OF THE SOUTHEAST QUARTER AND THE SAID NORTH RAILROAD RIGHT OF WAY LINE, THENCE S81°03′10″W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 965.16 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5779.58 FEET, A CHORD BEARING OF S74°19′18″W. A CHORD DISTANCE OF 1355.98 FEET AND AN ARC LENGTH OF 1359.11 FEET, THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE S67°32′57″W A DISTANCE OF 220.67 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE N00°30′43″ E ON SAID WEST LINE A DISTANCE OF 602.30 FEET TO THE POINT OF BEGINNING. CONTAINING 13.42 ACRES MORE OR LESS OF WITH 0.45 IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

BK2021, fg 883

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of April A.D., 20 21, at 10:39 o'clock AM. Recorded in Book 2021 on Page 803-881

County Petter County Clerk Deputy Ind Comp Assessor Carded

WARRANTY DEED

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

LYNN COLLIS ON, a single person, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, CRALE COLLISON and SHARI COLLISON, husband and wife, as joint tenants and not tenants in common, the following described real estate in Webster County, Nebraska:

#### ALL MY INTEREST IN AND TO:

A TRACT OF LAND BEING ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP FOUR (4) NORTH, RANGE TWELVE (12), WEST OF THE  $6^{\text{TH}}$  P.M., WEBSTER COUNTY, NEBRASKA, LYING NORTH AND NORTHWEST OF THE NORTH RIGHT OF WAY OF AN ABANDONED RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (CENTER ¼ CORNER) OF SAID SOUTHEAST QUARTER, THENCE \$89°58'00"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2457.59 FEET TO THE INTERSECTION OF SAID NORTH LINE OF THE SOUTHEAST QUARTER AND THE SAID NORTH RAILROAD RIGHT OF WAY LINE, THENCE \$81°03'10"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 965.16 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5779.58 FEET, A CHORD BEARING OF \$74°19'18"W. A CHORD DISTANCE OF 1355.98 FEET AND AN ARC LENGTH OF 1359.11 FEET, THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE \$67°32'57"W A DISTANCE OF 220.67 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE \$N00°30'43" E ON SAID WEST LINE A DISTANCE OF 602.30 FEET TO THE POINT OF BEGINNING. CONTAINING 13.42 ACRES MORE OR LESS OF WITH 0.45 IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

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

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

Executed: March 29, 2021

LYNN COLLISON, Grantor

BK2021, Pg 884

STATE OF NEBRASKA )	
county of <u>Jankly</u> ) )ss.	
known to me to be the identical perso	for said county, personally came LYNN COLLISON, a single person on or persons who signed the foregoing instrument and to be his, her, or their voluntary act and deed.
Witness my hand and notarial seal on	March 29, 2021.
	Doyce dang
JOYCE LANG General Notary - State of Nebraska	Notary Public Joyce Lang

# Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sal	e Date				Marina Varia	Sch	ool Dis	trict Cod	ė	2800 T					
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(104) 🗆 1 1/2	2 Story			(50)		ry Good			(3)				ing Walls							
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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.

90

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

521

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  ▼		y15Yr21
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)	
Terry Jordening, Kay Jordening and Trenton Jordening Street or Other Mailing Address	Grantee's Name (Buyer) Megan Brown Street or Other Mailing Address	
P.O. Box 352	Street or Other Mailing Address 205 W. Saline Street	
City State Zip Code NE 68930	City State NE	Zip Code 68930
Phone Number (402) 756-4399	Phone Number 12-746-5340 Is the grantee a 501(c)(3) organize 12-746-5340 If Yes, is the grantee a 509(a) four	zation? Yes No No No Yes No
Email Address  Ma	Email Address nla	100 1110
7 Property Classification Number. Check one box in categories A and B. Check C if		
(A) Ct-t	Property Type	(C)
✓ Improved     ✓ Single Family     Industrial       Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	
Bill of Sale Corrective Easement Leas Cemetery Death Certificate – Transfer on Death Executor Mine		Other
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Grantor Gran	Life Estate  Sale  Tr	ansfer on Death ustee to Beneficiary ther (Explain)
V Yes No No		
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative. Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa Brothers and Sisters Grandparents ar Ex-spouse Parents and Chi	ertnership, or LLC Self Other	er
\$57,500	15 Was the mortgage assumed? (If Yes, state the amount and Yes VNo \$	
Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.)   Yes Prairie Tit	(If Yes, include the name
	19 Name and Address of Person to Whom the Tax Statement S Grantee	
Ba No address assigned 18b Vacant land		
Legal Description (Attach additional pages, if needed.)		
Lots 1 and 2 in Block "B" in Nelson's Subdivision of F	Rohrer's Addition to the Village of Blue	e Hill,
Webster County, Nebraska, according to the recorde	d plat thereof	
If agricultural, list total number of acres transferred in this transaction	·	
2 Total purchase price, including any liabilities assumed	<u> </u>	57,500.00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in: 4 Adjusted purchase price paid for real estate (line 22 minus line 23)	10 to	57,500 <u>,</u> 00
5 If this transfer is exempt from the documentary stamp tax, list the exemption n	Committee of the control of the cont	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Megan Brown		mplete, and 402-746-82
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign Mayn Amor	Grantee	4-16-2021
Tere Signature of Grantee or Authorized Representative Tr	tle	Date
Register of Deed's Use Only		For Don't Has Oak
Date Deed Recorded 27 Value of Stamp or Exempt Number 2	28 Recording Data	For Dept. Use Only
Mo. 4 Day 19 Yr. 21 \$ 130.50	BK 2021 6 885	
oraska Department of Revenue m No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		ev. Stat. §§ 76-214, 77-1327(2)

BKanal Pa 885

11001,19
State of Nebraska Sss.
numerical index and filed for record in the  Clerk's office of said county this 19 day  of April April April 20 21 - 10 25
o'clock 6.M. Recorded in Book 2021  on Page 885  NEBRASKA DOCUMENTARY  STAMP TAX  Date 4-19-21
Source   County Clerk   \$ 130.50 By ab   Source   Sourc
Return to: Megan Brown, 205 W. Saline Street, Blue Hill, NE 68930
WARRANTY DEED TERRY JORDENING AND KAY JORDENING, husband and wife; and TRENTON JORDENING, a single person, GRANTORS in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to MEGAN BROWN, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):
Lots One (1) and Two (2) in Block "B" in Nelson's Subdivision of Rohrer's Addition to the Village of 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.
Dated: April 15, , 2021.  Terry Jordening TERRY JORDENING  KAY JORDENING  TRENTON JORDENING
STATE OF NEBRASKA ) COUNTY OF Adams )SS:
The foregoing warranty deed was acknowledged before me on Jordening, Kay Jordening and Trenton Jordening.
GENERAL NOTARY - State of Nebraska LAURIE L. HAWES My Comm. Exp. June 24, 2023  Notary Public

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Cnty No.	And the second	ook	Page	Sal	e Date					School District Code									
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	V-1
	Total Recapture value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	- A-3
001700900		
		(Continue on back)

# Good Life Great Service

Real Estate Transfer Statement **FORM** • To be filed with the Register of Deeds. • Read instructions on reverse side. 521 DEPARTMENT OF REVENUE • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Day 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) Charles R. Himmelberg Kottwitz Land Holdings, L.L.C Street or Other Mailing Address 13965 Ames Avenue Street or Other Mailing Address
350 N Phil City Omaha Phone Number (402) 290-5484 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? 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. (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 Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Ren Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Ouit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate **✓** Sale Exchange) by buyer or seller? Trustee to Beneficiary Seller No Buyer 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 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 Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$536,000 ✓ 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.) 

Yes Southern Title, LLC Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 536.000<sup>1</sup>.00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23

23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 536,000,00 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 fulv authorized to sign this statement.

Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Represe

4/19/21

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

Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data Day 20 \$ 13K 9091 206.UU

Nebraska Department of Revenue

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State of Nebras County of Webs numerical index Clerk's office of o'clock A M. on Page 90 10.00 ind Comp	and filed for fishing the file of the file	this <u>20 day</u> 1 at <u>8:41</u>
to: n Title, LLC ' Hwy 6 #205 s, NE 68901		WAI

Return Souther BK 2021, Pg 904

JMENTAR <b>Y</b>
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VO.

2837 W Hasting RRANTY DEED

Kottwitz Land Holdings, L.L.C., a Nebraska Limited Liability Company, Grantor, in consideration of ONE (\$1.00) and other valuable consideration received from Grantee, Charles R. Himmelberg, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

Grantor covenants, jointly and severally, if more than one, with 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.

April 19 Executed , 2021.

Kottwitz Land Holdings, L.L.C., a Nebraska Limited Liability Company

BY: Daryl A. Kottwitz, Member

STATE OF NEBRASKA ) ss. COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on April 19 , 2021 by Daryl A. Kottwitz, Member, Kottwitz Land Holdings, L.L.C., a Nebraska limited liability company.

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok .	Page		Sal	e Date					S	chool L	)is	trict Co	de				
91	20	21	925		4/5	/2021	Base:	91	-00	02	Aff	iliated:	Jane,		8.538000	Uni	fied:		
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### **Real Estate Transfer Statement**

**FORM** 521

Good Life, Great Service.

• If additional space is needed, add an attachment and identify the applicable item number.									
	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	y <u>20</u> Yr. 2021							
WEBSTER - 91  5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 04 Day 05 Yr. 2021 Mo. 04 Date of Grantee's Name, Address, and Telephone (Please Print)	yYr							
Grantor's Name (Seller)	Grantee's Name (Buyer)								
Amanda Wulf and Dusty Wulf Street or Other Mailing Address	Kathleen A. Stockton Street or Other Malling Address								
Street or Other Mailing Address 2671 Hwy 136	Street or Other Mailing Address 505 N Chestnut	7.0.1							
City State Zip Code Guide Rock NE 68942		Zip Code 68970							
Phone Number (402) 984-2552	Phone Number Is the grantee a 501(c)(3) organit (917) 482-6325 Is the grantee a 509(a) for								
Email Address drwulf48@gmail.com	Email Address N/A								
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.								
	R) Property Type	(C)							
Improved	Mineral Interests-Nonproducing   State Assessed     Mineral Interests-Producing   Exempt	Mobile Home							
IOLL   Commercial   Recreational									
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le	and Contract/Memo Partition Sheriff Ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty	Other							
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?									
✓ Yes    No	Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel									
	Partnership, or LLC Self Strand Grandchild Spouse	er							
Ex-spouse Parents and C	-								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)							
\$76,000  16 Does this conveyance divide a current parcel of land?	Yes V No \$	%							
Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)   Yes Keller Will Yes	(If Yes, include the name lams No							
18 Address of Property 505 N Chestnut, Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement S Grantee	Should be Sent							
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)									
Lots Four (4), Five (5), and Six (6), Block Three (3), County, Nebraska.  21 If agricultural, list total number of acres transferred in this transaction	LeDuc's Addition to the City of Red C	loud, Webster							
22 Total purchase price, including any liabilities assumed	22  \$	0.00							
23 Was non-real property included in the purchase?		- J							
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	1 18								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0100							
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.  Jennifer M. Jensen	ent and that it is, to the best of my knowledge and belief, true, o								
Print of time Name of Grantee or Authorized Representative		(402) 879-4341 Phone Number							
sign Manual	Title/Closing Agent	04/20/2021							
here Signature of Grantee or Authorized Representative	Title	Date							
Register of Deed's Use O	nly	For Dept. Use Only							
26 Date Deed Recorded  Mo. 4 Day 21 Yr. 21 \$ Exercit #4	BK2021 Pg 925								
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 8-2019		 Rev. Stat. §§ 76-214, 77-1327(2)							

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/21/21 \$ Ex004 By AS

Bk 2021, Pg 925

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of April A.D., 2021, at 08:34 o'clock AM. Recorded in Book 2021 on Page 925

Foreige Ketsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

#### CORRECTED WARRANTY DEED

AMANDA WULF and DUSTY WULF, wife and husband, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEE, KATHLEEN A. STOCKTON, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots Four (4), Five (5) and Lot Six (6), Block Three (3), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEE that GRANTORS:

- are lawfully seized of such real estate and that it is free from encumbrances, (1) except easements, reservations, covenants 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:

(This is to correct the legal description in warranty deed recorded April 5, 2021 in Book 2021 at

page 744 in the records of Webst	ter County, Nebraska.)
Executed the 20th day of A	<u>2021.</u>
(fuande Wulf	Dusty Wulf
STATE OF NEBRASKA ) )ss.	
COUNTY OF NUCKOLLS )	
The foregoing instrument was	acknowledged before me by Amanda Wulf, on the 20th day of
GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Coram. Exp. June 19, 2022	Public Notary Signature Jensen
(SEAL)	Print Name My Commission Expires: 6-19-2022
STATE OF NEBRASKA )	
county of nuckolls )	
The foregoing instrument was	s acknowledged before me by Dusty Wulf, on the 20th day of
GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2022	Public Notary Signature  Print Name  Print Name
(SEAL)	My Commission Expires: 6-19-2022

Arran ar Arranga Translativa	Book	Page	Sale	Date	School District Code  Base: 65-0011 Affiliated: Unified:											
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Location ID	Sal	e Number	Useability of	& Code#		Parcel Number						×				
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Land	Im	provements	То	tal		D	ate of	Sale	e Pro	perty	Classific	ation (	Code			
101,73	5		1	01,735	Status	Pro	perty Ty	ре	Za	oning	Location	Cit	y Size	Parc	el Si	
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ssessor's Ad							otal									

Total Recapture Value:	
	- <del>1.7</del> · · · · · · · · · · · · · · · · · · ·
Comments:	
	(Continue on back)

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

t	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 4 Day 10 Yr. 21  A Date of Deed  Mo. 4 Day 10 Yr. 21						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Ardmar, LLC	Grantee's Name (Buyer) see attachment A						
Street or Other Mailing Address PO Box 162	Street or Other Mailing Address						
City State Zip Code Tribune KS 67879	City State	Zip Code					
Phone Number (785) 201-4426	Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes No Yes ✔ No					
Email Address	Email Address	les VIVO					
7 Property Classification Number. Check one box in categories A and B. Check C	f 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	Mineral Interests-Producing Exempt						
Ommercial Recreational							
	nd Contract/Memo Partition Sheriff Other						
	ase Personal Rep. Trust/Trustee						
	neral Quit Claim Warranty						
kind exchange (I.R.C. § 1031	losure Irrevocable Trust Revocable Trust Transfer on D						
Exchange) by buyer or seller?	Life Estate Sale Trustee to Be or Trust Partition Satisfaction of Contract Other (Explain						
11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain 12 Was real estate purchased for same use? (If No. state the						
✓ Yes    No	Yes No						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)						
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other						
Brothers and Sisters Grandparents	and Grandchild Spouse						
Ex-spouse Parents and 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 interest rate	p.)					
\$124,000	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, inc of the agent or title company contact.)	lude the name  No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be S						
	Dennis Shipman, Trustee	<b></b>					
	1518 Heritage Drive						
18a 🔽 No address assigned 18b 🗌 Vacant land	Hastings, NE 68901						
20 Legal Description (Attach additional pages, if needed.)							
North Half of Southeast Quarter (N1/2SE1/4) of Sec	ction Thirty-two (32), Township One (1) North						
Range Nine (9) West of the 6th P.M., Webster Cou	ntv. Nebraska.	*					
ئه سد							
21 If agricultural, list total number of acres transferred in this transaction 45 t							
22 Total purchase price, including any liabilities assumed	22 \$ 12/	4,000,00					
23 Was non-real property included in the purchase?	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	+,000,00					
Yes 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)	24 \$ 124	4,000 00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number						
Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, complete, and	d					
correct, and that I am duly authorized to sign this statement.  Randall Alexander		879-4751					
Print or Type Name of Grantee or Authorized Representative	(402)						
sign	Attorney at Law	71					
here Signature of Grantee or Authorized Representative	Title Date	101					
Register of Deed's Use O	nly For Der	ot. Use Only					
26 Date Deed Recorded / 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. 4 Day 21 Yr. 21 \$ 279.00	BK 2021, 1/2 927						
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 7	6-214, 77-1327(2)					

#### Attachment A

DENNIS D. SHIPMAN, TRUSTEE OF THE DENNIS D. SHIPMAN REVOCABLE TRUST, DATED SEPTEMBER 11, 2006 1518 Heritage Drive Hastings, NE 68901 (402) 297-3969

BKaOal, Pg 927

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of April A.D., 20 2 at 10:42 o'clock A.M. Recorded in Book 202 on Page 927-928

County Person County Clerk
16.00 Assessor Carded Deputy Ind Comp Assessor Carded



Return to:

#### WARRANTY DEED

Downing, Alexander & Wood PO Box 185 Superior, NE 68978

ARDMAR, LLC, a Kansas Limited Liability Company, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to DENNIS D. SHIPMAN, TRUSTEE OF THE DENNIS D. SHIPMAN REVOCABLE TRUST, DATED SEPTEMBER 11, 2006, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

North Half of Southeast Quarter (N1/2SE1/4) of Section Thirty-two (32), Township One (1) North, Range Nine (9) West of the  $6^{th}$  P.M., Webster County, Nebraska.

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

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

ARDMAR, LLC
BY:
Judith E. Pierce, Member

ARDMAB, LLC
BY:
Michael K. Jeffery, Member

Martin L. Jeffery, Member

State of <u>NANSAS</u>
County of <u>Creeley</u>

The foregoing instrument was acknowledged before me on 4-/0.2011, by Judith E. Pierce, member of ARDMAR, LLC.



Notary Public X Yuder

	1
State of <u>KANSAS</u>	İ
County of Greeley	,
The foregoing instrument was acknown 2021, by Villehae K. MAHLEN'K KODERET OF AR State of Kansas My Appt. Exp. Feb. 3, 2024	wledged before me on 4-/0.2021, DMAR, LLC.  Notary Public
State of NOOLOSK CA	
County of NUCLOUS	
The foregoing instrument was acknown 2021, by Martin L. Jeffery, member of ARD	vledged before me on April 13 MAR, LLC.
GENERAL NOTARY - State of Nebraska ASHLEY M HOFSTETTER	Notary Public What Hu

Cnty No.	Во	ok	Page	Sa	le Date	School District Code							nervise Kennervise (vista)					
91	20	21	930	4/2	1/2021	Base: <b>01-0123</b> Affi				filiate	ed:		Unif					
Location	ID	Sale	Number	Useabilit	y & Code#						Parcel Number							
0021073	301		94	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed V	/alue		4131	4	11		5	0	00000	1	000	0000			
Land		Imp	orovements		Cotal		D	ate of	Sal	e Pro	perty	Classific	ation (	ode				
697	,170				697,170		Prop	erty Ty	pe	Z	oning	Location	ı Cit	y Size	Parcel Size			
		Irrigat	ion Type:		:	A) 2	B)	05		C)	5	D) 3	E)	0	F) 10			
LCG			ACRES:	VA	LUE:		LCG				ACR	ES:		VAL	ÜE:			
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VIOLEN SAMETHEN NO METAL PROPERTY AND A COMMISSION OF THE SAME	4D						Н	me Sit	es									
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Outh	ouildings	43.3			_	Nor	ı-AG T	OTA	$\mathbf{L}$			5.000						
				manufaction .														

			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	5.000	
Assessor's Adjus	stment to Sale Pric	ce (+ or -):	Total R	ecapture Value:	
Assessor Comments	and Reason for Adju	ıstment:			
QCD; SALE B	ETWEEN BROTHER	R & SISTER			
				· · · · · · · · · · · · · · · · · · ·	
		***			
Comments from			Comments:		
002107301					
	100-				
					(Continue on back)
				CO. THE MILES	PAT 96-106-99

### 94

#### 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 item number.

FORM **521** 

***************************************	The deed will not be re	corded unless this stateme	nt is signed and items 1-25 are accu	III II III III III III III III III III
1 County Name	2 County Nu	ımber	3 Date of Sale/Transfer	
	WEBSTER - 91	7	Mo. 04 Day 21 Yr. 2021	4 Date of Deed  Mo. 04 Day 21 Yr. 2021
5 Grantor's Name, Adi	dress, and Telephone (Please	Print)	6 Grantee's Name, Address, and Teleph	
Grantor's Name (Seller) Traci Olson			Grantee's Name (Buyer) Chad Timm	Tone (Please Print)
Street or Other Mailing. 612 N. 4th Ave			Street or Other Mailing Address	auoise Ave
<sub>City</sub> Kenesaw	State NE	Zip Code 68956	City	A Zip Code
Phone Number (402) 469-6945			If Yes, is the	ee a 501(c)(3) organization? Yes VNo
Email Address tcolson4@hotma	ill.com		Email Address   chad timm9@gmail.com	
/ Property Classificat	ion Number. Check one box in	categories A and B. Check C I	f property is also a mobile home.	
(A) Status	C Circle County		) Property Type	(C)
✓ Unimproved	Single Family Multi-Family	Industrial	Mineral Interests-Nonproducing	State Assessed Mobile Home
LOTF	Commercial	Agricultural  Recreational	Mineral Interests-Producing	Exempt
8 Type of Deed Bill of Sale	Conservator Corrective		nd Contract/Memo Partition	Sheriff Other
Cemetery	Death Certificate - Transfer on		ase Personal Rep. neral Quit Claim	Trust/Trustee 
9 Was transfer part of kind exchange (I.R Exchange) by buyer	C 8 1031	nsfer Distribution Fored	losure Irrevocable Trust Revocable	
Buyer S	eller No Court De	cree Exchange Grant	Life Estate  Sale  or Trust   Partition   Satisfaction	Trustee to Beneficiary n of Contract Other (Explain)
11 Was ownership transfi	erred in full? (If No, explain the o o Grantor conveved 1/6 i	livision.) nterest	12 Was real estate purchase	ed for same use? (If No, state the intended use.)
13 Was the transfer betw	een relatives, or if to a trustee.	are the trustor and beneficiary retain	tives? (If Yes, check the appropriate box.)	
✓ Yes No	Aunt or Uncle to Niece	or Nephew Family Corp., I	Partnership, or LLC Self	Other
	✓ Brothers and Sisters		and Grandchild Spouse	Outer
1. 1	Ex-spouse	Parents and C		l Step-child
14 What is the current ma \$166,000	arket value of the real property?		15 Was the mortgage assumed? (If Yes, s	late the amount and interest rate.)
	divide a current parcel of land?		Yes No \$	% nt or a title company? (If Yes, include the name
Yes V No	)		or the agent of the company contact.)	Yes No
Ag Lan	c to		19 Name and Address of Person to Whom Chad Timm	
· 18a ☑ No address assig			Hastings, NE 68901	Turquoise Ave Hisdele AZ 85259
20 Legal Description (Atta	ch additional pages, if needed.)		200	1, 2000 H.C. 82722
•	e North 1/2 of 5-4-	11 Webster County	· · ·	
22 Total purchase price	a, including any liabilities as	sumed		22 \$ 156,000,00
23 Was non-real proper	ty included in the purchase?			166,000.00
			nstructions)	23
			*************	24 166,000 <sub>1</sub> 00
25 IT this transfer is exe	mpt from the documentary	stamp tax, list the exemption	number	
	r penaities of law, I declare that I that I am duly authorized to sign I. Huber	at I have examined this statemen n this statement.	t and that it is, to the best of my knowledge	
Print or Tyn	e Name of Grantee or Authorize	d Representative		(402) 397-7300
sign	Loverte	and the same of th	Attorney	Phone Number 4/21/2021
here Signature o	of Grantee or Authorized Represo	entative	itle	Date
26 Date Deed Recorded		Register of Deed's Use On		For Dept. Use Only
Mo. 4 Day 22	Yr. 21 \$ 3 7 3		28 Recording Data BK2021, Pa 930	
lebraska Department of Revenu	Je Rev. Supersedes 96-269-2008 Rev. 6	,	Unavai, to Tol	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BKann D Dan

	UN 2021, Fg 930
State of Nebraska 3 <sub>SS</sub> .	
County of Webster S Entered on the	
numerical index and filed for record in the	
Clerk's office of said county this a day	
of Horil A.D., 20 al, at 6'.22 o'clock A.M. Recorded in Book 2021	NEBRASKA DOCUMENTARY
on Page 9.30	STAMP TAX
douise Petoch County Clerk	Date 4-23-31 \$ 373.50 By Q D
IndCompAssessorCarded	\$_315.55 By_32
Please Return to: Daniel C. Pauley, Lamson Dugan & M	furray LLP, 10306 Regency Parkway Drive, Omaha, NE 68114
SPACE ABOVE TH	IS LINE FOR RECORDER
ОШТСІ	LAIM DEED
and other valuable consideration received from (	RANTOR, in consideration of the One Dollar (\$1.00) CHAD TIMM, an individual, GRANTEE, quitclaims
to GRANTEE the following described real estate	situated in Webster County Nebraska:
One-Sixth interest in the West Half (W1/	2) of the North Half (N1/2) of Section Five (5),
Nebraska.	(11) West of the 6 <sup>th</sup> P.M., Webster County,
incuraska.	
TOGETHER with all and singular the heredit	aments and appurtenances belonging to such real
estate; TO HAVE AND TO HOLD such real	estate unto Grantee, their successors and assigns,
forever.	
Dotad this 21st day of Amil 2021	
Dated this 21st day of April, 2021.	
G	RANTOR:
	Λα · · · · · Λ · ο · · · · · · · · · · · ·
	naci S. Obon
TF	RACI L. OLSON
Joining for purposes of conveying marital interest:	
55 1 1 3 July 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	A = A
-	ASEY OLSON, Spouse of Grantor
STATE OF NEBRASKA )	ASEY OWSON, Spouse of Grantor
) ss.	
COUNTY OF ADAMS )	

The foregoing instrument was acknowledged before me by TRACI L. OLSON, a married person, GRANTOR, and CASEY OLSON, spouse of Grantor, on this 21st day of April, 2021.

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

Notary Public

Cnty No.	Во	ok	Page	Sale Date	School District Code											
91	20	21	960	1/6/2021	Base:	Base: 91-0074 Affiliated:						Unified:				
Location	<b>D</b>	Sale	Number	Useability & Code #		Parcel Number										
0017099	00		95	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value 💮 💮	4133	4	10	21	2	00000	1	000	6865			
Land		Imp	rovements	Total	aria i	D	até of	Sale P	roperty	Classific	ation (	Code				
133	905			133,905	Status	Prop	erty Ty	pe	Zoning	Location	Gi	y Size	Parcel Size			
	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Irrigat	ion Type:		A) 2	B)	05	С	) 5	D) 3	E)	0	F) 9			
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	4A1						40	71								
	4A						4	G								
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	2D						Oth									
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	3D	<u> </u>				Roads 1.000										
	4D1		3.000	4,590		Farm Sites										
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<u> </u>						Re	creatio	n								
	vellings uldings	Trácká Storton					Othe			2.000	n.e.**					
Outot	mongs				Non	-AG T	OTAJ			3.000						
Accocconic	A .1:	4. 4	/ O I D •	- (1 )	<del></del>					in part						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	-
JTWD	
Comments from	Comments:
001709900	
	(Continue on back)

### **NEBRASKA**

### **Real Estate Transfer Statement**

**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 item.

	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  Mo. 01 Day 06 Yr. 2021 Mo. 03 Day 31 Yr. 2021				
WEBSTER - 91  5 Grantor's Name, Address, and Telephone (Please Print)	23, 21				
Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)				
Betty J. Kort, Ttee - Kort Family Revocable Trust Street or Other Mailing Address	Greg W. and Ann M. Auten				
1254 Heritage Place	Street or Other Mailing Address 3200 West Blue Valley Road				
City State Zip Code Hastings NE 68901	City State Zip Code BLUE HILL NE 68930				
Phone Number (402) 984-2074	Phone Number Is the grantee a 501(c)(3) organization? Yes No				
Email Address	[402] 756-3028 If Yes, is the grantee a 509(a) foundation? Yes No Email Address				
7 Present Classification National Charles					
7 Property Classification Number. Check one box in categories A and B. Check C if  (A) Status					
Improved Single Family Industrial	Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home				
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt				
☐ IOLL ☐ Commercial ☐ Recreational					
	d Contract/Memo Partition Sheriff Other				
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min.					
Cemetery Death Certificate – Transfer on Death Executor Min-      Was the property purchased as 10 Type of Transfer Distribution Forecle					
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Auction  Easement  Gift	Life Estate Sale Trustee to Beneficiary				
Yes No Court Decree Exchange Granton					
11 Was ownership transferred in full? (If No, explain the division.)  Yes  Value No undivided 1/3 interest	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.	Ves No				
	artnership, or LLC Self Other				
☐ Brothers and Sisters ☐ Grandparents a					
Ex-spouse Parents and Chi	ild 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.)				
16 Does this conveyance divide a current parcel of land?					
Yes V 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.)				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent				
Rural Property	same as Grantee				
Webster County, NE	James de Granico				
18a No address assigned 18b Vacant land  20 Legal Description					
An undivided one-third (1/3) interest in the South Hal	If of the Northwest Quarter (S1/NW1/2) of Section				
wenty-one (21). Township Four (4) North Range 16	en (10) West of the 6th P.M., Webster County.				
Nebraska, EXCEPT Railroad tract.	•				
21 If agricultural, list total number of acres					
OO Tabel assessment of the second of the sec	\$				
22 Total purchase price, including any liabilities assumed	22 77,200,00				
23 Was non-real property included in the purchase? Yes Vo (If Yes, ent	er dollar amount and attach itemized list.) 23 0100				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	<b>24</b> \$ 77,200,00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption r					
Under penalties of law, I declare that I have examined this statement	and that it is, to the best of my knowledge and belief, true, complete, and				
correct, and that I am duly authorized to sign this statement.  David B. Garwood					
Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number				
sign ( flore ) Showood	Attorney 532-31				
here Signature of Grantee or Authorized Representative	itle Date				
Register of Deed's Use Onl	y For Dept. Use Only				
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data				
Mo. 4 Day 22 Yr 2021 \$ 175.50	3K 2021, Pa 960				
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)				

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Acil A.D., 20 21, at 11:43 o'clock A.M. Recorded in Book on Page 9100 County Clerk Door Assessor Carded

BX 2021, Pg 960

NEBRASK S	A DOCI	JMENTA A <b>X</b>	\RY
	22- <i>2</i> 0		
\$ 175.50	By	10	

#### JOINT TENANCY WARRANTY DEED

Betty J. Kort, Trustee of the Kort Family Revocable Trust, GRANTOR, in consideration of SEVENTY-SEVEN THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$77,200.00) receipt of which is hereby acknowledged, convey to Greg W. Auten and Ann M. Auten, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third (1/3) interest in the South Half of the Northwest Quarter (S½NW¼) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad tract.

#### GRANTOR covenants 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 315T, 2021.

Betty J. Kort, Trustee

STATE OF NEBRASKA, COUNTY OF ADAMS ) ss.

The foregoing instrument was acknowledged before me on MARCH 31 ST 2021, by Betty J. Kort, Trustee of the Kort Family Revocable Trust.

A GENERAL NOTARY- State of Nebraska RUSSELL S KINDIG My Comm. Exp. May 18, 2023

Comm. expires

Notary Public

Phone/Fax: (402) 746-3613

Page 1 of 1 Pages

DAVE:F:\WP\2021\KORT\BETTYGRG.JTD 3/26/21

Cnty No.	Во	ok	Page	Sale Date		- S			School District Code						
91	20	21	961	1/6/2021	Base:	Base: <b>91-0074</b> Affi		iliated:			Unified:				
Location	$\mathbf{D}$	Sale Number Useability & Code #				Parcel Number									
0017099	00		96	1	GeoCde	Twn	Rng	Se	ect Q	rt	Subdiv	Area	Blk	Parcel	
	Œ	ate of S	ale Assessed N	<sup>7</sup> alue	4133	4	10	2	1 :	2	00000	1	000	6865	
Land	receive.	Imp	orovements.	Total		D	ate of	Sale	e Prop	erty	Classific	ation (	Code		
133	,905			133,905	Status	Pro	perty Ty	рe	Zoni	ng	Location	Cit	y Size	Parcel Size	
		Irrigat	tion Type:		A) 2	В)	05		C) !	5	D) 3	E)	0	F) 9	
LCG			ACRES:	VALUE:		LCG			A	CR	ES:	1. 521/5.	VALI	JE:	
IRRIGATE	D 1A1				GF	LASSLA	ND 10	G1		1	1.500			14,895	
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	2A						1	2G			3.000	3,885			
	3A1						30	G1			3.000	3,885			
	3A						3	3G							
	4A1						40	G1							
•	4A						ž	4G							
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	3D1		4.000	8,700	AG L	AND	ГОТА	$\mathbf{T}$	77.000				1	33,905	
	<b>3</b> D						Roa	ds			1.000		2010	-540 S	
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						F	Recreati	on							
D	wellings						Oth	ıer			2.000				
Outh	ouildings	34:31			No	n-AG	ГОТА	$\mathbf{L}$			3.000				
Aggagania	Adim	otm on	44a Cala Da	20 (1 cm )		7	Cotol	Da		T	17almaa				

Outbuildings	Non-AG TOTAL	3.000	
Assessor's Adjustment to Sale Price (+ or -):	Total Recap	ture Value:	
Assessor Comments and Reason for Adjustment:		. ,,,,,,,,,,	
JTWD			
Comments from	Comments:		
001709900			
			(Continue on back)
			PAT 96-106-99

Real Estate Transfer Statement

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

**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 01 Day 06 Yr. 2021  4 Date of Deed  Mo. 03 Day 31 Yr. 2021						
WEBSTER - 91							
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
Roger Kort	Greg W. and Ann M. Auten						
Street or Other Mailing Address 5378 Silo Rdg.	Street or Other Mailing Address 3200 West Blue Valley Road						
City State Zip Code Colorado Springs CO 80917	City State NE	Zip Code 68930					
Phone Number	Phone Number Is the grantee a 501 (c)(3) organize (402) 756-3028 If Yes, is the grantee a 509(a) four						
Email Address	Email Address	<b></b>					
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						
OLL Commercial Recreational							
	nd Contract/Memo Partition Sheriff	Other					
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	se Personal Rep. Trust/Trustee leral Quit Claim Warranty						
9 Was the property purchased as part of an IRS like-kind exchange?		insfer on Death					
(I.R.C. § 1031 Exchange)		stee to Beneficiary					
Yes No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Ot  12 Was real estate purchased for same use? (If N	ner (Explain)					
Yes No undivided 1/3 interest	Yes No	o, state the interded use.;					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela							
	eartnership, or LLC Self Othe	r					
Brothers and Sisters Grandparents and Cl							
Ex-spouse Parents and Cf  14 What is the current market value of the real property?	nild   Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and it	ntornet rate \					
	Yes No \$	o/					
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.) Yes Vo						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
Rural Property Webster County, NE	same as Grantee						
18a No address assigned 18b Vacant land							
20 Legal Description	If af the Northwest Overtage (C1/NI)A/1/)	of Cootion					
An undivided one-third (1/3) interest in the South Ha Twenty-one (21), Township Four (4) North, Range T	iii of the Northwest Quarter (5½NVV/4, fan (10) West of the 6th D.M. Webste	or Section					
Nebraska, EXCEPT Railroad tract.	en (10) West of the other livi., Webste	County,					
70							
21 If agricultural, list total number of acres / 8							
22 Total purchase price, including any liabilities assumed		77,200,00					
23 Was non-real property included in the purchase? Yes No (If Yes, er	nter dollar amount and attach itemized list.)	0400					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ <b>24</b>	77,200,00					
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		mplete, and					
correct, and that I am duly authorized to sign this statement.  David B. Garwood		(402) 746-3613					
Print or Type Name of Grantee of Authorized Representative		Phone Number					
sign Attorney 5							
licie	Title	Date					
Register of Deed's Use Or	<u></u>	For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. 4 Day <u>22 Yr.</u> 2021 \$ 175.50	BY 2021, Pa 961						

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this a day of April A.D., 20 a1, at 11:45 o'clock A M. Recorded in Book on Page 96 County Clerk 10.00 Louise Pelson County Clerk 10.00 Louise Pelson Carded Carded	BV 2021, Pg 961  NEBRASKA DOCUMENTARY STAMP TAX Date 4-22-2021 \$ 175.50 By VO
JOINT TENANCY W.	ARRANTY DEED
Roger Kort, a single person, GRANTOR, in THOUSAND TWO HUNDRED AND NO/100 DO hereby acknowledged, convey to Greg W. Auten an tenants, GRANTEES, the following described real An undivided one-third (1/3) interest in the (S½NW¼) of Section Twenty-one (21), Too of the 6th P.M., Webster County, Nebraska, GRANTOR covenants with the GRANTEES that G(1) is lawfully seized of such real estate and that it i highways, easements and restrictions of record; (2) has legal power and lawful authority to convey to (3) warrants and will defend title to the real estate as Executed 3 4 4 10 2021.	DLLARS (\$77,200.00) receipt of which is ad Ann M. Auten, husband and wife as joint estate (as defined in Neb. Rev. Stat. 76-201):  South Half of the Northwest Quarter waship Four (4) North, Range Ten (10) West EXCEPT Railroad tract.  GRANTOR:  Is free from encumbrances, except roads and the same;
	ger Kort
STATE OF Colver of County of	<u>El-7450</u> ) ss.
The foregoing instrument was acknowled 2021, by Roger Kort, a single person.	lged before me on 3044 march
Comm evnires /2.	SAM S. HIGHE

Notary Public

STATE OF COLORADO NOTARY ID 19974017379 MY COMMISSION EXPIRES DOTOBER 2, 2021

Cnty No.	Во	ok	Page .	Sa	le Date	314 S NO.	rg coembe			Scho	ool Dis	trict	Code				digital terminal
91	20	21	962	1/6	Base: 91-0074 Affiliated:								Unified:				
Location ID Sale Number Useability & Code #					Parcel Number												
0017099	00		97	1		GeoCde	Twn	Rng	S	ect	Qrt	Sub	div	Area Blk Parcel			arcel
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en e		Irrigat	ion Type:			A) 2	B)	05		C)	5	D)	3	E)	0	F)	9
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DRYLAND			25.500		62.005		Shelterbe										
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Outbi	uildings	LASS AC	(g)			Nor	a-AG I					3.00	00				
	. 7.																

	1101/AG 101AL 5.000
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001709900	
	(Continue on back)

### NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**

97

FORM **521** 

Life. Great Service.

• To be fill

DEPARTMENT OF REVENUE

• If additi

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

L	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 01 Day 06 Yr. 2021  Mo. 04 Day 07 Yr. 2021
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 (Buver)
Rick and Barbara Kort Street or Other Mailing Address	Greg W. and Ann M. Auten Street or Other Mailing Address
8032 S. 67th St.	Street or Other Mailing Address 3200 West Blue Valley Road
City State Zip Code Lincoln NE 68516	City State Zip Code NE 68930
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 756-3028 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
	Property Type (C)
☐ Improved     ☐ Single Family     ☐ Industrial       ✔ Unimproved     ☐ Multi-Family     ✔ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	nd Contract/Memo Partition Sheriff Other
11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)
Yes No undivided 1/3 interest	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes Vo Aunt or Uncle to Niece or Nephew Family Corp., P	tives? (If Yes, check the appropriate box.)  artnership, or LLC Self V Other Revocable Trust
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Ch	ild 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.)
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
Rural Property Webster County, NE	same as Grantee
18a No address assigned 18b Vacant land	
20 Legal Description An undivided one-third (1/3) interest in the South Ha Twenty-one (21), Township Four (4) North, Range T Nebraska, EXCEPT Railroad tract.  21 If agricultural, list total number of acres	If of the Northwest Quarter (S½NW¼) of Section en (10) West of the 6th P.M., Webster County,
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?  Yes No (If Yes, en	ter dollar amount and attach itemized list.) \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 77,200 <sub>1</sub> 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 statemen 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
▶ David B. Garwood	(402) 746-3613
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number
The state of	Attorney 5-32-3/
liele '	
Register of Deed's Use On  26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Recording Data
Mo. 4 Day 22 Yr. 200 \$ 175 50	BY 2021, Pa 962
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster Serventry-Seven Thousand Find Serventry 
Br 2021, Pg 962

NEBRASKA ST	AMP T	TA <b>X</b>	\R <b>Y</b>
Date 4-2	ခ-ခ	<u> ක1_</u>	
\$ 175.50	_By	Y0	

#### JOINT TENANCY WARRANTY DEED

Rick Kort and Barbara Kort, husband and wife, GRANTORS, in consideration of SEVENTY-SEVEN THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$77,200.00) receipt of which is hereby acknowledged, convey to Greg W. Auten and Ann M. Auten, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third (1/3) interest in the South Half of the Northwest Quarter (S½NW¼) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT Raiiroad tract.

GRANTORS covenant with the GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;

My Commission Expires May 4, 2021

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

Sel Cost	Bankana Kont
Rick Kort	Barbara Kort
STATE OF NEBRASKA, COUNTY OF I	ANCASTER ) ss.
The foregoing instrument was acknown 2021, by Rick Kort and Barbara Kort, husb Comm. expires	owledged before me on April 7th, and and wife  Notary Public
Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970	Phone/Fax: (402) 746-3613 Page 1 of 1 Pages DAVES: WP0011000FT000000000000000000000000000000
State of Nebraska – General Notary	

Cnty No. Bo		ok Page		Sale	e Dăte	School District Code												
91	20:	2021 963		1/6/2021		Base: <b>91-0074</b> A			Af	Affiliated:				Unified:				
Location ID Sale Number Useability & Code #					Parcel Number													
001707001		98		1		GeoCde	GeoCde Twn Rng		Sect		Qrt	Subc	Subdiv		Area Blk		Parcel	
Date of Sale Assessed			Value		4133	4	10	1	.1	3	000	00	1	000	65	595		
Land		Imp	rovements	T	otal .	Date of Sa				le Property Classific				ation Code				
517,450		30.0			517,450	Status Property Type		ре	e Zoning Location			ation	City Size Parcel Size			el Size		
		Irrigat	ion Type:	<b></b>		A) 2	B)	05	T. 2.4004	(C)	5	D)	3	E)	0	F)	9	
LCG	10.04	4	ACRES:	VAI	UE:		LCG				ACR	FS:		l Villa	VAL	TR:•		
IRRIGATED	lA1		9.250		42,365		RASSLA			-0.0 P. Mar. 1971 1.07		0.92	2 1700		4.8		190	
	1A				1G			lG	1.000			00	1,295					
	2A1 70.010		17	320,645	2G1			Gl	2.510			LO	3,250			250		
	2A							2	2G									
	3A1							30	31									
	3A							3	3G									
	4A1		0.100		425	<u> </u>		40	<b>31</b>									
·	4A		26.630	1	12,645		<u> </u>		IG									
DRYLAND	1D1		9.220		22,775	Shelterbelt/Timber		ег										
	1D							Accretic	on									
2D1			4.250		10,520			Was	te									
	2D						-0.00.W.	Oth	ļ								700	
<del></del>	3D1			AG LAND TOTAL				125.420				517,450						
	3D		Roads				2.740			0	1,100							
	4D1			Farm Sites						. <u>.</u>	_							
	4D 1.530 2,3		2,340	<del></del> .		me Sit					_							
							R	ecreation	n		<del></del>		_					
Dwel Outbuild			na an			MI	. 400	Oth			·-····		_			-		
Ouwdie	പ്പു	Signal Care				Nor	1-AG T	UIA	니			2.74	U	-···.				

Protection and the control of the co		
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
001707001		
		(Continue on back)

## NEBRASKA Good Life, Great Service.

#### **Real Estate Transfer Statement**

98

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

FORM **521** 

 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 item. 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 Mo. 01 Day <u>06</u> Yr. 2021 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 (Buyer) Tyler E. Auten Rick and Barbara Kort Street or Other Mailing Address 8032 S. 67th St. Street or Other Mailing Address City Lincoln Zip Code 68516 Zip Code 68930 BLUE HILI NE Phone Number Phone Number (402) 469-3256 Is the grantee a 501(c)(3) organization? Yes 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 Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Ben Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Yes 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 No undivided 1/3 interest ✓ Yes 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 Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ 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 ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description See description attached 21 If agricultural, list total number of acres 213,600.00 22 23 0,00 213,600,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Print or Type Name of Phone Number sian Attorney Signature of Grantee or Authorized Representative here Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 22 481 \$ 50

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW1/4) a distance of 988.00 feet; thence S88°02'55"W a distance of 324.00 feet; thence S15°33'52"E a distance of 132.00 feet; thence S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said Southwest Quarter (SW1/4); thence N90°00'00"E along said south line a distance of 1466.51 feet to the Place of Beginning containing 27.77 acres of which 1.11 acres contained in the south 33.00 feet thereof is presently being used as a public road; and FURTHER EXCEPTING a permanent access easement across property legally described as a Twenty-five foot (25') access easement located in the Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, more particularly described as commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence N90°00'00"E along the south line of said Southwest Quarter (SW1/4) a distance of 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51"E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a distance of 45.97 feet to the south line of said Southwest Quarter (SW1/4); thence S90°00'00"W along said south line a distance of 44.33 feet to the Place of Beginning containing 1840 square feet of which 1439 square feet contained in the south 33.00 feet thereof is presently being used as a public road.

BKaoal, Pg 963

State of Nebraska }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this <u>aa</u> day of <u>april A.D.</u>, 20 <u>al</u>, at 1:09 o'clock <u>P.M.</u> Recorded in Book <u>abal</u> on Page <u>963-964</u> <u>Auche Petach County Clerk 16.00</u> <u>All Deputy Ind Comp Assessor Carded</u>

NEBRASKA		NTARY
ST	AMP TAX	. 1
Date	1-22-0	<u> </u>
\$ 481.50	By al	<b>)</b>

### WARRANTY DEED

Rick Kort and Barbara Kort, husband and wife, GRANTORS, in consideration of TWO HUNDRED THIRTEEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$213,600.00) receipt of which is hereby acknowledged, convey to Tyler E. Auten, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW1/4) a distance of 988.00 feet; thence S88°02'55"W a distance of 324.00 feet; thence S15°33'52"E a distance of 132.00 feet; thence S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said Southwest Quarter (SW1/4); thence N90°00'00"E along said south line a distance of 1466.51 feet to the Place of Beginning containing 27.77 acres of which 1.11 acres contained in the south 33.00 feet thereof is presently being used as a public road; and FURTHER EXCEPTING a permanent access easement across property legally described as a Twenty-five foot (25') access easement located in the Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, more particularly described as commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence N90°00'00"E along the south line of said Southwest Quarter (SW1/4) a distance of 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51"E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence

BK2021, Pg 964

S55°40'26"W a distance of 45.97 feet to the south line of said Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>); thence S90°00'00"W along said south line a distance of 44.33 feet to the Place of Beginning containing 1840 square feet of which 1439 square feet contained in the south 33.00 feet thereof is presently being used as a public road.

### GRANTORS covenant with the GRANTEE that GRANTORS:

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

  Executed March 3154 2021

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me on March 31st, 2021, by Rick Kort and Barbara Kort, husband and wife.

Comm. expires 10/22/24 Jone Notary Public

GENERAL NOTARY - State of Nebraska
JORGE A. GARCIA
My Comm. Exp. October 22, 2024

# Agricultural Land Sales Worksheet

91	Cnty No.	Во	ok			e Date	1.5	Harita			Schoo	l Dist	rict Code			descent de seco		
Date of Sale Aument   Sale Number   Useability & Code #   Sale Number   Sale Number   Sale Number   Sale Number   Sale Number   Sale Number   Sale Sale Sasessed Value   4133   4   10   11   3   00 000   1   000   6595	91	20	21	965	1/6	/2021	Base:	91-00	74	Af	filiate	d:		Unif				
Date of Sale Assessed Value   4133   4   10   11   3   00000   1   000   6595	Location	$\mathbf{D}$	Sale	Number	Useability	& Code#					Pai	rcel N	umber			***************************************		
Land	0017070	01		99	1		GeoCde	Twn	Rng	s	ect :	Qrt	Subdiv	Агеа	Blk	Parcel		
S17,450		D	ate of S	ale Assessed	Value		4133	4	10	1	.1	3	00000	1	000	6595		
Irrigation Type:   A) 2   B) 05   C) 5   D) 3   E) 0   F) 9	Land		Imp	provements	T	otal		D	ate of	Sal	e Pro	perty	Classific	ication Code				
LCG         ACRES:         VALUE:         LCG         SCRASCIAND 1GI         9-20         9-20         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20-90         1-20	517	,450				517,450	Status	Pro	perty Ty	pе	Zo	ning	Location	Cit	y Size	Parcel Size		
RRIGATED   1A    9.250   42,365   GRASSLAND   IG    0.920   1,190			Irrigat	ion Type:	F		A) 2				(C)	5	D) 3	E)	0	F) 9		
RRIGATED   1A    9.250   42,365   GRASSLAND   IG    0.920   1,190	LCG	# 67 S - #1	7	ACRES:	VA	LUE:	Part C	LCG		alffa K		ACRI	ES:		VAL	LUE:		
2Al 70.010 320,645 2Gl 2.510 3,250  2A 2G 3Al 3Gl 3Gl 3Gl 3Gl 3Gl 3Gl 3Gl 3Gl 3Gl 3G	IRRIGATE	D 1A1				42,365	GR											
2A       2G         3A1       3G1         3A       3G         4A1       0.100       425       4G1         4A       26.630       112,645       4G         DRYLAND 1D1       9.220       22,775       Shelterbelt/Timber         1D       Accretion         2D1       4.250       10,520       Waste         2D       Other         3D1       AG LAND TOTAL       125.420       517,450         3D       Roads       2.740       125.420       517,450         4D1       Fam Sites       4D       1.530       2,340       Home Sites         Bowellings       Recreation       Other		lA						1G					1.000			1,295		
3A1 3G1 3G1 3G1 3G1 3G1 3G1 3G1 3G1 3G1 3G		2A1		70.010		320,645		20	G1		:	2.510			3,250			
3A		2A					2G											
4AI       0.100       425       4GI         4A       26.630       112,645       4G         DRYLAND       1DI       9.220       22,775       Shelterbelt/Timber         1D       Accretion         2DI       4.250       10,520       Waste         2D       Other         3DI       AG LAND TOTAL       125.420       517,450         3D       Roads       2.740         4DI       Farm Sites         4D       1.530       2,340       Home Sites         Recreation       Recreation         Dwellings       Other		3A1							30	Gl								
A		3A							3	3G								
DRYLAND   1D1   9.220   22,775   Shelterbelt/Timber		4A1		0.100	425		4G1			Gl								
1D		4A			,		4G											
2D1   4.250   10,520   Waste	DRYLAND	1D1		9.220		22,775	Shelterbelt/Timber				**							
2D   Other		1D							Accreti	on								
AG LAND TOTAL   125.420   517,450     3D		2D1		4.250		10,520			Was	ste								
3D Roads 2.740  4D1 Farm Sites  4D 1.530 2,340 Home Sites  Recreation  Dwellings  Other									Oth	ег								
4D1 Farm Sites  4D 1.530 2,340 Home Sites  Recreation  Dwellings Other		3D1					AG L	AND T	OTA	$\mathbf{L}$		125	5.420		5	17,450		
4D 1.530 2,340 Home Sites  Recreation  Other									Roa	ds		2	2.740	143				
Recreation  Dwellings Other		4D1						F	arm Sit	es								
Dwellings Other		4D		1.530		2,340		Н	me Sit	es								
								R	ecreatio	on								
f butbundance [ Adv. ) 在於阿爾斯特的斯特特語的 [ ]															.,			
Outbuildings Non-AG TOTAL 2.740	Outb	ııldings	Ava 154				Non	-AG T	OTA	$\mathbf{L}$		2	.740					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
001707001		
		(Continue on back)

## NEBRASKA Good Life, Great Service.

## **Real Estate Transfer Statement**

99

FORM **521** 

To be filed with the Register of Deeds.

Read instructions on reverse side.

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

	The deed will not be re	corded unless this st	atemen	t is signed and	items 1-25	are accurate	ly complet	ed.	
1 County Name	2 County No	ımber		3 Date of Sale/Tra		-	Date of Deed	_	0004
E o	WEBSTER - 91			Mo. 01 Da				Day 31 Yr.	2021
Grantor's Name, Address Grantor's Name (Seller)	ess, and Telephone (Please	Print)		6 Grantee's Nam		and Telephone	(Please Prir	nt)	
Betty J. Kort, Ttee	- Kort Family Revoca	able Trust		Grantee's Name ( Tyler E. Aut	Buyer) <b>∋n</b>				
Street or Other Mailing Ac 1254 Heritage Pla				Street or Other M PO BOX 36	ailing Address	3			
<sup>City</sup> Hastings	State <b>N</b> E	Zip Co	<sup>ode</sup> 8901	BLUE HILL			State NE		Zip Code 68930
Phone Number (402) 984-2074			9001	Phone Number (402) 469-32	ls ls	the grantee a			Yes V No
Email Address				(402) 469-32 Email Address	256 If	Yes, is the gran	tee a 509(a)	foundation?	Yes v No
	n Number Ofester L								
(A) Status	n Number. Check one box in	categories A and B. Cr			mobile hor	ie.			
Improved	Single Family	Industrial	(B)	Property Type  Mineral Interests	Nonproducii	20	State Asses		(C)
Unimproved	Multi-Family	Agricultural	<u> </u>	Mineral Interests	•	'9 <u> </u>	State Asses	sed	Mobile Home
☐ IOLL	Commercial	Recreational	<u>L</u>	_ milotal interests	rroducing	<u> </u>	Lxempt		
8 Type of Deed	Conservator	Distribution	Lan	d Contract/Memo	Partition	Sh	əriff	Other	·
Bill of Sale	Corrective	Easement	Lea	se	Personal	=	st/Trustee		
	Death Certificate - Transfer on	Death Executor	Min	eral	Quit Clai	m 🔽 Wa	rranty		
9 Was the property purch part of an IRS like-kind	hased as 10 Type of Train	nsfer Distribution	Forecid	sure Irrevoca	ole Trust	Revocable Trus	t [	Transfer on De	ath
(I.R.C. § 1031 Exchang	ge)Auction	Easement	Gift	Life Esta	te 🔽	Sale		Trustee to Bend	eficiary
Yes No	red in full? (If No, explain the		Granto			Satisfaction of	_	Other (Explain)	
Yes No	undivided 1/3 interest	11/13/011.)			vas rear estar ✓ Yes	No	r same use?	(If No, state the	intended use.)
13 Was the transfer between	en relatives, or if to a trustee, a	are the trustor and benefic	iary relati	ives? (If Yes, check	the appropri	ate box.)			
☐ Yes ✓ No	Aunt or Uncle to Niece			artnership, or LLC	Self	,	П	Other	
	Brothers and Sisters	Grandp	parents a	nd Grandchild	Spou	se	_		
	Ex-spouse	Parents	and Chi	ild	Step-	parent and Ste	o-child		
14 What is the current mark	ket value of the real property?			15 Was the mortga	age assumed	? (If Yes, state	he amount a	and interest rate.)	
16 Doos this server area of	ivide a current parcel of land?			Yes	✓ No \$				%
Yes No	vide a current parcel or land?			17 Was transfer th of the agent or	rough a real ( title company		a title compa Yes	any? (If Yes, inclu	
18 Address of Property				19 Name and Add		ليا		. 01 111 0	No
Rural Property				_		II to whom the	iax Statemer	nt Should be Ser	IT
Webster County, NE				same as Gi	antee				
18a No address assign	ned 18b Vacant land	1							
20 Legal Description									
See description	attached								
04 16 1 17 1 15 1	umber of acres 128								
21 If agricultural, list total nu	imber of acres120	·							
22 Total purchase price.	including any liabilities as	Sumad					\$	212	600.00
		_			• • • • • • • • •		\$	213,	300:00
	ty included in the purchase	`		er dollar amount		temized list.)	23		0,00
24 Adjusted purchase pr	rice paid for real estate (lin	e 22 minus line 23)					24	213,	600 <sup>1</sup> 00
25 If this transfer is exer	npt from the documentary	stamp tax, list the exer	mption n	number					
Under	penalties of law, I declare the that I am duly authorized to sign	at I have examined this s	tatement	and that it is, to th	e best of my	knowledge and	d belief, true,	, complete, and	
	Garwood	7						(402) 7	46-3613
Print or Type		ed Representative						Phone Nu	
sign ///	vill Sin	ma .			Attor	ney			
here Signature of	Grantee of Authorized Repres	entative	Ti	tle		<del></del>		Date	
		Register of Deed's U	se Only	·				For Dent	Use Only
26 Date Deed Recorded	~ 1	mp or Exempt Number		28 Recording Data	Λ			. 5. 50рс	- John Jing
Mo. Y Day da	Yr. 21 \$ 48	1.50		BK202	U.ta	965			
lebraska Department of Revenue					1		Name of the case o		

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW1/4) a distance of 988.00 feet; thence S88°02'55"W a distance of 324.00 feet; thence S15°33'52"E a distance of 132.00 feet; thence S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said Southwest Quarter (SW1/4); thence N90°00'00"E along said south line a distance of 1466.51 feet to the Place of Beginning containing 27.77 acres of which 1.11 acres contained in the south 33.00 feet thereof is presently being used as a public road; and FURTHER EXCEPTING a permanent access easement across property legally described as a Twenty-five foot (25') access easement located in the Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, more particularly described as commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence N90°00'00"E along the south line of said Southwest Quarter (SW1/4) a distance of 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51"E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a distance of 45.97 feet to the south line of said Southwest Quarter (SW1/4); thence S90°00'00"W along said south line a distance of 44.33 feet to the Place of Beginning containing 1840 square feet of which 1439 square feet contained in the south 33.00 feet thereof is presently being used as a public road.

BK2021, Pg 965

State of Nebraska Ss. County of Webster

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-22-21
\$ 481.50 By ab

#### WARRANTY DEED

Betty J. Kort, Trustee of the Kort Family Revocable Trust, GRANTOR, in consideration of TWO HUNDRED THIRTEEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$213,600.00) receipt of which is hereby acknowledged, convey to Tyler E. Auten, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW1/4) a distance of 988.00 feet; thence S88°02'55"W a distance of 324.00 feet; thence S15°33'52"E a distance of 132.00 feet; thence S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said Southwest Quarter (SW1/4); thence N90°00'00"E along said south line a distance of 1466.51 feet to the Place of Beginning containing 27.77 acres of which 1.11 acres contained in the south 33.00 feet thereof is presently being used as a public road; and FURTHER EXCEPTING a permanent access easement across property legally described as a Twenty-five foot (25') access easement located in the Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, more particularly described as commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence N90°00'00"E along the south line of said Southwest Quarter (SW1/4) a distance of 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51"E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence

Phone/Fax: (402) 746-3613

BK2021, Pg 966

S55°40'26"W a distance of 45.97 feet to the south line of said Southwest Quarter (SW½); thence S90°00'00"W along said south line a distance of 44.33 feet to the Place of Beginning containing 1840 square feet of which 1439 square feet contained in the south 33.00 feet thereof is presently being used as a public road.

## GRANTOR covenants 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 <u>March 31</u>, 2021.

Betty J. Kort, Trystee

STATE OF NEBRASKA, COUNTY OF ADAMS ) ss.

RUSSELL S KINDIG My Comm. Exp. May 18, 2023

The foregoing instrument was acknowledged before me on MARCH 3157 2021, by Betty J. Kort, Trustee of the Kort Family Revocable Trust.

Comm. expires

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Bo	ok .	Page	, Sale	Date	2	<b>. S</b>	chool	Dist	rict Code		in in	an and a second			
91	20:	21	967	1/6/	2021	Base:	91-00	74	Aff	iliated:			Unif	ied:		
Location	<b>D</b>	Sale	Number	Useability	& Code#					Parc	el N	umber			y.	
0017070	01		100	1		GeoCde	Twn	Rng	Se	ct Q	rt -	Subdiv	Агеа	-Blk	Parcel	
	D	ate of S	ale Assessed \	7alue.		4133	4	10	1	1 :	3	00000	1	000	6595	
Land		Imp	rovements	To	ital		Ĺ	ate of	Sale	Prop	erty	Classific	ation (	Code		
517	,450			5	17,450	Status	Pro	perty Ty	pe	Zoni	ng	Location	Cit	y Size	Parcel Size	
es e		Irrigat	ion Type:	·		A) 2	B)	05		c) !	5	D) 3	E)	0	F) 9	
LCG			ACRES:	VAL	UE:		LCG	LCG			CR	ES:		VALI	U <b>E:</b>	
IRRIGATE	D 1A1		9.250		42,365	GF	RASSLA	ND 10	G1			0.920				
	1A				:			1	lG			1.000			1,295	
	2A1		70.010	3	20,645			20	G1			2.510			3,250	
	2A						2G									
	3A1							30	G1							
	3A						3G									
	4A1		0.100		425			40	G1							
	4A		26.630	1	12,645			2	4G							
DRYLANI	) 1D1		9.220		22,775	,	Shelterb	elt/Timb	рег							
	1D							Accreti	on							
	2D1		4.250		10,520			Was	ste							
	2D						<u> </u>	Oth	ner							
	3D1					AG I	AND	TOTA	T		12	5.420		5	17,450	
	3D							Roa	ds			2.740				
	4D1					-	Farm Sit	tes								
	4D		1.530		2,340		H	ome Sit	tes							
							]	Recreation	on							
	wellings	vi tog						Oth								
Outl	ouildings	gs				No	n-AG	ТОТА	$\mathbf{L}$		-	2.740				
															1	

Outbuildings	Non-AG TOTAL	2.740	
Assessor's Adjustment to Sale Price (+ or -):	Total Reca	oture Value:	
Assessor Comments and Reason for Adjustment:			
JTWD			
Comments from	Comments:		
001707001			
			(Continue on back)
			PAT 96-106-99

# NEBRASKA Good Life, Great Service. DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

100

FORM **521** 

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

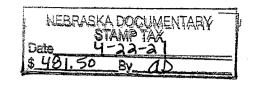
	The deed	will not be record	ed unless th	is statemer		tems 1-25 are accura		-
1 County Name		2 County Number		1	3 Date of Sale/Trai		4 Date of Deed 04	ay05Yr2021
[		TER - 91	***************************************			y 06 Yr. 2021	Mo Da	ıy Yr
5 Grantor's Name, Ad Grantor's Name (Seller		phone (Please Phint)			Grantee's Name (E	e, Address, and Telephor Buver)	ile (Flease Fillit)	
Roger Kort `	•				│Tyler E. Aute	en		
Street or Other Mailing 5378 Silo Rdg.	Address				Street or Other Ma PO BOX 361	illing Address		7.0.
City Colorado Spring	gs	State CO		Zip Code 80917	BLUE HILL		State NE	Zip Code 68930
Phone Number					Phone Number (402) 469-32	ls the grantee	a 501(c)(3) organi rantee a 509(a) fo	
Email Address					Email Address	11 100, 10 1110 91	Tarrido a dod (a) 101	andadon. Too pino
7 Property Classifica	ation Number. C	heck one box in cate	gories A and	B. Check C i	f property is also a	mobile home.		
(A) Status			<u> </u>		) Property Type			(C)
<b>⋉</b> Improved	Single F	amily []!	ndustrial		Mineral Interests	-Nonproducing	State Assesse	d Mobile Home
Unimproved	Multi-Fai	nily 🔽 A	Agricultural		Mineral Interests	-Producing [	Exempt	
lolr	Commer	cial F	Recreational					
8 Type of Deed	Conservator		∐ Distribu	=	nd Contract/Memo		Sheriff L	Other
Bill of Sale Cemetery	Corrective Death Certifica	ate – Transfer on Deat	Easem Execut	=	ase neral	·	Trust/Trustee Warranty	
		10 Type of Transfer			losure   Irrevocat		-	ransfer on Death
9 Was the property part of an IRS like-l (I.R.C. § 1031 Exch	kind exchange?	Auction	Easemen	nt Gift	Life Esta	te Sale	=	rustee to Beneficiary
Yes 🗸	1	Court Decree	Exchange	e Grante	or Trust Partition	Satisfaction	of Contract 🔲 C	Other (Explain)
11 Was ownership trans	sferred in full? (If No <u>undivided</u>		on.)			Vas real estate purchased  ✓ Yes No	I for same use? (If	No, state the intended use.)
13 Was the transfer bet			a trustar and b	anafician, role				
Yes Yes	—	or Uncle to Niece or N			Partnership, or LLC	Self	Oti	her
	=	ers and Sisters	· =		and Grandchild	Spouse		
	Ex-sp	ouse	F	Parents and C	hild	Step-parent and S	Step-child	
14 What is the current r	narket value of th	ne real property?			15 Was the mortga	age assumed? (If Yes, sta	te the amount and	I interest rate.)
						✓ No \$		<u> </u>
16 Does this conveyand		it parcel of land?				rough a real estate agent title company contact.) [	or a title company	/? (If Yes, include the name  ✓ No
18 Address of Property					19 Name and Add	ress of Person to Whom t		
Rural Property					same as G			
Webster County, I	NE	_			Same as Ci	antee		
18a No address as	signed 18b	Vacant land						
20 Legal Description See descripti	ion attach	ed						
See descripti	ion allach	eu						
21 If agricultural, list tota	al number of acre	es128						
22 Total purchase pr	rice, including a	any liabilities assum	ned				. 22	213,600,00
23 Was non-real pro	perty included	in the purchase?	Yes 🗾	No (If Yes, e	nter dollar amount	and attach itemized lis	t.) <b>23</b>	0,00
24 Adjusted purchas	se price paid fo	r real estate (line 2	2 minus line :	23)			. 24 S	213,600,00
25 If this transfer is e	exempt from th	e documentary sta	no tax, list th	e exemption	number			
Un	der penalties o	f law, I declare that I	have examined			ne best of my knowledge	and belief, true, o	complete, and
	and that I am duly I B. Garwoø	y authorized to sign th	is statement.					(402) 746-3613
Print or	Type Name of Gar	-	epresentative	· · · · · · · · · · · · · · · · · · ·				Phone Number
sign (	DVL/_	1/ Men	md -			Attorney		4-14-21
here Signatur	re of Grantee or A	Authorized Representa	ative (		Title			Date
		Re	gister of De	ed's Use Or	niy			For Dept. Use Only
26 Date Deed Recorded	1 21	27 Value of Stamp of	or Exempt Num		28 Recording Data	/ h		
Mo. 1 Day d	MYr.	\$ 481.	50		DKao	21, ta 967		
Nebraska Department of Rev	venue					• [	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW1/4) a distance of 988.00 feet; thence S88°02'55"W a distance of 324.00 feet; thence S15°33'52"E a distance of 132.00 feet; thence S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said Southwest Quarter (SW1/4); thence N90°00'00"E along said south line a distance of 1466.51 feet to the Place of Beginning containing 27.77 acres of which 1.11 acres contained in the south 33.00 feet thereof is presently being used as a public road; and FURTHER EXCEPTING a permanent access easement across property legally described as a Twenty-five foot (25') access easement located in the Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, more particularly described as commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence N90°00'00"E along the south line of said Southwest Quarter (SW1/4) a distance of 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51"E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a distance of 45.97 feet to the south line of said Southwest Quarter (SW1/4); thence S90°00'00"W along said south line a distance of 44.33 feet to the Place of Beginning containing 1840 square feet of which 1439 square feet contained in the south 33.00 feet thereof is presently being used as a public road.

BK2021, Pg 967

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of 2011 A.D., 2021, at 1:14 o'clock P.M. Recorded in Book 2021 on Bage 26 County Clerk Lb. 80 Deputy Ind Comp Assessor Carded



### JOINT TENANCY WARRANTY DEED

Roger Kort, a single person, GRANTOR, in consideration of TWO HUNDRED THIRTEEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$213,600.00) receipt of which is hereby acknowledged, convey to Tyler E. Auten, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW1/2) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW1/4) a distance of 988.00 feet; thence S88°02'55"W a distance of 324.00 feet; thence S15°33'52"E a distance of 132.00 feet; thence S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said Southwest Quarter (SW1/2); thence N90°00'00"E along said south line a distance of 1466.51 feet to the Place of Beginning containing 27.77 acres of which 1.11 acres contained in the south 33.00 feet thereof is presently being used as a public road; and FURTHER EXCEPTING a permanent access easement across property legally described as a Twenty-five foot (25') access easement located in the Southwest Quarter (SW1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, more particularly described as commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence N90°00'00"E along the south line of said Southwest Quarter (SW1/4) a distance of 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51"E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a distance of 45.97 feet to the south line of said Southwest

BK2021, fg 967a

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Quarter (SW1/4); thence S90°00'00"W along said south line a distance of 44.33 feet to the Place of Beginning containing 1840 square feet of which 1439 square feet contained in the south 33.00 feet thereof is presently being used as a public road.

### GRANTOR covenants 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.

STATE OF Colored COUNTY OF EL-PAD ) ss.

The foregoing instrument was acknowledged before me on 2021, by Roger Kort, a single person.

SAM S. HIGHE **NOTARY PUBLIC** STATE OF COLORADO NOTARY ID 19974017379

MY COMMISSION EXPIRES OCTOBER 2, 2021

# Agricultural Land Sales Worksheet

Cnty No. Bo	ok .	Page	Sale	Date				S	Scho	ol Dis	trict Cod	<b>e</b>					
91 20	21	1002	4/20	/2021	Base:	1-00	02	Afl	filiat	ed:		Unif	řed:				
Location ID	Sale	Number,	Useability	& Code#					Pa	ircel N	Number						
001804600	-	101	4	03	GeoCde	GeoCde Twn Rng Sect Qrt Subdiv Area Blk									Parcel		
D	ate of S	ale Assessed V	/alue		4491	1	11	(	6	4	00000	1	000	00	000		
Land	Imp	rovements	Te	otal	Date of Sale Property Classification Code												
439,225		7.00	4	139,225	Status	Pro	perty Ty	<b>тре</b>	z	oning	Locatio	ı Cit	el Size				
	Irrigat	A) 2	B)	05	<u> </u>	(C)	5	D) 3	E)	0	F)	9					
LCG	1		LCG			l L	ACR	ES:		VAL	UE:						
IRRIGATED 1A1	UE: 46,740	GR	ASSLA	ND 1		, , , , , , , , , , , , , , , , , , ,						ereces year					
1 <i>A</i>		65.040	2	202,925			1G			1.470				295			
2A1					2G1												
2A		47.260	1	L <b>42,4</b> 90	2G						7.990			1,	600		
3A1							3	Gl									
3A								3G									
4A1					4G1						0.150				30		
4A								4G									
DRYLAND 1D1		7.730		19,095		Shelterbe	lt/Timl	рег									
1D	<u> </u>	5.350		13,215			Accreti	on			1.990						
2D1	+						Wa	ste									
2D	ļ	5.900		12,835			Otl	<del>-</del>									
3D1	<u> </u>				AG L	AND '	1.5 1 60 15	-			7.860	Surfactions.		39,	225		
3D	-						Roa				1.980				A STATE		
4D1	1					-	arm Si	一十									
4D							ome Si	$\overline{}$			-						
	#45.003					F	ecreati	_									
Dwellings Outbuildings	-				N <sub>1</sub> ~	n-AG [	Oth		· · · · · · · · · · · · · · · · · · ·		1.980	1					
⊃acoanoniga 	100000000000000000000000000000000000000			1401	I-ACT	LOIA	<u>т</u>			1.30U							

2	Out-	
Outbuildings	Non-AG TOTAL 1.980	
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:	Control of the Contro	
COUNTY COMMISSIONER'S DEED; CLOSING OF	ROAD	
Comments from	Comments:	
001804600		
		32
		(Continue on back)
		PAT 96-106-99

#### **NEBRASKA** Real Estate Transfer Statement **FORM** Good Life. Great Service. To be filed with the Register of Deeds. Read instructions on reverse side. 521 DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed We bester Select County & County Number Day <u>20 Yr.</u> 2 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) of Other Mailing Ad 10 Anthony City Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) 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 Co Commissioner Bill of Sale Corrective 7 Fasement 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 V No Court Decree Exchange Grantor Trust Partition Other (Explain) Co Commissioner Satisfaction of Contract 11 Was ownership transferred in full? (If No, explain the division.) Was real estate purchased for same use? (If No, state the intended use.) ☐ No Yes 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 Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) X 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.) 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee 18a No address assigned 20 Legal Description See attached 21 If agricultural, list total number of acres 22 23 0100 24

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and prect, and that I am duly authorized to sign this statement. by houise to Signature of Grantee or Authorized Representative here Register of Deed's Use Only

Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

26 Date Deed Recorded

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

Value of Stamp or Exempt Number

For Dept. Use Only

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

1002

Unimproved portion of Road 800, beginning approximately ½ mile south of Highway 136 (near the Southeast corner of Narrows State Wildlife Management Area) and extending south approximately ½ mile (approx. 1 mile south of Highway 136); also described as the west side section line between Section Six (6), Township One (1) North, Range Eleven (11) West and Section Five (5), Township One (1) North, Range Eleven (11) West to the center line, both West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of 100 2 100 3 colock P.M. Recorded in Book 202 on Page 100 2 100 3 County Clerk 100 Deputy Ind Comp Assessor Carded

BK 2021, Pg 1002

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-22-21
\$ Exempt # 2 By ab

#### **COUNTY COMMISSIONERS DEED**

#### KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 20th day of April 2021, by and between The County of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular April 20th, 2021 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, T.J. Vance, Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of the County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, to Indian Creek Cattle, LLC, hereinafter referred to as the Party of the Second Part.

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

Unimproved portion of Road 800, beginning approximately ½ mile south of Highway 136 (near the Southeast corner of Narrows State Wildlife Management Area) and extending south approximately ½ mile (approx. 1 mile south of Highway 136); also described as the west side section line between Section Six (6), Township One (1) North, Range Eleven (11) West and Section Five (5), Township One (1) North, Range Eleven (11) West to the center line, both West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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

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

BK2021, fg 1003

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

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

ATTEST:

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

County Clerk, Clerk of the

County Board of Commissioners of

The County of Webster, State of Nebraska

duly qualified and acting Chairman of the

County Board of Commissioners of

The County of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER )ss.

On this 20th day of April 2021, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came T. J. Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of the County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of The County of Webster, State of Nebraska, was thereto affixed by its authority.

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

My Commission Expires: Sept. 24, 2004

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

# Agricultural Land Sales Worksheet

Cnty No.	• Во	ok	Page	Sal	e Date	School District Code												
91	20	21	1004	4/20	/2021	Base:	91-00	002	Aff	iliat	ed:		Uni	fied:				
Location	D	Sale	Number	Useability	& Code#					Pa	arcel N	lumber						
0018039	00		102	4	03	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	; Pa	rcel		
	, D	ate of S	ale Assessed \	Value .	officers	4491	1	11	-	5	2	00000	1	1 000 7545				
Land		Imp	rovements	$ $ $\mathbf{r}$	otal		ı	ate of	Sale	ale Property Classification Code								
1,380	085			1,	380,085	Status	Pro	perty T	уре :	Z	oning	Locatio	n Ci	y Size	Parce	el Size		
	na.	Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) :	10		
LCG		1	ACRES:	VA)	.UE:		LCG				ACR	ES:	A STATE	VAL	UE:			
IRRIGATE	D IAI						RASSLA	AND 1	G1		2	5.210			31,9	950		
	lA		56.900		260,600	1G					5	5.480			62,1	100		
	2A1					2G1					3	3.710			43,6	655		
	2A					2G						1.380			2	275		
	3A1		21.820		92,955			3	G1		2	2.370			28,9	970		
	3A.								3G									
	4A1							4	Gl									
	4A		4.200		17,765				4G									
DRYLAND	1D1	<u> </u>	59.190		146,200		Shelterb	elt/Tim	ber									
	1D		38.690		95,565			Accret	ion									
	2D1	<del> </del>	4.380		10,840			Wa	ste		1	2.770			2,5	555		
	2D	<u> </u>						Otl					ļ			,		
	3D1	-	11.180		24,315	AG I	AND					1.130	50/9496-5-11	1,3	80,0	085		
	3D			<del></del>		Roads						3.840	150,000					
	4D1					Farm Sit							-					
	4D		0.330		505			Iome Si	-+				<u> </u>					
						Recreation						· · · · · · · · · · · · · · · · · · ·						
	wellings	and the second				N.T	- 10	Otl				2 042			TERMINE AREA OF SERVICE SAME STORE OF	- Omerotine was		
Outo	Outbuildings					1/10	n-AG	IOIA	ய			3.840	l.,		Sustained The Con-			

Outbuildings	Non-AG TOTAL 3.840
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
COUNTY COMMISSIONER'S DEED; CLOSING OF	ROAD
Comments from	Comments:
001803900	
	(Continue on back)
	PAT 96-106-99

#### 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 (1) ebster Select County & County Number Mo. 4 Day 20 Yr. 2 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) Arthur R. & Street or Other Mailing Address City Zip Code 8970 aur Phone Number Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) 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 V Other Co Commissioner ☐ 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 Gift Life Estate Trustee to Beneficiary Yes No. Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Co Commissioner 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 X Yes 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.) X No \$ 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) No. 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee 18a No address assigned 18b Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement, v of Webster sign Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data <sub>Day</sub> <u>2</u>2

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

Nebraska Department of Revenue

Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

Unimproved portion of Road 800, beginning approximately ½ mile south of Highway 136 (near the Southeast corner of Narrows State Wildlife Management Area) and extending south approximately ½ mile (approx. 1 mile south of Highway 136); also described as the east side section line between Section Six (6), Township One (1) North, Range Eleven (11) West and Section Five (5), Township One (1) North, Range Eleven (11) West to the center line, both West of the 6<sup>th</sup> P.M., Webster County, Nebraska

State of Nebraska Ss.
County of Webster Entrangement of State of S

numerical index and filed for record in the Clerk's office of said county this <u>a</u> day of <u>april</u> A.D., 20 <u>al</u>, at <u>3:53</u> o'clock <u>p</u> M. Recorded in Book <u>abal</u> on Page 1004-1005

nc County Clerk

Ind Comp Assessor Carded

BK 2021, Pg 1004

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-22-21
\$ Exempt #28y 4

### **COUNTY COMMISSIONERS DEED**

### KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 20th day of April 2021, by and between The County of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular April 20th, 2021 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, T.J. Vance, Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of the County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, to Arthur R. & Marsha L. Lienemann, Revocable Trust, hereinafter referred to as the Party of the Second Part.

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the County road by proper resolution by the Webster County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Parties of the Second Part, Arthur R. & Marsha L. Lienemann, Revocable Trust, and to their heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

Unimproved portion of Road 800, beginning approximately ½ mile south of Highway 136 (near the Southeast corner of Narrows State Wildlife Management Area) and extending south approximately ½ mile (approx. 1 mile south of Highway 136); also described as the east side section line between Section Six (6), Township One (1) North, Range Eleven (11) West and Section Five (5), Township One (1) North, Range Eleven (11) West to the center line, both West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, to Arthur R. & Marsha L. Lienemann, Revocable Trust, their heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First Part and its

BK2021, Pg 1005

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

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

By:

ATTEST:

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

County Clerk, Clerk of the

County Board of Commissioners of

The County of Webster, State of Nebraska

duly qualified and acting Chairman of the

County Board of Commissioners of

The County of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER )ss.

On this 20th day of April 2021, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came T. J. Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of the County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of The County of Webster, State of Nebraska, was thereto affixed by its authority.

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

My Commission Expires: Sept. 24, 2024

Abberg Lang. Notary Public

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

# Agricultural Land Sales Worksheet

Cnty No.	Во	Book . Page Sale Date				School District Code											
91	20	21	1026	4/16	/2021	Base:	91-00	74	Aff	iliate	d:		Unit	ied:			
Location	$\mathbf{m}$	Sale	Number	Useability	& Code#					Pai	rcel N	umber			ele.		
0017118	301		103	1		GeoCde	Twn	Rng	Se	ct .	Qrt -	Subdiv	Area	Blk	P:	ırcel	
	D	ate of S	ale Assessed V	<sup>7</sup> alue		4133	4	10	1	17 0 00000		1 000		67	770		
Land		Imp	provements	T	otal		Î	ate of	Sale	Pro	perty	Classifie	ation (	Code			
184	,555				184,555	Status	Pro	perty Ty	рe	' Zo	ning	Locatio	n. Cit	y Size	Parc	el Size	
		Irrigat	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F)	10	
LCG		ACRES: VALUE:					LCG				ACR	ES:		"VALI	U <b>E:</b>		
IRRIGATE	D 1A1					GF	RASSLA	ND 1	G1								
	1A								lG			3.040	3,940				
	2A1	11					0.090	115									
	2A	A						2	2G			***					
	3A1							30	G1								
	3A							3	3G								
	4A1					4G1											
	4A						4G										
DRYLANI	) 1D1					:	Shelterbelt/Timber										
	1D		63.680		157,290			Accreti	on								
	2D1							Was	ste								
	<b>2</b> D	<del>                                     </del>	6.300		13,705			Otl									
	3D1	ļ	4.370		9,505	AG L	AND	TOTA	$\mathbf{L}$			7.480		1	84,	555	
	3D							Roa	-			1.010	To the second			644	
	4D1	ļ						Farm Sit	tes								
	4D					:		Iome Sit									
		April 4 to General	STATE OF THE STATE				]	Recreati	on								
	wellings							Oth	-								
Outl	ouildings	3.52	and the second second			No	n-AG	ТОТА	$\mathbf{L}$		•	1.010		,			
								200 . 30							······································		

Outbuildings	Non-AG TOTAL	1.010
Assessor's Adjustment to Sale Price (+ or -):	Total Recap	ture Value:
Assessor Comments and Reason for Adjustment:	Harrison .	
SPECIAL WD		
Comments from	Comments:	
001711801		
		(Continue on back)
		PAT 96-106-99

Good Life. Great Service. DEMANDARING OF DESIGNATION 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 no	t be recorded unless this stateme	nt is signed and items 1-25 are accurately	completed.			
	County Number	3 Date of Sale/Transfer 4 Date of Deed				
Webster	91	Mo. <u>4</u> Day <u>16</u> Yr. <u>2021</u>	Mo4 Da	ay <u>8</u> Yr. <u>2021</u>		
5 Grantor's Name, Address, and Telephon	ie (Please Print)	6 Grantee's Name, Address, and Telephon	e (Please Print)			
Grantor's Name (Seller) RS AG-Land, Inc., a Nebraska corporation	on	Grantee's Name (Buyer)  Ryan L. Sorensen and Michelle M. Sore	nsen			
Street or Other Mailing Address	011	Street or Other Mailing Address				
504 Huron Dr		19680 W. Blue Valley Rd				
City	State Zip Code NE 68847	City Campbell	State <b>NE</b>	Zip Code <b>68932</b>		
Phone Number	NE COO-1	Phone Number Is the grantee a 501(c		Yes No		
n/a		308-440-9095 If Yes, is the grantee	a 509(a) foundation	on? Yes No		
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	0			
7 Property Classification Number. Check one	box in categories A and B. Check C if					
(A) Status		B) Property Type		(C)		
Improved Single Family	☐ Industrial		State Assessed	Mobile Home		
☐ Unimproved ☐ Multi-Family ☐ IOLL ☐ Commercial	Agricultural Recreational	Mineral Interests-Producing	Exempt			
8 Type of Deed Conservator	Distribution La	nd Contract/Memo Partition Sherrift	· 🗆 🗆 c	ther		
Bill of Sale Corrective		ase				
Cemetery Death Certificate - Tra		neral Quit Claim W Warrar closure Irrevocable Trust Revocable Trus		nsfer on Death		
exchange? (I.R.C. § 1031	Auction	Life Estate Sale		stee to Beneficiary		
Exchange) by buyer or seller?	Court Decree  Exchange  Gran	tor Trust Partition Satisfaction of	Contract	er (Explain)		
11 Was ownership transferred in full? (If No, expl	ain the division.)	12 Was real estate purchased for sar ☑ Yes ☐ No	me use? (If No, sta	ate the intended use.)		
13 Was the transfer between relatives, or if to a t	rustee, are the trustor and beneficiary relat	ives? (If Yes, check the appropriate box.)				
	e to Niece or Nephew	Partnership, or LLC	Other			
☐ Brothers and	= '	and Grandchild Spouse	ild			
Parents and Child Step-parent and Step-child  14 What is the current market value of the real property?  \$653,684.00  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes No \$						
16 Does this conveyance divide a current parcel Yes No	of land?	17 Was transfer through a real estate agent or a t	itle company? (If ) es Charter Title			
18 Address of Property		19 Name and Address of Person to Whom Tax St Ryan L. Sorensen and Michelle M. Soren	atement Should be	e Sent		
, NE		Same as #6				
18a ☑ No address assigned 18b ☐ V	acant Land					
20 Legal Description						
SEE ATTACHED EXHIBIT "A"						
21 If agricultural, list total number of acres						
			22 \$	653,684 00		
22 Total purchase price, including any liab						
23 Was non-real property included in the p	ourchase? 🗌 Yes 🏻 No (If Yes, en	nter dollar amount and attach itemized list.) 23 \$ 653 684 0				
24 Adjusted purchase price paid for real es		24   000,00100				
25 If this transfer is exempt from the docur		and that it is, to the best of my knowledge and belief	f true complete a	und .		
Correct, and that I am duly autho	clare that I have examined this statement orized to sign this statement.	and that it is, to the best of my knowledge and belief	, ade, complete, a	inu .		
Daniel J. Wiebe 402-463-6788				63-6788		
Print or Type Name of Grantee	e or Authorized Representative		Phone I	Number		
sign Maust	Muller	Grantee or Authorized Representative	April_	16, 2021		
Signature of Grantee or Authorized Representative						
here  Register of Deeds' Use Only  For Dept. Use Only						
	Register of Deed	s' Use Only 28 Recording Data		i or Dept. Ose Only		
Mo. 4 Day 23 Yr. 2001	27 Value of Stamp or Exempt Number \$ 1471.50	BK 2021 Pa 1026				
IVIO. Day Or TI.	\$ 1471.50 <u> </u>	121-4001 19 1000		<del></del>		

#### EXHIBIT "A"

### Legal Description

#### Parcel 1:

The Southeast Quarter of Section Eight, Township Four North, Range Ten West of the 6th P.M., Webster County, Nebraska, except for a tract described as: Beginning at the Northeast corner of the Southeast Quarter of Section Eight, Township Four North, Range Ten, Webster County; Southeast Quarter; thence West along the Southeast Quarter to the Southeast corner of said feet; thence North and parallel to the East line of said Quarter a distance of 1,219 feet; thence parallel to the South line of said Quarter a distance of 1,154 feet; thence North and south line of said Quarter a distance of 318 feet; thence east and parallel to the Quarter a distance of 423 feet; thence North and parallel to the east line of said Quarter a distance of 1,103 feet to a point located on the north line of said quarter; thence East 1,089 feet along the North line of said quarter to the point of beginning containing approximately 48 acres more or less; all subject to roads.

#### Parcel 2:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17 THIS BEING THE POINT OF BEGINNING; THENCE S88°47'55"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 979.90 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN DEED RECORD BOOK 84, PAGE 1076; THENCE S00°47'20"E, ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 496.06 FEET; THENCE S00°16'33"W ON SAID EAST LINE, A DISTANCE OF 795,45 FEET; THENCE S24°06'18"W, ON SAID EAST LINE, A DISTANCE OF 86.16 FEET; THENCE S06°53'13"W, ON SAID EAST LINE, A DISTANCE OF 735.87 FEET; THENCE S13°04'54"W, ON SAID EAST LINE, A DISTANCE OF 367.76 FEET; THENCE S38°32'23"W, ON SAID EAST LINE, A DISTANCE OF 253.75 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER.; THENCE S88°39'21"W, ON SAID SOUTH LINE, A DISTANCE OF 1004.33 FEET; THENCE N00°39'47"W, PARALLEL WITH AND 250.00 FEET EAST (MEASURED PERPENDICULAR) OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.80 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE N88°47'55"E, ON SAID NORTH LINE, A DISTANCE OF 1396.83 FEET TO THE POINT OF BEGINNING CONTAINING 80.28 ACRES, MORE OR LESS, INCLUDING 1.06 ACRES, MORE OR LESS, OF COUNTY ROAD RIGHT-OF-WAY.

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 23 day of Abril A.D., 20 01, at 2:11 o'clock D.M. Recorded in Book 2001 on Page 1026-1029 County Clerk 28:00 V.Deputy Ind Comp. Assessor Carded

BX 2001, Pg 1026

NEBRASKA DOCUMENTARY STAMP TAX Date 4-23-21 \$\_1471-50 By 42

WHEN RECORDED, PLEASE RETURN TO: Charter Title & Escrow 747 N. Burlington Avenue #G208 Hastings, NE 68901

#### SPECIAL WARRANTY DEED

RS AG-LAND, INC., a Nebraska corporation ("Grantor"), in consideration of \$1.00 and other good and valuable consideration received from RYAN L. SORENSEN and MICHELLE M. SORENSEN, husband and wife (collectively, "Grantees"), conveys to Grantees as joint tenants with rights of survivorship, and not as tenants in common, that certain real estate legally described in Exhibit "A" attached hereto and incorporated by reference herein.

Grantor covenants with Grantees that Grantor:

- Is lawfully seized of such real estate and that it is free from liens and encumbrances, but subject to those Permitted Encumbrances identified in <u>Exhibit</u> <u>"B"</u> attached hereto and incorporated by reference herein;
- 2. Has legal power and lawful authority to convey the same; and
- 3. Warrants and will defend title to the real estate against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[The remainder of this page intentionally left blank; signature page follows]

# BX 2021, Pg 1027

EXECUTED: April 8	2021.
•	GRANTOR:
	By: Roxanne Saylor, President
STATE OF /LLINGE )	
COUNTY OF COOK ) ss.	
corporation.	owledged before me on $04-08$ , 2021, Land, Inc., a Nebraska corporation, on behalf of the
	Abobel fernagadhwala Notary Public
	Notary Public U
	OFFICIAL SEAL ABDUL JUNAGADHWALA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/06/23

BX 2001, Pg 1028

#### **EXHIBIT "A"**

#### Legal Description

#### Parcel 1:

The Southeast Quarter of Section Eight, Township Four North, Range Ten West of the 6th P.M., Webster County, Nebraska, except for a tract described as: Beginning at the Northeast corner of the Southeast Quarter of Section Eight, Township Four North, Range Ten, Webster County; thence South along the East line of said Southeast Quarter to the Southeast corner of said Southeast Quarter; thence West along the South line of said Southeast Quarter a distance of 336 feet; thence North and parallel to the East line of said Quarter a distance of 1,219 feet; thence West and parallel to the South line of said Quarter a distance of 1,154 feet; thence North and parallel to the East line of said Quarter a distance of 318 feet; thence east and parallel to the south line of said Quarter a distance of 423 feet; thence North and parallel to the east line of said Quarter a distance of 1,103 feet to a point located on the north line of said quarter; thence East 1,089 feet along the North line of said quarter to the point of beginning containing approximately 48 acres more or less; all subject to roads.

#### Parcel 2:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17 THIS BEING THE POINT OF BEGINNING; THENCE S88°47'55"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 979.90 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN DEED RECORD BOOK 84, PAGE 1076; THENCE S00°47'20"E, ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 496.06 FEET; THENCE S00°16'33"W ON SAID EAST LINE, A DISTANCE OF 795.45 FEET; THENCE S24°06'18"W, ON SAID EAST LINE, A DISTANCE OF 86.16 FEET; THENCE S06°53'13"W, ON SAID EAST LINE, A DISTANCE OF 735.87 FEET: THENCE S13°04'54"W, ON SAID EAST LINE, A DISTANCE OF 367.76 FEET; THENCE S38°32'23"W, ON SAID EAST LINE, A DISTANCE OF 253.75 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER.; THENCE S88°39'21"W, ON SAID SOUTH LINE, A DISTANCE OF 1004.33 FEET; THENCE N00°39'47"W, PARALLEL WITH AND 250.00 FEET EAST (MEASURED PERPENDICULAR) OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.80 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE N88°47'55"E, ON SAID NORTH LINE, A DISTANCE OF 1396.83 FEET TO THE POINT OF BEGINNING CONTAINING 80.28 ACRES, MORE OR LESS, INCLUDING 1.06 ACRES. MORE OR LESS, OF COUNTY ROAD RIGHT-OF-WAY.

BK 2021, Pg 1029

### EXHIBIT "B"

### **Permitted Encumbrances**

- 1. Current taxes and assessments which are a lien not yet delinquent.
- 2. Applicable laws, regulations, zoning regulations and ordinances, whether federal, state or local.
- 3. Easements, covenants, restrictions and reservations of record.

# Agricultural Land Sales Worksheet

Cnty No.	11.00	ok .	Page	Sa	le Date			7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	, <u>,</u>	School Dis	strict Cod	e ·		Acres a series
91	20:	21	1038	4/1	6/2021	Base:	91-00	74	Afl	filiated:		Uni		ALLEGE STATE OF THE STATE OF TH
Location ID		Sale	Number	Useabilit	y & Code.#					Parcel I	Number		fig.	
00171180	)		104	1		GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel
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Land		. Imp	rovements		Total .		. D	ate of	Sale	Property	Classific	ation (	Code	l was
668,6	05				668,605	Status	Pro	erty Ty	pe	Zoning	Location	ı Cii	y Size	Parcel Size
	24.5 g 35.7 k	Irrigati	ion Type:	<u> </u>		A) 2	B)	05	f.A.SE	c) 5	D) 3	E)	0	F) 10
LCG		Δ	CRES:	V.A	ITIE.		T.CC			interestation	Water Care	kafidala <b>s</b> Abbasa	i Parit Romando	SPERSON NEW YORK
IRRIGATED		_	<b>CILLO.</b>	and that the state of the	LUE.		ASSLA			ACR	1ES: 7.090			<u>.</u> 35,085
	1A								G		9.040			50,555
	2A1						<del></del>	20	31		9.690			25,500
	2A							2	G					
	3A1							30	31	1	7.970			23,270
	3A							3	G					
	4A1							40	<del>1</del> 1					
	4A							4	G					
DRYLAND	1D1		74.610		184,285	S	helterbe	lt/Timb	er					
-	1D		123.910		306,055			Accretic	n					
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Dwell	inos						- R	ecreatio	+					<del></del>
Outbuild			***			Non	-AG T	Othe	_	<del> </del>	3.130			
ranga via A		e sa greet all the said	Communication of the Communica			1 1011	AGI	UIM	-	·	2.130			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
SPECIAL WD		
Comments from	Comments:	
001711800		
		(Continue on back)

Good Life. Great Service. DEPARTMENT OF REYEMJE

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 a	not be recorded unless this stateme	nt is signed and items 1-25 are accurate	y com	pleted.				
1 County Name	2 County Number	3 Date of Sale/Transfer	e of Deed					
Webster	91	Mo. 4 Day 16 Yr. 2021	o. <u>4</u> Day	8 Yr	r. <u>2021</u>			
5 Grantor's Name, Address, and Teleph Grantor's Name (Seller)	one (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)						
RS AG Land, Inc., a Nebraska corpora	tion	Ag-Land Farms, Inc. a Nebraska corpo	ration					
Street or Other Mailing Address 504 Huron Dr.		Street or Other Mailing Address 625 Nebraska Street P.O. Box	68					
City Kearney, NE. 68847	State Zip Code	City Bladen	Sta <b>N</b> E			p Code 3 <b>928</b>		
Phone Number 308-440-9095		Phone Number Is the grantee a 501 If Yes, is the grante		•	Yes Yes	===		
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net						
7 Property Classification Number. Check or	ne box in categories A and B. Check C if p	property is also a mobile home.						
(A) Status	(B	) Property Type			(C	;)		
Improved	☐ Industrial ☑ Agricultural ☐ Recreational	☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐	State A Exemp	ssessed t	sed Mobile Home			
8 Type of Deed Conservator  Bill of Sale Corrective Cemetery Death Certificate - T	Easement Lea		Trustee	Other				
	Auction Easement Gift	closure			to Benefic			
11 Was ownership transferred in full? (If No, ex Yes No_	plain the division.)	12 Was real estate purchased for sa  Yes No	ame use	? (If No, state the	e intended	l use.)		
Yes No Aunt or Und	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other  Brothers and Sisters Grandparents and Grandchild Spouse							
14 What is the current market value of the real \$51,748.00	property?	15 Was the mortgage assumed? (If Yes, state the		t and interest ra	te.)	6		
16 Does this conveyance divide a current parcel of land?  Yes No   17 Was transfer through a real estate agent or a title company of the agent or title company contact.)  Yes Charter						name		
18 Address of Property		19 Name and Address of Person to Whom Tax Statement Should be Sent Ag-Land Farms, Inc. a Nebraska corporation						
18a ⊠ No address assigned 18b □	Vacant Land	Same as #6						
20 Legal Description SEE ATTACHED EXHIBIT "A"								
21 If agricultural, list total number of acres								
22 Total purchase price, including any lial	oilities assumed		22	\$	51,74	18 00		
23 Was non-real property included in the	purchase?  Yes No (If Yes, ente	er dollar amount and attach itemized list.)	23	\$				
24 Adjusted purchase price paid for real e 25 If this transfer is exempt from the docu			24	\$	51,74	18 00		
	eclare that I have examined this statement ar	nd that it is, to the best of my knowledge and belief	f, true, co	omplete, and				
➤ Ag-Land Farms, Inc. a Nebra	ska corporation			402-705-14	136			
Print or Type Name of Grantee or Authorized Representative  Phone Number								
here    Grantee or Authorized Representative   April 16, 2021     Title   Title   Title     Title   Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title   Title     Title     Title   Title     Title   Title     Title   Title     Title     Title   Title     Title   Title     Title   Title     Title     Title   Title     Title   Title     Title   Title     Title     Title   Title     Title   Title     Title   Title     Title     Title   Title     Title     Title   Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Title     Titl								
	Register of Deeds	Use Only		For	Dept. Use	e Only		
26 Date Deed Recorded  Mo. 4 Day 23 Yr. 2021	27 Value of Stamp or Exempt Number \$ 114.15	28 Recording Data BY 2521 Po 1038						

#### **EXHIBIT "A"**

#### **Legal Description**

THE WEST 250.00 FEET OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, THIS BEING THE POINT OF BEGINNING; THENCE \$00°39'47"E (ASSUMED BEARING), ON THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2652.45 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N88°38'57"E, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.02 FEET; THENCE N00°39'47"W, PARALLEL WITH AND 250.00 FEET (MEASURED PERPENDICULAR) EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.80 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE \$88°47'55"W, ON SAID NORTH LINE, A DISTANCE OF 250.01 FEET TO THE POINT OF BEGINNING CONTAINING 15.22 ACRES, MORE OR LESS, INCLUDING 0.19 ACRES, MORE OR LESS, OF COUNTY ROAD RIGHT-OF-WAY.

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 3 day of A.D., 20 21, at 2:20 o'clock D.M. Recorded in Book 20 on Page 1038-1041

Duise 24-50 County Clerk 28.00 Deputy

\_Assessor\_

Carded

BK 2021, Pg 1038

NEBRASKA DOCUMENTARY STAMP TAX Date 433.31 \$ 114.75 By YO

WHEN RECORDED, PLEASE RETURN TO: Charter Title & Escrow 747 N. Burlington Avenue #G208 Hastings, NE 68901

Comp\_\_\_

#### SPECIAL WARRANTY DEED

RS AG-LAND, INC., a Nebraska corporation ("Grantor"), in consideration of \$1.00 and other good and valuable consideration received from AG-LAND FARMS INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate legally described in <a href="Exhibit "A" attached hereto and incorporated by reference herein.">Exhibit "A"</a>

Grantor covenants with Grantee that Grantor:

- 1. Is lawfully seized of such real estate and that it is free from liens and encumbrances, but subject to those Permitted Encumbrances identified in <a href="Exhibit">Exhibit</a> "B" attached hereto and incorporated by reference herein;
- 2. Has legal power and lawful authority to convey the same; and
- 3. Warrants and will defend title to the real estate against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[The remainder of this page intentionally left blank; signature page follows]

BK 2021, Pg 1039

	V
EXECUTED: April 8	, 2021.
	GRANTOR:
	By: Roxanne Saylor, President
STATE OF ILLINOIS	
STATE OF	
The foregoing instrument was acknoby Roxanne Saylor, as President of RS Agcorporation.	owledged before me on $04 - 08 -$ , 2021, Land, Inc., a Nebraska corporation, on behalf of the
	Abdul. firmagadhwela Notary Public
	OFFICIAL SEAL ABDUL JUNAGADHWALA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/06/23

BX 2021, Pg 1040

#### **EXHIBIT "A"**

#### **Legal Description**

THE WEST 250.00 FEET OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, THIS BEING THE POINT OF BEGINNING; THENCE \$50°39'47"E (ASSUMED BEARING), ON THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2652.45 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N88°38'57"E, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.02 FEET; THENCE \$100°39'47"W, PARALLEL WITH AND 250.00 FEET (MEASURED PERPENDICULAR) EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.80 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE \$88°47'55"W, ON SAID NORTH LINE, A DISTANCE OF 250.01 FEET TO THE POINT OF BEGINNING CONTAINING 15.22 ACRES, MORE OR LESS, INCLUDING 0.19 ACRES, MORE OR LESS, OF COUNTY ROAD RIGHT-OF-WAY.

BX 2001, Pg 1041

## **EXHIBIT "B"**

## **Permitted Encumbrances**

- 1. Current taxes and assessments which are a lien not yet delinquent.
- 2. Applicable laws, regulations, zoning regulations and ordinances, whether federal, state or local.
- 3. Easements, covenants, restrictions and reservations of record.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale	Date .	School District Code											
91	2021	1042	4/23	4/23/2021		Base: 91-0002 Aff					ffiliated: Unified:					
Location ID	Sal	e Number	Useability	4 6- <b>4</b> 44		*		Pa	arcel N	Number .	4		7/14			
001911600		105	1		GeoCde	SeoCde Twn Rng Sect Orf Subdiv Area Blk							Bik	Par	cel 。	
	Date of	Sale Assessed	Value -		4371	2	11	2	9	4	00000	1	000	88	05	
Land	Im	provements	Te	Date of Sale Property Classification Code												
265,16	0	en to the State of	and the second s	265,160	Status	Pro	perty Ty	тре	Z	oning	Location	ı Cit	y Size	Parcel	l Size	
	Irriga	tion Type:	<u>.</u>		A) 2	B)	05		C)	5	D) 3	E)	0	Transfer Mark 3	9	
LCG		ACRES:	VAI	TIE:		LCG				ACR	ES:		VAL	I <b>F</b> *		
	Al	<del>o o o o o o o o o o o o o o o o o o o </del>			GF	RASSLA	Contraction Contraction	16,130,00	Serg Proc. W		3.000		**********	3,8	85	
	1A						****	1G								
2	A1						2:	G1								
	2A	-						2G								
	A1						3	G1		1	0.000			12,9	50	
	3A							3G								
	A1						4	G1								
	4A	,						4G			9.000			8,1	90	
DRYLAND 1	D1					Shelterb	elt/Timl	рег								
	1D						Accreti	on								
	D1	7.000		17,325			Wa	ste			9.000			1,8	00	
· · · · · · · · · · · · · · · · · · ·	2D	58.000	1	.26,150			Oth			***						
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	3D						Roa	-+			2.000					
	D1	62 000		04 060			arm Sit									
	4D	62.000		94,860			ome Sit									
D #						F	Recreati	-+				•••				
Dwellir Outbuildir					NTo	n-AG T	Oth				2.000					
3 223 011(1)					1,401	I-AU.	LOIA	T)		•	2.000		-			

Outbuildings	Non-AG TOTAL 2.	000
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Va	lue:
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
001911600		
		(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 item number

**FORM** 521

T	he deed will not be recorded u		· · · · · · · · · · · · · · · · · · ·			4
1 County Name	2 County Number	iniess tins statemen	3 Date of Sale/Tran		4 Date of Deed	4.
•	WEBSTER - 91	<b>~</b> 1	Mo. 4 Day	23 <sub>Yr.</sub> _2021	Mo. 4	Day23Yr2021
5 Grantor's Name, Address	, and Telephone (Please Print)	J. printerparant	<del>-</del>	Address, and Telep	<u> </u>	
Granta 's Name (Seller)	• • • • • • • • • • • • • • • • • • • •		Grantee's Name (B	uver)		K. Kess
Orey Lammers and A	Ashtyn Lammers		Street or Other Mai		). Keiser; Kent	E Kaiser and Laura
1010 University Ave				JUST ST	<b>t</b>	
City Hastings	State NE	Zip Code <b>6897</b> 0	City	ata	State	L8955
Phone Number (402) 469-9534		Ĺ	Phone Number	1 3 Is the gran	tee a 501(c)(3) orgar e grantee a 509(a) fo	
Email Address			Email Address	100 11 100, 10 11	e grance a socia) n	Jandadon: 163 F 140
n/a			n/a			
	lumber. Check one box in categori		<u> </u>	nobile nome.		(0)
(A) Status	Single Family Indus	` .	) Property Type  Mineral Interests-I	Monoroducina	State Assesse	(C) ed Mobile Home
Unimproved	Multi-Family Agrice	L	Mineral Interests-I	-	Exempt	IMODILE HOME
IOLL		eational		. readonig		
8 Type of Deed Con	servator	Distribution La	nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale Corr	rective	Easement Le	ase [	Personal Rep.	Trust/Trustee	-
Cemetery Dea	th Certificate - Transfer on Death	Executor Mi	neral [	Quit Claim	✓ Warranty	
9 Was transfer part of IR kind exchange (I.R.C. §	S like- 10 Type of Transfer	Distribution  Forec	losure Irrevocabl	e Trust 🔲 Revocab	le Trust	Transfer on Death
Exchange) by buyer or se	ller? Auction	Easement Gift	Life Estate			Trustee to Beneficiary
Buyer Seller	in full? (If No, explain the division.)	Exchange Grant	or Trust Partition			Other (Explain)  If No, state the intended use.)
Yes No_	in fair (ii No, explain the division.)			Yes No_	sed for same use? (I	i No, state the intended use.;
13 Was the transfer between i	relatives, or if to a trustee, are the trus	stor and beneficiary rela	atives? (If Yes, check t	he appropriate box.)		
Yes No	Aunt or Uncle to Niece or Nephe		Partnership, or LLC	Self	По	ther
	Brothers and Sisters	Grandparents	and Grandchild	Spouse		
	Ex-spouse	Parents and C	hild	Step-parent ar	nd Step-child	
14 What is the current market	value of the real property?		15 Was the mortga	ge assumed? (If Yes,	state the amount an	d interest rate.)
\$325,000				No \$		%
16 Does this conveyance divid	e a current parcel of land?		17 Was transfer three	ough a real estate ag itle company contact.	ent or a title compan	y? (If Yes, include the name
18 Address of Property Ag Land			Grantees	ess of Person to Who	m the Tax Statement	Should be Sent
7.9 <u>Lana</u>			Crantees			
18a 🗹 No address assigned	18b 🔽 Vacant land					
20 Legal Description (Attach a	dditional pages, if needed.)					
160+- The Southeast Quarter (9	SE1/4) of Setion Twenty-nine (29	2) Township Two (2)	North Panga Flav	on (11) Most of		
the 6th P.M., Webster Co	unty, Nebraska	), (Ownship 1 wo (2)	, Horai, Hange Elev	icii (11) West of		
21 If agricultural, list total numl	per of acres transferred in this transa	ection	·			
22 Total purchase price, in	cluding any liabilities assumed.				22  \$	325,000,00
23 Was non-real property in					\$	323,000.00
Yes 🗹 No (If Ye	s, enter dollar amount and attacl	h itemized list.) ( <u>see</u> i	instructions)		23	
24 Adjusted purchase pric	e paid for real estate (line 22 mir	nus line 23)			24	325,000,00
25 If this transfer is even	t from the documentary stamp to	ay list the avamation	number			
	nalties of law, I declare that I have			e best of my knowled	ige and belief, true.	complete, and
	t I am duly authorized to sign this sta		•			
1/14	rit V A E	UKK			<u>Y</u> 2	)2 <u>- 401-673</u> Phone Number
sign Print or Type N	ame of Grantee or Authorized Repres	semauve				
	rantee or Authorized Representative		Title			4-23-21 Date
here Signature of Gi	and or run or 200 representative					
		er of Deed's Use Or				For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Ex	empt Number	28 Recording Data	0, D- 12;	10	
	<u>. 2021</u> \$ 731.3	25	10x 20	31, tg 10	40	Pov Stot & 70 014 77 1007(0)
Nebraska Department of Revenue				. 0	Authorized by Neb	. Rev. Stat. §§ 76-214, 77-1327(2)

Casey Lammers and Jana Lammers 1121 N Webster Ave Hastings, NE 68901 402-469-9665

State of Nebraska ss. County of Webster Entered on the	BX 2021, Pg 1042
numerical index and filed for record in the Clerk's office of said county this 32 day of ADCI A.D., 20 21, at 2:41 o'clock D. M. Recorded in Book 2001 on Page 1042 County Clerk 10.00 V.D. Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 4-33-21 \$_731.25 By VO
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRA	NTY DEED
Corey Lammers and Ashtyn Lammers, husband Lammers, husband and wife, Grantors, in consi valuable consideration received from Grantees, wife as joint tenants, an undivided ½ interest; a and wife as joint tenants, an undivided ½ intere real estate (as defined in Neb. Rev. Stat. 76-201)	deration of ONE DOLLAR (\$1.00) and other Mark J. Keiser and Peggy O. Keiser, husband and Ment E. Keiser and Laurie K. Keiser, husband st, convey to Grantees, the following described
The Southeast Quarter (SE1/4)) of Section Twe Eleven (11) West of the 6 <sup>th</sup> P.M., Webster Cour	nty-nine (29), Township Two (2) North, Range nty, Nebraska
Grantors covenant, jointly and severally, with G	Grantees that Grantors:
(2) have legal power and lawful author	ate and that it is free from encumbrances; rity to convey the same; real estate against the lawful claims of all persons.
Executed April 23,2021.	A Mitin Lawres
Corey Lammers  Must Must  Casey Lammers	Ashtyn Lammers  Jana Lammers
STATE OF NEBRASKA ) ) ss. COUNTY OF ADAMS )	
The foregoing instrument was acknowledged be Lammers and Ashtyn Lammers, husband and w	

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

STATE OF NEBRASKA ) ) ss. COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on April 23, 2021 by Casey Lammers and Jana Lammers, husband and wife.

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				S. S. S.	School District Code											
91	20	21	1044		<b>4/23/2021</b> Base:			Base:	91.	-0002	0002 Affiliated:						Unified:			
Location	$\mathbf{D}$	Sale	Number	31 Sq.	U <b>seab</b>	ility	& Code #						Parcel Number							
0001487	700	:	106		1			GeoCde	T	wn F	lng	Sec	1	Qrt	Subdiv	A	геа	Blk	P	arcel
	D	ate of S	ale Assesso	ed Va	lue			4371	4371			00	)	0	1004	5	passon	002	0	000
Land	-11/2015	Imp	rovements	S		To	otal		Date of Sale Property Cla					Classif	assification Code					
	830		22,73	35	<u> </u>		23,565	Status		Proper	roperty Type Zoning Location					on	i City Size Parc			cel Size
Assessor Lo	cation:	RED	CLOUD	(RC)				A) 1	, , , , , , , ,	B) (	01		C)	1	D) <b>1</b>	, x ; · v <sub>e&gt;2</sub>	E)	6	F)	2
	71.5	er e					Residentia	ı L							Comm	rcia	il		desert.	
	Mul	tiple Im	provements	: Mu	ltiple. Ir	nprov	ements.:		400400	Mul	iple.	Impro	oveme	nts.:	465), 248 C.M. 1978	estal jak spisas		2462-2412-4-125	7,647.9 Pp	Section 2000 Control of
	Construction Date					n Dat	1.0	15		$\neg$		ion D								
	Floor					t. :	9	40		Floo	r Sq.	Ft. :								
	100	Buildin	g Cost New	a			150,1	35		Cost										
Single Family	Style:	101		Re	sidenti	al Co	ondition: 2	0		Cor	nme	rcial	Occi	ipan	cy Code:					
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(101) 🗷 One	e Story			(20	)) <b>B</b>	Bac	ily Worn			Cor	amei	rcial	Con	struc	tion Clas	<b>s:</b>	and the second		e Service	
(102) 🗆 Two	o Story			(30) □ Average						(1)		Fir	ергос	of Str	uctural St	eel F	rame			
(103) □ Spli	(103) □ Split Level					Go	od			(2)		Re	infor	ced C	oncrete F	rame	;			
(104) 🗆 11/	(104) □ 1 1/2 Story					Vei	ry Good			(3)		Ma	sonr	y Bea	ring Wall	s				
(111) □ Bi-I	Level			(60	)) 🗆		cellent			(4)		Wo	od o	r Stee	el Framed	Ext.	Wal	ls		
(106) □ Oth	er	date was a mage		100 m	(5) ☐ Metal Frame and Walls															
Townhouse or		Style:		Re	sidenti	al Qı	uality: 30			(6)		Pol	le Fra	me						
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(302) □ Two				(20	)) 🗆	Fai	r			(10)		Lo	w			(10)		Worn	Out	
(307) 🗆 1 1/			··· -	(30	) 🗷	Ave	етаде			(20)			erage			(20)		Badly	Wоп	1
(308) □ Spli				(40	<u> </u>	Go				(30)				\vera	ge	(30)		Averaș	ge	
(309) 🗆 2 1/.				+	) 🗆		y Good			(40)	) 🔲	Hig			The transcription of the control of	(40)		Good		
(304) □ One				(60	)) <u> </u>	Exc	ællent		145 674	2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		\$65.	AND TO					Very (		
(305) □ Two			·		N W W			State of the				30 J				(60)		Excell	ent	
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## 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 item number. DEPARTMENT OF REVENUE

**FORM** 521

	The deed will n	ot be recorded	unless this s	statemen	t is signed	and items 1-	25 are accur	rately compl	eted	
1 County Name	2 (	County Number			3 Date of Sa	le/Transfer	2	4 Date of De		
	WEBSTER .		7		Mo4_	_ Day <u>~</u>	5 <sub>Yr.</sub> _2021	Mo4	_ <sub>Day</sub> <u>23</u>	Yr. 2021
5 Grantor's Name, Addre	ss, and Telephone	(Please Print)					ss, and Teleph	one (Please P	rint)	
Grantor's Name (Seller) Gene B. Horne an		Horne			Grantee's N. Lucas S	ame (Buyer) ieter and E	Erin Slieter	-		
Street or Other Mailing Ad 705 N Jefferson S	dress t					er Mailing Add				
City Red Cloud		State NE	Zip (	Code	City Red Clo			State		Zip Code
Phoge Number		NE	(	68970	Red Clo Phone Numl		In the grants	State NE		6897
DIA							If Yes, is the	e a 501(c)(3) o grantee a 509(	organization? (a) foundation?	Yes VI
Email Address n/a					Email Addres   n/a					
7 Property Classification	n Number. Check o	ne box in catego	ories A and B. C	heck C if	property is a	so a mobile h	ome.			
(A) Status  Improved				(B)	Property Ty	/pe				(C)
Unimproved	Single Family  Multi-Family		ustrial	Ļ	_	erests-Nonprod	U	State Ass	essed [	Mobile Hom
☐ IOLL	Commercial		icultural creational	L	_ Mineral Inte	erests-Producin	ıg	Exempt		
8 Type of Deed C	onservator		Distribution	□Lan	id Contract/Me	mo Partit	ion	Chariff		
Bill of Sale C	orrective		Easement	Lea			onal Rep.	Sheriff Trust/Trustee	Other	
	eath Certificate - Tra	ansfer on Death	Executor	Min	eral		,	Warranty		
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	IRS like- 10 Ty	pe of Transfer	Distribution [	Foreclo	osure Irre	vocable Trust	Revocable	Trust	Transfer on	Death
		Auction [	Easement	Gift	Life	Estate	<b>✓</b> Sale		Trustee to E	3eneficiary
Buyer Sell  1 Was ownership transfer		Court Decree	_ Exchange _	Granto		tition		of Contract	Other (Expl	
Yes No		nam the division.,				12 was rea⊩e ✓ Yes	state purchase No	d for same use	? (If No, state t	the intended us
3 Was the transfer betwee	n relatives, or if to a	trustee, are the tr	rustor and benefi	ciary relat	ives? (If Yes, c	heck the appro				
Yes No	Aunt or Uncle	to Niece or Neph			artnership, or I		elf		Other	
	Brothers and	Sisters	Grand	lparents a	nd Grandchild	☐ s	oouse	<u> </u>	<del></del>	
	Ex-spouse		Paren	ts and Chi			ep-parent and	•		
\$ What is the current mark \$45,000	et value of the real p	roperty?			15 Was the n		ned? (If Yes, st	ate the amount	t and interest ra	ite.)
5 Does this conveyance di	vide a current parce	of land?			Yes	₩ No	\$			%
Yes No	ndo a carrent parcer	or lariu:			of the age	ter through a re nt or title comp	eal estate agen any contact.)	t or a title comp Yes GTA	pany? (If Yes, ir	nclude the name
Address of Property									nent Should be	Sont No
605 N Cherry St Red Cloud, NE 68	20070				Grantee			and rest diatom	Cit Cilodia be	Jent
No address assigne		cant land								
Legal Description (Attach										
Lots Ten (10), E	:leven (11),	and I welv	∕e (12), Bl	ock T	wo (2), F	Radcliff '	s Additio	on to the	City of R	led .
Cloud, Webster	County, Ne	braska								
If agricultural, list total nu	mber of acres transf	erred in this trans	action							
					<u> </u>					
2 Total purchase price,	including any liab	ilities assumed			• • • • • • • • • •			22  \$	2	45,000.00
Was non-real property Yes No (If)	included in the pur fes, enter dollar ar	chase?	h itaminad liat	\	··································			\$		1
								. 23		
Adjusted purchase pri	ce paid for real es	state (line 22 m	inus line 23)		• • • • • • • • • •		· • • • • • • • • • • • • • • • • • • •	24		45,000 <u>1</u> 00
If this transfer is exem	pt from the docur	nentary stamp	tax, list the exe	mption n	umber					
Under p	penalties of law, I d nat I am duly authoriz	eclare that I have	examined this	statement	and that it is,	to the best of	my knowledge	and belief, tru	e, complete, ar	nd
Lucas Sli		ed to sign this st	atement.							
Prip/for Type	Name of Grantee or	Authorized Repre	sentative						Phone	Number
sign ////						Gr	antee		4/	/2021
iere Signature of	rantee or Authorize	d Representative		Tit	tle				Date	
		Regist	er of Deed's U	Jse Only	,				For De	ept. Use Only
Date Deed Recorded		ie of Stamp or Ex	empt Number		8 Recording [	Data	-		1.01.00	Par OSC OTHY
Mo. 4 Day 26.	r.al \$	101.0	(2		BKa	10al.to	1044			
braska Department of Revenue m No. 96-269-2008 10-2020 Re	v. Supersedes 98-269-4	008 Rev 6-2010				19		Authorized by N	leb. Rev. Stat. §§	76-214, 77-1327(2

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 1011 A.D., 20 A. at 8:34 or clock A.M. Recorded in Book 202 on Page 1044 County Clerk 10.00 Deputy Ind Comp Assessor Carded

BK2021, fg 1044

NEBRASKA DOCUMENTARY
STAMP TAX
Date リースレース |
\$ 101・25 By ない

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

### JOINT TENANCY WARRANTY DEED

Gene B. Horne and Modesta O. Horne, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Lucas Slieter and Erin Slieter, 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 Ten (10), Eleven (11), and Twelve (12), Block Two (2), Radcliff's Addition to the City of 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 Rpril 23, 2021.

| State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska | State Of Nebraska

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

My commission expires:

B. Horne and Modesta O. Horne, husband and wife.

Notary Public

Lesbald

8/27/2021

# Agricultural Land Sales Worksheet

Cnty No.	Во	ook	Page	4.70	Sale Date		School District Code											
91	20	21	1053		4/22	2/2021	Base: 0	Base: <b>01-0123</b> A						Unit		- ectorito e d	THE WORLD THE STREET	
Location	D	Sale	Number		Useability	& Code#			77		Pa	rcel N	umber			244		
0024008	800		107		4	05	GeoCde	Twn	Rng	S	ect	Qrt	Subdiv	Area	Blk	I	Parcel	
	D	ate of S	ale Assesse	d Va	llue		4247	3	12		6	2	00000	1	000	995274329	000	
Land		Imp	rovements		$\mathbf{T}^{\prime}$	otal 👵 📜		Date of Sale Property Classification Code										
86	,395					86,395	Status	Proj	erty Ty	рe	Zo	ning	Location	Cit	y Size	Par	cel Size	
3		Irrigation Type:					A) 2	B)	05	<del>Tabata</del>	C)	5	D) 3	E)	0	F)	8	
LCG		Ž.	CRES:		VĀI	UE:		LCG		OF SUPE	L Helena	ACRI	ES:		VAL	T <b>F</b> •	17.546.984	
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	1A									lG				·				
	2A1								20	G1	_		. <u>,</u>		<del>.</del>	_		
	2A								2	2G					<del></del>			
	3A1							"	30	31	-			<del></del>				
<u> </u>	3A								3	G				<del></del>				
	4A1								40	31								
	4A								4	G								
DRYLAND	ID1						S	helterbe	lt/Timb	ег						-		
	lD		31.000			76,570			Accretic	n						-		
	2D1								Was	te								
	2D		1.000			2,175			Oth	er					, , ,			
	3D1				· · · · · · · · · · · · · · · · · · ·		AG L	ND I	OTA.	L		37	.000			36,	395	
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	ad to the	C. (2.4 C.) (2.1 C.)						Re	ecreatio	n								
	vellings		and the legal of						Othe									
Outbu	ildings	AND THE PROPERTY.		Ž.			Non	-AG T	OTAI	L								
Aggagania	. 1.	, ,	4- C.I.D			<del> </del>												

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PERS REP;	TRANSFER TO SPOUSE
Comments from	Comments:
002400800	
	(Continue on back)

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

521

	The deed will not be rec	orded unless this ste	tomon	t is signed one	ily ule applicable i	tem number.	
1 County Name	2 County Nur		HOI HOI	3 Date of Sale/T		4 Date of Deed	G.,
	WEBSTER - 91	¥			Day 22 Yr. 21	Mo. 4	Day <b>ZZ</b> Yr. <b>Z/</b>
5 Grantor's Name, A	ddress, and Telephone (Please P	rint)		ļ	me, Address, and Tele		•
Grantor's Name (Selle	<sup>er)</sup> PR of Estate of Barbara	A Moyer		Grantee's Name	(Buyer)		
Street or Other Mailin	g Address	A. Meyer	-	Jerry J. Me Street or Other I			
PO Box 422	State	To Co	-1-	PO Box 422	2 .		,
Cairo	State NE	Zip Co 68	3824	City Cairo		State NE	Zip Code 68824
Phone Number (308) 485-4459	<b>)</b>			Phone Number (308) 485-4	459 Is the gra	ntee a 501(c)(3) orgar he grantee a 509(a) fo	
Email Address				Email Address	1763, 13 11	ne grantee a 303(a) it	oundation? Yes No
7 Property Classific	ation Number. Check one box in	categories A and R. Chi	ock C if	property is also	a mobile bome		
(A) Status		odiogonioon dite o. Oil		Property Type	a modile nome.		(C)
Improved	Single Family	Industrial	Ĺ		ts-Nonproducing	State Assesse	
✓ Unimproved	Multi-Family	✓ Agricultural		Mineral Interes	ts-Producing	Exempt	
LOLL	Commercial [	Recreational					
8 Type of Deed	Conservator Corrective	Distribution	=	d Contract/Memo	Partition	Sheriff	Other
Cemetery	Corrective Death Certificate – Transfer on E	☐ Easement Death ☐ Executor	Lea Min		Personal Rep.  Quit Claim	Trust/Trustee	
Was the property part of an IRS like-			Foreclo		able Trust Revocat	Warranty	Transfer on Death
part of an IRS like- (I.R.C. § 1031 Exch	kind exchange? Auction	Easement	Gift	Life Est			Trustee to Beneficiary
	No Court Dec		Granto	=	=		Other (Explain)
I1 Was ownership tran  ☐ Yes  ✓	sferred in full? (If No, explain the di No Undivided one-half inter	vision.)		12			f No, state the intended use.
					Yes No_		
Yes	tween relatives, or if to a trustee, ar No Aunt or Uncle to Niece of			ives? (If Yes, ched artnership, or LLC	k the appropriate box.]		
<u></u>	Brothers and Sisters	· — ·		nd Grandchild	Spouse	Ot	her
	Ex-spouse	Parents			Step-parent a	nd Step-child	
4 What is the current r	market value of the real property?  Full Inferest			<del></del>	gage assumed? (If Yes		d interest rate.)
16 Does this conveyand	ce divide a current parcel of land?			Yes  17 Was transfer t	hrough a real estate ac	sent or a title company	y? (If Yes, include the name
Yes 🔽				of the agent o	r title company contact	.) Yes	y: (ii res, include the halfle
8 Address of Property			-	19 Name and Add	dress of Person to Who	m the Tax Statement	
Rural				Jerry J. Meye PO Box 422	er		
8a No address as	signed 18b Vacant land		1	PO 60x 422 Cairo, NE 68	3824		
Legal Description	Janea 100 Vacantianu				J027		
	of the South Half of the N	Northwest Quarter	(N1/2	2S1/2NW1/4	of Section Six	(6) Township T	Throo (2) North
Range Twelve (	(12), West of the 6th P.M	i., Webster County	/, NE	-0 0,21111 11 1	, or occion oix	(O), TOWNSHIP I	mee (3) Notui,
1 If agricultural, list tota	al number of acres37	·					
						T is	
2 Total purchase pr	ice, including any liabilities ass	umed	• • • • •			22	O <mark>,</mark> 00
3 Was non-real pro	perty included in the purchase	? Yes 📝 No (If Y	es, ente	er dollar amount	and attach itemized	list.) 23 \$	
	e price paid for real estate (line					´ \$	0:00
						24	0 <sup>1</sup> 00
25 It this transfer is e	exempt from the documentary s	tamp tax, list the exem	ption r	number 15	•	·	
conect, a	der penalties of law, I declare that not that I am duly authorized to sign	this statement.	atement	and that it is, to t	he best of my knowled	lge and belief, true, o	complete, and
	e D. Myers, #20500		•				(308) 384-4440
sign Print	ype Name of Gramee of Authorized	d Representative			Attornovest		Phone Number
	e of Grantee or Authorized Regrese	untativo		21.	Attorney at Lav	· ·	4/22/21
nere <sup>/ Signature</sup>	or arange of Authorized Represe	RECEIVE	fī	tle			Date
Data Data Data		Register of Deed's Us		,			For Dept. Use Only
Date Deed Recorded	,	p or Exempt Number	2	28 Recording Data	1 1	<i>(</i> >	
Mo. 4 Day 40	7 7 7 4	mpt#15		BK20	al, rg 10.	53	
	enue 9 Rev. Supersedes 96-269-2008 Rev. 9-2	017			. )	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

BK2021, Pg 1053

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 <u>AG</u> day of <u>ADVI</u> A.D., 20<u>A</u>, at <u>10:38</u> o'clock <u>A</u>.M. Recorded in Book <u>AGA</u> on Page 1053

County Clerk <u>ADVI</u> County Clerk <u>ADVI</u> Deputy

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX,
Date 4-26-21
SEXEMPT BBy as

Return to: Denise D. Myers P.O. Box 505 Cairo, NE 68824

### DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Jerry J. Meyer, Personal Representative of the Estate of Barbara A. Meyer, Deceased, GRANTOR, conveys and releases to Jerry J. Meyer, GRANTEE, an undivided one-half interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half of the South Half of the Northwest Quarter (N1/2S1/2NW1/4) of Section Six (6), Township Three (3) North, Range Twelve (12), West of the 6<sup>th</sup> P.M., in Webster County, Nebraska.

subject to easements, covenants, and restrictions of record.

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

EXECUTED: April 22, 2021.

Jerry J. Meyer Personal Representative Estate of Barbara A. Meyer, Deceased

STATE OF NEBRASKA

SS.

COUNTY OF HALL

The foregoing instrument was acknowledged before me on this 22 day of April, 2021, by Jerry J. Meyer as Personal Representative of the Estate of Barbara A. Meyer, Deceased.

GENERAL NOTARY - State of Nebraska
DENISE D. MYERS
My Comm. Exp. November 20, 2022

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No. B	ook	Page	16.2		Sale	e Date	lat year old				Sc	hool Dis	strict Co	de		and the second	a and and the	
91 20	021	1055		4	/26	/2021	Base:	111 2 200	, p - 1 - 1 - 1 - 1	2	Affil	liated:	and the second		Unified:			
Location ID	Sale	Number	Ū	seab	ility	& Code#			414	100		Parcel 1	Number					
000172200		108	as kragica	1	Sagista de Larr	1	GeoCde	Tw	m J	Rng	Sect	066 650000	Subdiv	STREET	rea	Blk	Parcel	
°D	Pate of S	ale Assessed	Val	ue 🎖			4371	(1998-1994)	4 5 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<u> </u>	00	Second Sent Dogweet	1013	034 S97048		000	0000	
Land	W SHOWSTHING	rovements	agosie 1990		t Mark or				Date	e of S		Propert			on C			
1,110	15 - 14 4 5 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	33,000	)	Paring street		34,110	Status		Proper	150 5450	The Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Co	Zoning	Locat	THE PROPERTY.	en e	y Size	Parcel Size	
Assessor Location	: RED	CLOUD (R	.C)			-	A) 1	В	She tarenament	01	790-3-301-3-7	C) 1	D) ]		E)	6	F) 2	
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(102) Two Story			(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame									
(103)   Split Level		(40)		Go	od			(2)			nforced C							
(104) □ 1 1/2 Story		(50)		Ver	y Good			(3)		Mas	onry Bea	ring Wall	s					
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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. DEPARTMENT OF REVENUE

	The deed will not be reco	orded unless this statem	ent is signed and items 1-25	are accurately completed	<u> </u>						
1 County Name	2 County Num	ber	3 Date of Sale/Transfer	4 Date of Deed							
	WEBSTER - 91		Mo. 04 Day 26 Y	r. 2021 Mo. 04 D	ay <u>26</u> <sub>Yr.</sub> <u>2021</u>						
	ess, and Telephone (Please Pr	int)		and Telephone (Please Print)	· · · · · · · · · · · · · · · · · · ·						
Grantor's Name (Seller) Eric W. Brown an	d Lori J. Brown		Grantee's Name (Buyer) Jason L. Van Nostrand								
Street or Other Mailing Ac 930 N. Franklin S	ldress t		Street or Other Mailing Addres 940 N. Franklin St.								
City Red Cloud	State NE	Zip Code 6897(	City	State	Zip Code						
Phone Number (402) 746-0615	T Chron	00970	Phone Number	NE is the grantee a 501(c)(3) organi							
Email Address N.A.			Email Address	if Yes, is the grantee a 509(a) for	undation? Yes ✓ No						
	n Number. Check one box in c	ategories A and B. Check C	N.A. if property is also a mobile hon	7.0							
(A) Status			B) Property Type	10.	(0)						
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nonproduc	ing State Assesser	(C) d Mobile Home						
Unimproved	Multi-Family	 Agricultural	Mineral Interests-Producing	Exempt							
☐ IOLL	Commercial	Recreational									
	Conservator	Distribution L	and Contract/Memo Partition	n Sheriff	Other						
	Corrective Death Certificate – Transfer on De	=	ease Persona	· =							
			fineral Quit Cla								
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	Seller? Auction	fer Distribution Fore	= =	·	ransfer on Death						
Buyer Sell			tor Trust ☐ Partition ☐	,	rustee to Beneficiary						
	red in full? (If No, explain the div			Satisfaction of Contract Ct te purchased for same use? (If	Other (Explain)  No. state the intended use )						
✓ Yes  No			Yes	☐ No							
13 Was the transfer betwee	n relatives, or if to a trustee, are		latives? (If Yes, check the appropri	ate box.)							
Yes _✓No	Aunt or Uncle to Niece or	. =	Partnership, or LLC Self	Oth	ner						
	Brothers and Sisters		and Grandchild Spor	use							
14 What is the accept	Ex-spouse	Parents and		-parent and Step-child							
\$75.000	ret value of the real property?		15 Was the mortgage assume	d? (If Yes, state the amount and	interest rate.)						
	vide a current parcel of land?		Yes No \$		%						
Yes No	the state of participation of fairle.		17 Was transfer through a real of the agent or title compan	estate agent or a title company y contact.) Y Yes Adams L	? (If Yes, include the name and Title Co						
18 Address of Property			19 Name and Address of Person								
940 N. Franklin St. Red Cloud, NE 68970	1		See Grantee	and the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of t	Should be out						
18a No address assign											
20 Legal Description (Attach	additional pages, if needed.)										
Lots Nine (9), T	en (10). Eleven (1	1) and Twelve (1:	2), Stokes Subdivisio	on Pod Cloud Ma	hotor County						
Nebraska, acco	ording to the record	ed plat thereof	-), Otokes Subulvisk	on, ned Cloud, we	bster County,						
21 It agricultural, list total nu	mber of acres transferred in this	transaction	•								
22 Total purchase price,	including any liabilities assu	med		22  \$	75 000 00						
23 Was non-real property				\$	75,000,00						
☐ Yes  ☑ No (If '	Yes, enter dollar amount and	attach itemized list.) (see	instructions)	23							
24 Adjusted purchase pr	ice paid for real estate (line :	22 minus line 23)		\$	75,000,00						
25 If this transfer is exem	npt from the documentary sta	amp tax, list the exemption	number								
Under ;	penalties of law, I declare that nat I am duly authorized to sign t	I have examined this stateme	ent and that it is, to the best of my	knowledge and belief, true, co	omplete, and						
▶ Danielle	L. Kellev	inis statement.			(400) 462 4400						
Print or Type	Name of Grantee or Authorized	Representative			(402) 463-4198 Phone Number						
sign	willed	feller	Escrow Clo	sing Agent	04-26-2021						
here Signature of	Grantee or Authorized Represen	ntative	Title	-99	Date						
		egister of Deed's Use O	nh.								
26 Date Deed Recorded		or Exempt Number	28 Recording Data		For Dept. Use Only						
Mo. 4 Day 27	y, 21 \$ 168.7	15	(1)	055							
ebraska Department of Revenue	ev. Supersedes 96-269-2008 Rev. 6-20	na	1/4	<del></del>	Rev. Stat. §§ 76-214, 77-1327(2)						
		uis									

Index Computer Assessor Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/27/21 \$ 168.75 By AS Bk 2021, Pg 1055

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 27 day of April A.D., 2021, at 01:50 o'clock PM. Recorded in Book 2021 on Page 1055

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, ERIC W. BROWN AND LORI J. BROWN, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to JASON L. VAN NOSTRAND, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots Nine (9), Ten (10), Eleven (11) and Twclve (12), Stokes Subdivision, Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEE that GRANTORS:

(1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;

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

DANIELLE L KELLEY My Comm. Exp. September 27, 2024

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