

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	741	4/1/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002313800	71	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	34	3	00000	1	000	2295
Land	Improvements	Total		Date of Sale Property Classification Code								
255,240	86,255	341,495		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	12.490	44,025		GRASSLAND 1G1	3.180	4,115						
1A	33.770	119,040		1G	0.100	130						
2A1	1.280	4,510		2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A	7.100	22,295		4G								
DRYLAND 1D1	4.880	12,055		Shelterbelt/Timber								
1D	1.770	4,370		Accretion								
2D1	5.990	14,825		Waste								
2D				Other								
3D1				AG LAND TOTAL	74.630	231,590						
3D				Roads	1.970							
4D1				Farm Sites	1.000	8,650						
4D	4.070	6,225		Home Sites	1.000	15,000						
				Recreation								
Dwellings		79,540		Other								
Outbuildings		6,715		Non-AG TOTAL	3.970	23,650						

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)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 04 Day 01 Yr. 21		4 Date of Deed Mo. 03 Day 30 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William Garth and Katherine A Wentworth Street or Other Mailing Address 516 N Maine City Inavale State NE Zip Code 68952 Phone Number (402) 746-2984 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cynthia Shannon Street or Other Mailing Address 5711 Clear Creek Dr City Lincoln State NE Zip Code 68516 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other
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9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 No *Lienholder release by QC Deed, they had no actual interest in the property.*

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

14 What is the current market value of the real property?
 \$286,825

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

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

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

18 Address of Property
 418 HWY 136
 Inavale, NE 68952

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 78.6

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

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

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

Signature of Grantee or Authorized Representative _____ Title Attorney
 Date 04/01/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 1 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK2021, Pg 741

The West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) 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.

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 741

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of April A.D., 2021, at 11:20 o'clock a.M. Recorded in Book 2021 on Page 741
Louise Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-1-21
\$ Exempt#4 By LB

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 30th day of March, 2021.

William Garth Wentworth
William Garth Wentworth

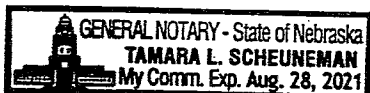
Katherine A. Wentworth
Katherine A. Wentworth

STATE OF NEBRASKA)
) ss.
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.

Tamara L. Scheuneman
Notary Public

(SEAL)



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	744	4/5/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000137200		72		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10025		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
830		24,280		25,110		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1908	Construction Date :
Floor:	Floor Sq. Ft. : 2,194	Floor Sq. Ft. :
Building Cost New:	Cost : 294,020	Cost :
Single Family Style: 102	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input checked="" type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 50	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000137200	

(Continue on back)

Real Estate Transfer Statement

72

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 4 Day 5 Yr. 2021		4 Date of Deed Mo. 4 Day 5 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Amanda Wulf and Dusty Wulf Street or Other Mailing Address 2671 Hwy 136 City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-2552 Email Address drwulf48@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kathleen A. Stockton Street or Other Mailing Address 505 N Chestnut City Red Cloud State NE Zip Code 68970 Phone Number (917) 482-6325 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N/A			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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9 Was transfer part of IRS like-kind exchange (L.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
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14 What is the current market value of the real property?
\$76,000

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

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

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

18 Address of Property
505 N Chestnut, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	76,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	76,000	00

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

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

sign here

Jennifer M Jensen
Print or Type Name of Grantee or Authorized Representative

Jennifer M Jensen
Signature of Grantee or Authorized Representative

Title/Closing Agent
Title

402-879-4341
Phone Number

4-5-2021
Date

Register of Deed's Use Only			For Dept. Use Only
25 Date Deed Recorded Mo. 4 Day 5 Yr. 21	27 Value of Stamp or Exempt Number \$ 171. ⁰⁰	28 Recording Data BK 2021, Pg 744	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/05/21
\$ 171.00 By AS

Bk 2021, Pg 744

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

Lorise Petsch 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
Amanda Wulf

Dusty Wulf
Dusty Wulf

STATE OF NEBRASKA)
COUNTY OF NUCKOLLS) ss.

The foregoing instrument was acknowledged before me by Amanda Wulf, on the 5th day of April 2021.

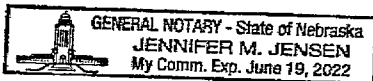


(SEAL)

Jennifer M Jensen
Public Notary Signature
Jennifer M Jensen
Print Name
My Commission Expires: 6-19-2022

STATE OF NEBRASKA)
COUNTY OF NUCKOLLS) ss.

The foregoing instrument was acknowledged before me by Dusty Wulf, on the 5th day of April 2021.



(SEAL)

Jennifer M Jensen
Public Notary Signature
Jennifer M Jensen
Print Name
My Commission Expires: 6-19-2022

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	762	4/1/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000514201	73	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30030		001	1430
Land	Improvements	Total		Date of Sale Property Classification Code								
475	100	575		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from	Comments:
000514201	

(Continue on back)

Real Estate Transfer Statement

73

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 4 Day 21 Yr. 21		4 Date of Deed Mo. 4 Day 1 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Landy Sorenson</u> Street or Other Mailing Address <u>625 N. Nebraska</u> City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number <u>402-705-1436</u> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Scott Bokelman</u> Street or Other Mailing Address <u>610 Main St</u> City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number <u>307-321-0989</u> Email Address			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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

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

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$2,775

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

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

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

18 Address of Property
223 West O St
Bladen NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Scott Bokelman
610 Main St

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	800	—
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	800	0/00

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

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

sign here Scott Bokelman
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

307-321-0989
Phone Number

4/2/2021
Date

_____ Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 6 Yr. 21	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK 2021 Pg 762

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

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	4-6-21
\$ 2.25	By AS

BK 2021, Pg 762

Prepared By:
 Ms. Gretchen Lockhart Mastrodonato
 603 N Main St
 Bladen, Nebraska 68928

After Recording Return To:
 Mr. Scott Bokelman
 610 N Main St
 Bladen, Nebraska 68928

) 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 6 day
) of April A.D., 2021 at 11:44
) o'clock A.M. Recorded in Book 2021
) on Page 762-765
) Joseph Petach County Clerk
) AS Deputy
) Ind ___ Comp ___ Assessor ___ Carded ___
) **TAX PARCEL ID #: 000514201**

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.

Randy Sorenson
 (Grantor's Signature)

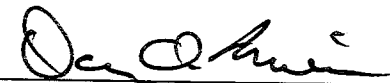
BK2021, pg 763

Mr. Randy Sorenson
(Grantor's Printed Name)

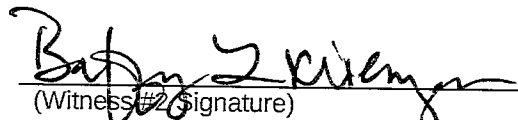

(Grantee's Signature)

Mr. Scott Bokelman
(Grantee's Printed Name)

Signed in our presence:


(Witness #1 Signature)

Daren Niemeyer
(FIRST WITNESS NAME TYPED)


(Witness #2 Signature)

Buffy Niemeyer
(SECOND WITNESS NAME TYPED)

Grantee's Address:

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

Grantor's Address:

Mr. Randy Sorenson
625 N Nebraska
Bladen, Nebraska 68928

Mail Subsequent Tax Bills To:

Scott Bokelman
610 N Main St
Bladen, Nebraska 68928

BK 2021, Pg 764

STATE OF NEBRASKA
COUNTY OF WEBSTER

)
)
)
SS.

The foregoing Quit Claim Deed was acknowledged before me on March 30, 2021 by Mr. Randy Sorenson, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

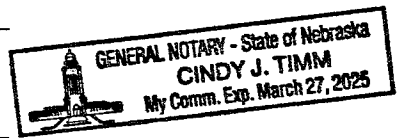
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Cindy J. Timm
(Signature of Notary)

Cindy J Timm
(Printed Notary Name) Webster, Nebraska

My Commission expires: 3-27-25



BK2021, pg 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.	Book	Page	Sale Date	School District Code										
91	2021	766	10/23/2020	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000509600		74		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131			00	0	30015		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,010		4,095		5,105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			
						Residential				Commercial				
Multiple Improvements:						Multiple Improvements :				Multiple Improvements :				
Construction Date:						Construction Date : 1907				Construction Date :				
Floor:						Floor Sq. Ft. : 856				Floor Sq. Ft. :				
Building Cost New:						Cost : 76,985				Cost :				
Single Family Style: 101						Residential Condition: 10				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home						(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:						Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000509600														

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone (Please Print), 6 Grantee's Name, Address, and Telephone (Please Print)

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

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

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

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

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

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

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

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

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

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

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

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

Signature block for Bruno Irmer, Grantee, including name, address, phone number, and title.

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

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

BK 2021, pg 766

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 6 day of April A.D., 2021, at 1:05 o'clock P. M. Recorded in Book 2021 on Page 766
Louise Peter County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-6-21
\$ 11.25 By AS

Return To: Bruno Irmer, 646 Webster St., Bladen, NE 68928

Warranty Deed

The Grantors, **EDGAR J. JONES AND CAROL K. JONES, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **BRUNO IRMER**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots Six (6) and Seven (7), Block Four (4), in Spence's Addition to Bladen, 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;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed 10-23, 2020.

Edgar J. Jones
Edgar J. Jones

Carol K. Jones
Carol K. Jones

STATE OF NEBRASKA }
COUNTY OF Adams } ss

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
DUSTY S. MCKENNA
My Comm. Exp. August 8, 2023

Dusty S McKenna
Notary Public - Dusty S McKenna

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	777	4/1/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001803000	75	4	05	GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	4	0	00000	1	000	7495
Land	Improvements	Total		Date of Sale Property Classification Code								
553,780	50,500	604,280		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	14.830	52,275		GRASSLAND 1G1	13.290	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	124,875		3G1	1.700	1,970						
3A				3G								
4A1	12.050	37,835		4G1	1.530	305						
4A	5.080	15,950		4G	28.810	5,760						
DRYLAND 1D1				Shelterbelt/Timber								
1D	40.410	99,810		Accretion								
2D1	2.740	6,780		Waste								
2D				Other								
3D1	9.300	20,230		AG LAND TOTAL		228.470		530,130				
3D				Roads		1.790						
4D1	8.920	13,645		Farm Sites		1.000		8,650				
4D	19.200	29,375		Home Sites		1.000		15,000				
				Recreation								
Dwellings		40,280		Other								
Outbuildings		10,220		Non-AG TOTAL		3.790		23,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD IN PARTITION; SALE BETWEEN BROTHERS	
Comments from	Comments:
001803000	

(Continue on back)

Real Estate Transfer Statement

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

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

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

1 County Name: WEBSTER - 91 2 County Number: 3 Date of Sale/Transfer: Mo. 4 Day 1 Yr. 2021 4 Date of Deed: Mo. 3 Day 30 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print):
 Grantor's Name (Seller): Craig E. Simpson and Valarie M. Simpson
 Street or Other Mailing Address: 8353 Wetherden Drive
 City: Mechanics Ville State: VA Zip Code: 23111

6 Grantee's Name, Address, and Telephone (Please Print):
 Grantee's Name (Buyer): Terry L. Simpson
 Street or Other Mailing Address: 913 Highway 136
 City: Red Cloud State: NE Zip Code: 68970

Phone Number: (804) 402-6696 Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes No

Email Address: _____

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$ 763,000.00

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

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

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

18 Address of Property: Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent: Terry L. Simpson, 913 Highway 136, Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed):
 The West Half of the Northeast Quarter (W½ NE¼) and the Northwest Quarter (NW¼), all in Section Four (4), Township One (1) 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 a Deed recorded in Deed Book 25, Page 353

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number: 76-902(7)

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.

Terry L. Simpson

sign here

Print or Type Name of Grantee or Authorized Representative: Terry L. Simpson

Signature of Grantee or Authorized Representative: *Terry L. Simpson*

Title: Grantee

Phone Number: _____

Date: 3/30/21

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded: Mo. 4 Day 1 Yr. 21	27 Value of Stamp or Exempt Number: \$ Exempt #7	28 Recording Data: BK 2021, pg 777	

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

BK 2021, Pg 777

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 7 day of April A.D., 2021 at 12:54 o'clock PM. Recorded in Book 2021 on Page 777-778
Louise Petach County Clerk
16.00 AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-7-21
\$ Exempt # 7 By AS

RETURN TO:

Jeffrey L. Hrouda
1306 N. 13th 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 (W¹/₂ NE¹/₄) and the Northwest Quarter (NW¹/₄), all in Section Four (4), Township One (1) 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 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.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	779	4/1/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001912600		76		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	33	0	00000	1	000	8865
Land		Improvements		Total		Date of Sale Property Classification Code								
596,770				596,770		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		1.650		5,815		GRASSLAND 1G1		75.810		98,175				
1A		26.000		91,650		1G		0.010						
2A1						2G1		23.260		30,080				
2A						2G								
3A1		35.210		111,790		3G1		13.670		17,705				
3A						3G								
4A1		11.610		36,455		4G1		0.890		180				
4A		8.580		26,940		4G		24.930		9,975				
DRYLAND 1D1						Shelterbelt/Timber								
1D		17.600		43,475		Accretion								
2D1		22.450		55,565		Waste		2.090		420				
2D						Other								
3D1		12.070		26,250		AG LAND TOTAL		303.470		596,770				
3D						Roads		3.820						
4D1		14.520		22,220		Farm Sites								
4D		13.120		20,075		Home Sites								
						Recreation								
Dwellings						Other		6.660						
Outbuildings						Non-AG TOTAL		10.480						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD IN PARTITION; SALE BETWEEN BROTHERS	
Comments from	Comments:
001912600	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 4 Day 1 Yr. 2021		Mo. 4 Day 1 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Terry L. Simpson and Rebecca L. Simpson				Grantee's Name (Buyer) Craig E. Simpson			
Street or Other Mailing Address 913 Highway 136				Street or Other Mailing Address 8353 Wetherden Drive			
City Red Cloud		State NE		Zip Code 68970		City Mechanics Ville	
						State VA	
						Zip Code 23111	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
				(804) 402-6696		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$ 763,000.00

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

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

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

18 Address of Property
 Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Craig E. Simpson
 8353 Wetherden Drive
 Mechanics Ville, VA 23111

18a No address assigned 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 Total purchase price, including any liabilities assumed \$

23 Was non-real property included in the purchase?
 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) \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(7)

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

Print or Type Name of Grantee or Authorized Representative
 Craig E. Simpson
 Signature of Grantee or Authorized Representative *[Signature]* Title *attorney* Grantee

Phone Number *(402) 379-1666*
 Date *4-5-21*

sign 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	
Mo. 4 Day 7 Yr. 21	\$ Exempt # 7	BK 2021, Pg 779	

BK 2021, 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 7 day
of April A.D., 2021, at 12:57
o'clock PM. Recorded in Book 2021
on Page 779-780
Louise Petach County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-7-21
\$ Exempt # 7 By AA

RETURN TO:
Jeffrey L. Hrouda
1306 N. 13th 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 (S $\frac{1}{2}$) 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,

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.

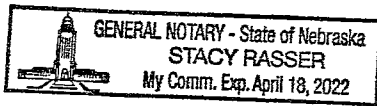
Dated this 30 day of MARCH, 2021.

By [Signature]
Terry L. Simpson a/k/a
Terry Simpson a/k/a

By [Signature]
Rebecca L. Simpson

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER

Subscribed and acknowledged before me this 30 day of MARCH, 2021
by Terry L. Simpson a/k/a Terry Simpson and Rebecca L. Simpson, husband and wife, who
acknowledges the same to be their voluntary act and deed.



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	784	4/9/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000621300		77		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40030		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
455		25,770		26,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1982	Construction Date :
Floor:		Floor Sq. Ft. : 1,120	Floor Sq. Ft. :
Building Cost New:		Cost : 130,685	Cost :
Single Family Style: 101		Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story		(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from	Comments:
000621300	

(Continue on back)

Real Estate Transfer Statement 77

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 4 Day 9 Yr. 2021		4 Date of Deed Mo. 4 Day 9 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address See Attached City See Attached State Zip Code See Attached				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kayla Duffy Street or Other Mailing Address 640 W John Street City Guide Rock State NE Zip Code 68942			
Phone Number NA		Email Address NA		Phone Number NA		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$57,500

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

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

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

18 Address of Property
640 W John Street, Guide Rock, NE 68942.

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	57,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
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 exemption number _____.

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

sign here *Jennifer M Jensen*
Print or Type Name of Grantee or Authorized Representative
Jennifer M Jensen
Signature of Grantee or Authorized Representative

Title / Closing Agent
Title
4-9-2021
Date

402-879-4341
Phone Number

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 9 Yr. 21	27 Value of Stamp or Exempt Number \$ 130.50	28 Recording Data BK2021, Pg 784

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

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

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

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

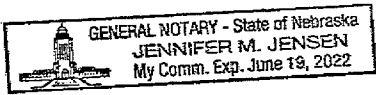
William J. Konen Credit Trust, a separate trust share established pursuant to the William J. Konen Revocable Trust under agreement amended and restated October 19, 2000.

Richard Konen Trustee
Richard Konen, Trustee.

Richard W Konen Trustee
Richard W. Konen, Trustee.

STATE OF NEBRASKA)
)ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by Richard Konen, Trustee of the Anne C. Konen, a/k/a Ann C. Konen Revocable Trust under agreement amended and restated May 19, 2010, on the 9th day of April, 2021.



(SEAL)

Jennifer M. Jensen
Public Notary Signature
Jennifer M. Jensen
Print Name
My Commission Expires: 6-19-2022

STATE OF NEBRASKA)
)ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by 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, on the 9th day of April, 2021.



(SEAL)

Jennifer M. Jensen
Public Notary Signature
Jennifer M. Jensen
Print Name
My Commission Expires: 6-19-2022

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	786	4/9/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000343600		78		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20070		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
9,180		76,895		86,075		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 5			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1997	Construction Date :
Floor:		Floor Sq. Ft. : 1,792	Floor Sq. Ft. :
Building Cost New:		Cost : 109,390	Cost :
Single Family Style: 100		Residential Condition: 35	Commercial Occupancy Code:
(100) <input checked="" type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:		Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; SALE BETWEEN SPOUSE AND PARENTS & CHILD WITH LIFE ESTATE	
Comments from	Comments:
000343600	
(Continue on back)	

Real Estate Transfer Statement

78

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>9</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>4</u> Day <u>9</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary Stertz Street or Other Mailing Address P.O. Box 311 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2472 Email Address stertzhouse@gtmc.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SEE ATTACHED Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

14 What is the current market value of the real property? 2 of \$94,880 = 47,440		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
--	--	--	--

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

18 Address of Property 902 South Liberty Street Blue Hill, NE 68930		19 Name and Address of Person to Whom the Tax Statement Should be Sent No change	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land	

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

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 n/a.

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

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

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

sign here	
Donnie J. Stertz Print or Type Name of Grantee or Authorized Representative	402-756-2472 Phone Number
Donnie J. Stertz Signature of Grantee or Authorized Representative	Grantee Title
	4/9/2021 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>9</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2021 Pg 786

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 _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/09/21
\$ Ex05a By AS

Bk 2021, Pg 786

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

Louise 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 GRANTEEES, 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, GRANTEEES, 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, 2021.

Gary Stertz

Gary Stertz

Bonnie Stertz

Bonnie Stertz

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

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

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

Charles W. Hastings

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	787	4/9/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000343600		79		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20070		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
9,180		76,895		86,075		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 5					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1997	Construction Date :
Floor:		Floor Sq. Ft. : 1,792	Floor Sq. Ft. :
Building Cost New:		Cost : 109,390	Cost :
Single Family Style: 100		Residential Condition: 35	Commercial Occupancy Code:
(100) <input checked="" type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; SALE BETWEEN SPOUSE AND PARENTS & CHILD WITH LIFE ESTATE	
Comments from	Comments:
000343600	

(Continue on back)

Real Estate Transfer Statement

19

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>9</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>4</u> Day <u>9</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bonnie Stertz Street or Other Mailing Address P.O. Box 311 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2472 Email Address stertzhouse@gtmc.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SEE ATTACHED Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial		<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational		<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Grantor reserves life estate				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input checked="" type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child							
14 What is the current market value of the real property? 1/2 of \$94,880 = \$47,440				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 902 South Liberty Street Blue Hill, NE 68930				19 Name and Address of Person to Whom the Tax Statement Should be Sent No change			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				20 Legal Description (Attach additional pages, if needed.) 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 <u>n/a</u>							

22 Total purchase price, including any liabilities assumed	22	\$	0,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5(a)**
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Gary Stertz** (Print or Type Name of Grantee or Authorized Representative)
[Signature] (Signature of Grantee or Authorized Representative) Title **Grantee**
Phone Number **402-756-2472**
Date **4/9/2021**

26 Date Deed Recorded Mo. <u>4</u> Day <u>9</u> Yr. <u>21</u>		27 Value of Stamp or Exempt Number \$ Exempt #5a		28 Recording Data BK 2021, Pg 787		For Dept. Use Only	
--	--	--	--	---	--	--------------------	--

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

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

Lorise 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

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

Bonnie Stertz

Gary Stertz

Gary 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.

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

Charles W. Hastings

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	808	4/13/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000141600		80		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10025		009	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
755		65,590		66,345		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
Residential						Commercial								
Multiple Improvements:						Multiple Improvements. :								
Construction Date:						Construction Date : 1960								
Floor:						Floor Sq. Ft. : 1,260								
Building Cost New:						Cost : 171,070								
Single Family Style: 101						Residential Condition: 35								
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out								
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn								
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average								
(103) <input type="checkbox"/> Split Level						(40) <input checked="" type="checkbox"/> Good								
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good								
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent								
(106) <input type="checkbox"/> Other														
Townhouse or Duplex Style:						Residential Quality: 30								
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low								
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair								
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average								
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good								
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good								
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent								
(305) <input type="checkbox"/> Two Story Duplex														
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
TRUSTEE'S DEED														
Comments from						Comments:								
000141600														

(Continue on back)

Real Estate Transfer Statement

80

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 4 Day 13 Yr. 2021	Mo. 4 Day 13 Yr. 2021

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		Grantee's Name (Buyer) Diana Weber	
Street or Other Mailing Address 125 W. Cherry St		Street or Other Mailing Address 835 N Walnut Street	
City Red Cloud	State NE	City Red Cloud	State NE
Zip Code 68970		Zip Code 68970	
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

Buyer Seller No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$69,900

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes GTA No

18 Address of Property

835 N Walnut Street
Red Cloud, NE 68970

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

Grantee

18a No address assigned 18b Vacant land

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

The 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	69,900.00

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.

Diana Weber

sign
here

Print or Type Name of Grantee or Authorized Representative

Diana L Weber, Trustee

Signature of Grantee or Authorized Representative

Grantee

Phone Number

413 / 2021

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 4 Day 13 Yr. 21	\$ 157.50	BK 2021, Pg 808

BK 2021, Pg 808

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 13 day of April A.D., 2021, at 1:54 o'clock PM. Recorded in Book 2021 on Page 808

Louise Petch County Clerk
10.00
 Deputy AB

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 4-13-21
 \$ 157.50 By ab

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:

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

Executed April 13, 2021.

Kim Brubaker Successor Co-Trustee Richard R. Reiher Successor Co-Trustee
 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 April 13, 2021, by Kim Brubaker and Richard R. Reiher, Successor Co-Trustees of the Reiher Family Trust, dated August 19, 1999.

GENERAL NOTARY - State of Nebraska
 BRIDGET DAEHLING
 My Comm. Exp. May 19, 2024

Bridget Daebling
 Notary Public

My Commission Expires: May 19, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	809	4/13/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000617300		81		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40020		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
420		20,840		21,260		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 1			
						Residential			Commercial					
Multiple Improvements:						Multiple Improvements. :			Multiple Improvements. :					
Construction Date:						Construction Date : 1910			Construction Date :					
Floor:						Floor Sq. Ft. : 1,273			Floor Sq. Ft. :					
Building Cost New:						Cost : 122,050			Cost :					
Single Family Style: 101						Residential Condition: 25			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story						(20) <input checked="" type="checkbox"/> Badly Worn			Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; DISSOLUTION														
Comments from						Comments:								
000617300														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>13</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>04</u> Day <u>13</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Arthur C Stemp Street or Other Mailing Address PO Box 164 City Guide Rock State NE Zip Code 68942 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Wanda J Stemp Street or Other Mailing Address PO Box 164 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-4905 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Partition <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) <u>dissolution</u>	

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

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

14 What is the current market value of the real property? \$20,340	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

18 Address of Property Same as legal description	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description
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.

21 If agricultural, list total number of acres _____

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

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

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

David B Garwood (402) 746-3613
 Print or Type Name of Grantor or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title Date
4-13-2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>13</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2021, Pg 809

BK 2021, Pg 809

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 p.M. Recorded in Book 2021 on Page 809
Louise Petch County Clerk
10.00 (1) Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-13-21
\$ Exempt # S BY 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

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

David B. Garwood

Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	810	3/6/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001100700		82		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	2	2	00000	1	000	0920
Land		Improvements		Total		Date of Sale Property Classification Code								
150,820				150,820		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		13.060		16,910				
1A						1G		8.590		11,125				
2A1						2G1		0.850		1,100				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		21.580		53,305		Accretion								
2D1						Waste								
2D		26.980		58,680		Other								
3D1						AG LAND TOTAL		77.400		150,820				
3D						Roads		2.990						
4D1						Farm Sites								
4D		6.340		9,700		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.990						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED	
Comments from	Comments:
001100700	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

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

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

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

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

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

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

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

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

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

20 Legal Description

21 If agricultural, list total number of acres

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

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

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

sign here

Charles A Menke

Signature of Grantee or Authorized Representative

Owner

402-984-0303

Phone Number

4-8-21

Date

Register of Deed's Use Only

For Dept. Use Only

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

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 810

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 10:30 o'clock A M. Recorded in Book 2021 on Page 810
Louise Peters County Clerk
10:00 LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-14-2021
\$ 427.50 By LD

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):

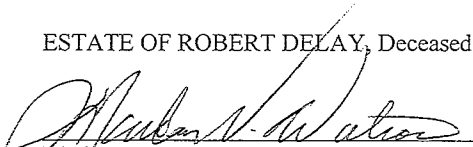
The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$), and the East Half (E $\frac{1}{2}$) of the County road Right of Way which runs North and South along and adjacent to the West Side of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), all in Section Two (2), Township Two (2) North, Range Nine (9) West of the 6th 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 6, 2021

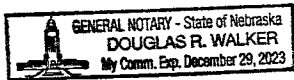
ESTATE OF ROBERT DELAY, Deceased

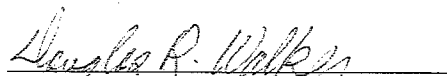

Marlan V. Watson, Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF HALL)

The preceding document was executed before me on March 6th, 2021, by Marlan V. Watson, Personal Representative of the Estate of Robert Delay, Deceased.

(Seal)




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	811	4/12/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number	Useability & Code #		Parcel Number									
000509600		83	4	05	GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value					4131			00	0	30015		004	0000	
Land		Improvements	Total		Date of Sale Property Classification Code									
1,065		3,880	4,945		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLADEN (BLA)					A) 1	B) 01	C) 1	D) 1	E) 7	F) 2				
					Residential				Commercial					
Multiple Improvements:					Multiple Improvements. :				Multiple Improvements. :					
Construction Date:					Construction Date : 1907				Construction Date :					
Floor:					Floor Sq. Ft. : 856				Floor Sq. Ft. :					
Building Cost New:					Cost : 76,985				Cost :					
Single Family Style: 101					Residential Condition: 10				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home					(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:					Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story					(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; SALE BETWEEN STEP-CHILD TO STEP-PARENT														
Comments from					Comments:									
000509600														

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 4 Day 12 Yr. 21		4 Date of Deed Mo. 4 Day 12 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bruno Irmer Street or Other Mailing Address PO Box 4 City Bladen NE Zip Code 68928 Phone Number (402) 460-9244 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Alicia Elder Street or Other Mailing Address 326 W Francis St City Bladen NE Zip Code 68928 Phone Number 402-460-8397 Email Address			
				Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$5000

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

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

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

18 Address of Property
326 W Francis Street
Bladen NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Alicia Elder
326 W Francis Street
Bladen NE 68928

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot 6 & 7 BIK 4 Bladen Spences Addition

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

22 Total purchase price, including any liabilities assumed	\$	1.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Alicia A. Elder

Signature of Grantee or Authorized Representative
Alicia A. Elder

Title

Phone Number
402-460-8397

Date
4/14/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 14 Yr. 21	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK 2021 Pg 811

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

BK 2021, Pg 811

Prepared By:
Ms. Gretchen Lockhart Mastrodonato
603 N Main St
Bladen, Nebraska 68928

After Recording Return To:
Ms. Alicia Ann Elder
326 W Frances St
BladenE, Nebraska 68928

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-14-21
\$ 2.25 By AS

) 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 14 day
) of April A.D. 2021 at 11:46
) o'clock A.M. Recorded in Book 2021
) on Page 811-813
) Louise Petrich County Clerk
) 22.00 Deputy
) Ind ___ Comp ___ Assessor ___ Carded ___

TAX PARCEL ID #: 000509600

QUIT CLAIM DEED

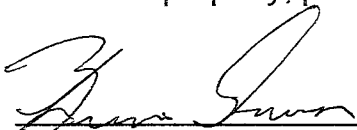
BE IT KNOWN BY ALL, that Mr. Bruno A Irmer, ("Grantor") whose address is 321 W Mariel St, Bladen, Nebraska 68928, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Ms. Alicia Ann Elder ("Grantee"), whose address is 326 W Frances St, BladenE, Nebraska 68928, all right, title, interest and claim to 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)

STATE OF NEBRASKA

COUNTY OF WEBSTER

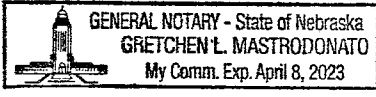
) BK 2021, Pg 812
)
) SS.

The foregoing Quit Claim Deed was acknowledged before me on 4-14-2021 by Mr. Bruno A Irmer, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

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

Signed, sealed and delivered in the presence of:

Gretchen L. Mastrodonato
(Signature of Notary)



Gretchen L. Mastrodonato
(Printed Notary Name) Webster, Nebraska

My Commission expires: 4-8-23

BK 2021, Pg 813

Mr. Bruno A Irmer

(Grantor's Printed Name)

Alicia Ann Elder

(Grantee's Signature)

Ms. Alicia Ann Elder

(Grantee's Printed Name)

Signed in our presence:

Wrightley R Pendleton

(Witness #1 Signature)

WRIGHTLEY R. PENDLETON

(FIRST WITNESS NAME TYPED)

~~*[Signature]*~~

(Witness #2 Signature)

(SECOND WITNESS NAME TYPED)

Grantee's Address:

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

Grantor's Address:

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

Mail Subsequent Tax Bills To:

Alicia Ann Elder
326 W Frances St
Bladen, Nebraska 68928

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	816	1/13/2021	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000502400		84	4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4131	4	11	00	0	30005		004	0000
Land	Improvements	Total		Date of Sale Property Classification Code									
2,690	232,035	234,725		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3				

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 3,294	Floor Sq. Ft. :
Building Cost New:	Cost : 327,280	Cost :
Single Family Style: 102	Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input checked="" type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A REVOCABLE TRUST	
Comments from	Comments:
000502400 000511500 000516300	

(Continue on back)

Real Estate Transfer Statement

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

84

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 01 Day 13 Yr. 2021	4 Date of Deed Mo. 01 Day 13 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marjorie L. Lockhart Street or Other Mailing Address P O Box 6 City Bladen State NE Zip Code 68928 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Marjorie L. Lockhart, Trustee of Marjorie L. Lockhart Revocable Trust Street or Other Mailing Address P O Box 6 City Bladen State NE Zip Code 68928 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
162,000.00

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

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

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

18 Address of Property
See attached

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Marjorie L. Lockhart
P O Box 6
Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description
See attached

21 If agricultural, list total number of acres _____

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

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

Signature of Grantee or Authorized Representative Attorney Title Date

1/18/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 14 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2021, Pg 816

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 6th P.M., Webster County, Nebraska.

Also known as 603 North Main Street.

BK 2021, Pg 816

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 14 day of April A.D., 2021, at 12:52 o'clock P.M. Recorded in Book 2021 on Page 816-817
Louise Peterson County Clerk
16th Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date <u>4-14-21</u> \$ Exempt # <u>SaBy</u> <u>AD</u>

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 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; 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.

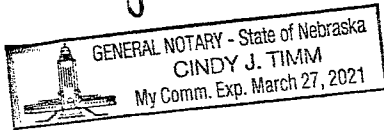
Return to:
Jeffrey L. Stoehr
2120 South 72nd St., Suite 1190
Omaha, NE 68124

EXECUTED this 13 day of January, 2021.

Marjorie L. Lockhart
MARJORIE L. LOCKHART

STATE OF NEBRASKA)
) ss.
COUNTY OF ~~DOUGLAS~~ WEBSTER)

The foregoing instrument was acknowledged before me on this 13 day of January, 2021, by Marjorie L. Lockhart.



Cindy J. Timm
Notary Public

STATE OF NEBRASKA, County of Webster
Filed for record and entered in Numerical Index on April 14, 2021,
at 12:52 o'clock p.M., and recorded in Deed Record 2021 Page 816-817

Louise Petch by AS
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 72nd Street
Omaha, NE 68124
(402) 392-1190

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2021	818	1/13/2021		Base: 01-0123		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
002115600		85	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4131	4	11	33	4	00000	1	000	0835
Land	Improvements		Total		Date of Sale Property Classification Code								
1,709,285			1,709,285		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1	47.000		60,865					
1A					1G	16.000		20,720					
2A1					2G1	1.000		1,295					
2A					2G	10.000		12,950					
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1	263.000	649,610		Shelterbelt/Timber									
1D	340.000	839,800		Accretion									
2D1				Waste	2.000		400						
2D	4.000	8,700		Other									
3D1	43.000	93,525		AG LAND TOTAL	740.000		1,709,285						
3D				Roads	18.000								
4D1				Farm Sites									
4D	14.000	21,420		Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				Non-AG TOTAL	18.000								

Assessor's Adjustment to Sale Price (+ or -):					Total Recapture Value:				
Assessor Comments and Reason for Adjustment:									
WD; TRANSFER INTO A LLC									
Comments from					Comments:				
002115600 002110200 002110600 002112500 002112200									

(Continue on back)

Real Estate Transfer Statement

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

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

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

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

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

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description, 21 If agricultural, list total number of acres, 22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate, 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

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

Jeffrey L. Stoehr, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Attorney, Title, Date, Phone Number, 1/18/2021

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

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

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

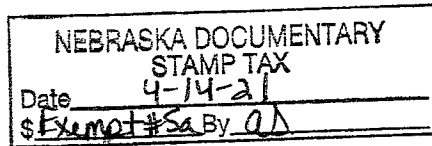
East Half of the Southeast Quarter of Section 21, Township 4 North, Range 11 West of the 6th P.M.

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 6th P.M., Webster County, Nebraska.

BK 2021, pg 818

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 14 day of April A.D., 2021, at 12:56 o'clock PM. Recorded in Book 2021 on Page B1B-820
Louise P. Petch County Clerk
2200 AD Deputy
Ind Comp Assessor Carded



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 6th P.M., Webster County, Nebraska.

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

East Half of the Southeast Quarter of Section 21, Township 4 North, Range 11 West of the 6th 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 6th P.M., Webster County, Nebraska.

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

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

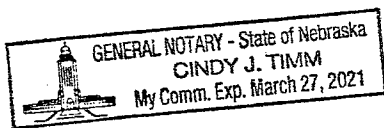
1. Is lawfully seized of such real estate and that it is free from encumbrances; except mortgages, liens, deeds of trust, covenants, restrictions, zoning, planning and land use regulations of record or imposed by law.
2. Has legal power and lawful authority to convey the same.
3. Warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 13 day of January, 2021.

Marjorie L. Lockhart
MARJORIE L. LOCKHART

STATE OF NEBRASKA)
 Webster) ss.
COUNTY OF ~~DOUGLAS~~)

The foregoing instrument was acknowledged before me on this 13 day of January, 2021, by Marjorie L. Lockhart.



Cindy J. Timm
Notary Public

BK 2021, Pg 820

STATE OF NEBRASKA, County of Webster

Filed for record and entered in Numerical Index on April 14, 2021,
at 12:56 o'clock p.M., and recorded in Deed Record 2621 Page 88-820

Louise Peten by AS
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 72nd Street
Omaha, NE 68124
(402) 392-1190

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	829	4/14/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000141800		86		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10025		009	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
830		55,840		56,670		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

		Residential			Commercial		
Multiple Improvements:		Multiple Improvements. :			Multiple Improvements. :		
Construction Date:		Construction Date : 1915			Construction Date :		
Floor:		Floor Sq. Ft. : 1,176			Floor Sq. Ft. :		
Building Cost New:		Cost : 167,340			Cost :		
Single Family Style: 101		Residential Condition: 30			Commercial Occupancy Code:		
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:		
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:		
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame		
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame		
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls		
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls		
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls		
Townhouse or Duplex Style:		Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame		
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low			Cost Rank:		Condition:
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex							(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	
000141800	
Comments:	

(Continue on back)

Real Estate Transfer Statement

86

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 41 Day 14 Yr. 2021
4 Date of Deed Mo. 4 Day 13 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Justin Zywiec fka Holtorf and Katilynn Zywiec fka Schriener
6 Grantee's Name, Address, and Telephone (Please Print) Sandra Turner
Street or Other Mailing Address 805 N Walnut St
City Red Cloud State NE Zip Code 68970
Phone Number 402-746-4384
Email Address n/a

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
(A) Status: Improved [checked], Unimproved, IOLL
(B) Property Type: Single Family [checked], Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

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

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

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

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

14 What is the current market value of the real property? \$60,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No [checked]

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

18 Address of Property: 805 N Walnut St, Red Cloud, NE 68970
18a No address assigned, 18b Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantee

20 Legal Description (Attach additional pages, if needed.) The South Half of Lot Fice (5) and all of Lot Six (6), Block Nine (9), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

Table with 3 columns: Item Number, Description, Amount. Row 22: Total purchase price, including any liabilities assumed. \$60,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23). \$60,000.00.

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

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

Sandra Turner
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Grantee
Title
Phone Number 4/ /2021
Date

Register of Deed's Use Only
26 Date Deed Recorded Mo. 4 Day 15 Yr. 21
27 Value of Stamp or Exempt Number \$ 135.00
28 Recording Data BK 2021, Pg 829
For Dept. Use Only

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

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 829

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of April A.D., 2021, at 8:28 o'clock aM. Recorded in Book 2021 on Page 829
Louise Petzch County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-15-21
\$ 135.00 By AD

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):

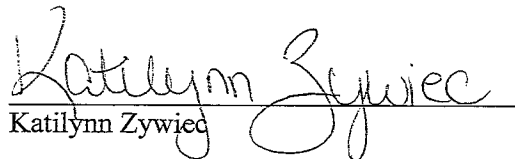
The South Half of Lot Five (5) and all of Lot Six (6), Block Nine (9), in LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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 Zywiec

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on April 14, 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.	Book	Page	Sale Date	School District Code										
91	2021	879	4/12/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001013200		87		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	32	3	00000	1	000	0820		
Land		Improvements		Total		Date of Sale Property Classification Code								
200,720				200,720		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	89.600		116,030				
	1A						1G	9.000		11,655				
	2A1						2G1	33.700		43,640				
	2A						2G	6.600		8,545				
	3A1						3G1	16.100		20,850				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		155.000		200,720				
	3D					Roads		5.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		5.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001013200 001013300	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 4 Day 12 Yr. 21		4 Date of Deed Mo. 4 Day 12 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) JJS Farms, LLC Street or Other Mailing Address 2855 78th Road City Burr Oak State KS Zip Code 66936 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attachment A Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$248,000

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Dennis Shipman, Trustee
1518 Heritage Drive
Hastings, NE 68901

18a No address assigned 18b Vacant land

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 Total purchase price, including any liabilities assumed	22	\$	248,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	248,000	00

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

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

Randall Alexander (402) 879-4751
 Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney at Law
 Signature of Grantee or Authorized Representative Title Date **4/14/21**

Register of Deed's Use Only

26 Date Deed Recorded Mo. 4 Day 19 Yr. 21	27 Value of Stamp or Exempt Number \$ 558.00	28 Recording Data BK 2021 Pg 879	For Dept. Use Only
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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

BK 2021, Pg 879

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 19 day of April A.D., 2021, at 10:27 o'clock A.M. Recorded in Book 2021 on Page 879-880
Yvonne Petroch County Clerk
16.00 ds Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-19-21
\$ 558.00 By ds

WARRANTY DEED

Return to:
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 6th P.M., Webster County, Nebraska.

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

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

Executed: 4/12, 2021.

JJS FARMS, LLC
BY: Todd Jeffery
Todd Jeffery, Member

JJS FARMS, LLC
BY: Connie Shulda
Connie Shulda, Member

JJS FARMS, LLC
BY: Cregg Jeffery
Cregg Jeffery, Member

State of Nebraska
County of Nuckolls

The foregoing instrument was acknowledged before me on April 12, 2021, by Todd Jeffery, member of JJS FARMS, LLC.

GENERAL NOTARY - State of Nebraska
ASHLEY M HOFSTETTER
My Comm. Exp. February 24, 2023

Ashley M Hofstetter
Notary Public

State of KS
County of RP

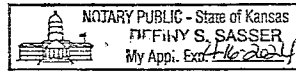


The foregoing instrument was acknowledged before me on Apr 12 2021, 2021, by Connie Shulda, member of JJS FARMS, LLC.

Tiffany S. Sasser
Notary Public

State of KS
County of RP

The foregoing instrument was acknowledged before me on Apr 12 2021, 2021, by Cregg Jeffery, member of JJS FARMS, LLC.



Tiffany S. Sasser
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	881	3/29/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002510000		88		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4129	4	12	14	4	00000	1	000	3450
Land		Improvements		Total		Date of Sale Property Classification Code								
38,105		87,455		125,560		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		2.910		3,770				
1A						1G		8.250		10,685				
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		11.160		14,455				
3D						Roads								
4D1						Farm Sites		1.000		8,650				
4D						Home Sites		1,000		15,000				
						Recreation								
Dwellings				80,955		Other								
Outbuildings				6,500		Non-AG TOTAL		2.000		23,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; SALE BETWEEN EX-SPOUSE	
Comments from 002510000	Comments:

(Continue on back)

Real Estate Transfer Statement

88

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 3 Day 29 Yr. 21		4 Date of Deed Mo. 3 Day 29 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SONYA PELZER Street or Other Mailing Address 835 E 10TH City SUPERIOR State NE Zip Code 68978 Phone Number (000) 000-0000 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) LYNN COLLISON Street or Other Mailing Address 2240 ROAD 550 City BLADEN State NE Zip Code 68925 Phone Number (000) 000-0000 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$38,880

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

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

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

18 Address of Property
2240 ROAD 550, BLADEN, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
LYNN 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 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

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

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

sign here → Jennifer Heitscher
 Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative → [Signature]
 Title Attorney

Phone Number 402-762-3524
 Date 4/13/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 19 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK2021, Pg 881

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

ALL MY INTEREST IN AND TO:

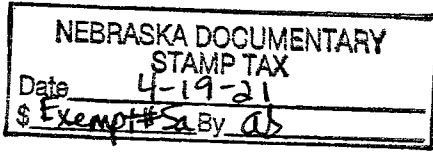
A TRACT OF LAND BEING ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP FOUR (4) NORTH, RANGE TWELVE (12), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, LYING NORTH AND NORTHWEST OF THE NORTH RIGHT OF WAY OF AN ABANDONED RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS 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, Pg 881

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 19 day of April A.D., 2021, at 10:34 o'clock AM. Recorded in Book 2021 on Page 881-882
Louise Peten County Clerk
16.00 ab Deputy
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 6TH 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.

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

Sonya Pelzer Sonya Collison
SONYA PELZER, a/k/a SONYA COLLISON,
Grantor Sonya Romershausen

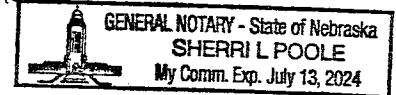
BK2021, Pg 882

STATE OF NEBRASKA)
)SS.
COUNTY OF NUCKOLLS)

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, 2021

Sherril Poole
Notary Public Sherril L. Poole



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2021	883	3/29/2021		Base: 01-0123		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
002510000		89	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4129	4	12	14	4	00000	1	000	3450
Land	Improvements		Total		Date of Sale Property Classification Code								
38,105	87,455		125,560		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 1	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1	2.910				3,770			
1A					1G	8.250				10,685			
2A1					2G1								
2A					2G								
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1					Shelterbelt/Timber								
1D					Accretion								
2D1					Waste								
2D					Other								
3D1					AG LAND TOTAL	11.160					14,455		
3D					Roads								
4D1					Farm Sites	1.000					8,650		
4D					Home Sites	1.000					15,000		
					Recreation								
Dwellings			80,955		Other								
Outbuildings			6,500		Non-AG TOTAL	2.000					23,650		

Assessor's Adjustment to Sale Price (+ or -):					Total Recapture Value:				
Assessor Comments and Reason for Adjustment:									
WD; SALE BETWEEN PARENT & CHILD									
Comments from					Comments:				
002510000									

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 3 Day 29 Yr. 21		4 Date of Deed Mo. 3 Day 29 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) LYNN COLLISON Street or Other Mailing Address 2240 ROAD 550 City BLADEN State NE Zip Code 68925-0000 Phone Number (000) 000-0000 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CRALE COLLISON & SHARI COLLISON Street or Other Mailing Address 2240 ROAD 550 City BLADEN State NE Zip Code 68925 Phone Number (000) 000-0000 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$38,880

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

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

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

18 Address of Property
2240 ROAD 550, BLADEN, NE

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

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

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

sign here
 Print or Type Name of Grantee or Authorized Representative: Dennifer Fleischer
 Signature of Grantee or Authorized Representative: [Signature]
 Title: Attorney
 Phone Number: 402-762-3524
 Date: 4/13/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 19 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2021, Pg 883

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

ALL MY INTEREST IN AND TO:

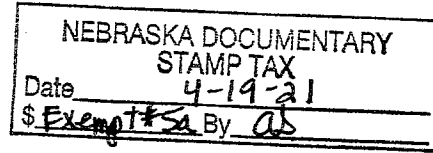
A TRACT OF LAND BEING ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP FOUR (4) NORTH, RANGE TWELVE (12), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, LYING NORTH AND NORTHWEST OF THE NORTH RIGHT OF WAY OF AN ABANDONED RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS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

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State of Nebraska }
County of Webster }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of April A.D., 2021, at 10:39 o'clock A.M. Recorded in Book 2021 on Page 883-884
Louise Petch County Clerk
16.00 as 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 6TH 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.

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

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

Executed: March 29, 2021

Lynn Collison
LYNN COLLISON, Grantor

BK2021, Pg 884

STATE OF NEBRASKA)
)SS.
COUNTY OF Franklin)

Before me, a notary public qualified for said county, personally came LYNN COLLISON, a single 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, 2021.

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

Joyce Lang
Notary Public Joyce Lang

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	885	4/16/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000330800		90		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20045		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,985		33,420		36,405		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,224				Floor Sq. Ft. :						
Building Cost New:				Cost : 131,400				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from				Comments:										
000330800														

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>16</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>4</u> Day <u>15</u> Yr. <u>21</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Terry Jordening, Kay Jordening and Trenton Jordening Street or Other Mailing Address P.O. Box 352 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-4399 Email Address na				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Megan Brown Street or Other Mailing Address 205 W. Saline Street City Blue Hill State NE Zip Code 68930 Phone Number 402-746-8240 Email Address na				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$57,500

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

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

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

18 Address of Property
205 W. Saline St., Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots 1 and 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

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

22 Total purchase price, including any liabilities assumed	22	\$	57,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
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 exemption number _____

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

sign here **Megan Brown**
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title **Grantee**
Phone Number **402-746-8240**
Date **4-16-2021**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>19</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>130.50</u>	28 Recording Data BK 2021, Pg 885	

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

BK 2021, Pg 885

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of April A.D., 2021, at 10:52 o'clock AM. Recorded in Book 2021 on Page 885
Louise Petrich County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-19-21
\$ 130.50 By AS

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

Dated: April 15, 2021.

Terry Jordening
TERRY JORDENING

Kay Jordening
KAY JORDENING

Trenton Jordening
TRENTON JORDENING

STATE OF NEBRASKA)
)SS:
COUNTY OF Adams)

The foregoing warranty deed was acknowledged before me on April 15, 2021, by Terry Jordening, Kay Jordening and Trenton Jordening.

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

Laurie L Hawes
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	904	4/19/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001700900	91	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	1	00000	1	000	6105
Land	Improvements	Total		Date of Sale Property Classification Code								
380,490		380,490		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	101.960	251,840		Shelterbelt/Timber								
1D	12.980	32,060		Accretion								
2D1				Waste								
2D	25.130	54,655		Other								
3D1				AG LAND TOTAL	167.480	380,490						
3D				Roads	4.150							
4D1	0.500	765		Farm Sites								
4D	26.910	41,170		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.150							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001700900	

(Continue on back)

Real Estate Transfer Statement

91

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 4 Day 19 Yr. 21		Mo. 4 Day 19 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Kottwitz Land Holdings, L.L.C.				Grantee's Name (Buyer) Charles R. Himmelberg			
Street or Other Mailing Address 13965 Ames Avenue				Street or Other Mailing Address 350 N Phillips St			
City Omaha		State NE		City Lawrence		State NE	
Phone Number (402) 290-5484		Zip Code 68164		Phone Number 402-469-9628		Zip Code 68957	
Email Address n/a				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$536,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The Northeast Quarter (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 _____ 171.63+-

22 Total purchase price, including any liabilities assumed	22	\$	536,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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 correct and that I am duly authorized to sign this statement.

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

Teresa Theobald Closing Agent
 Signature of Grantee or Authorized Representative Title

402-746-2246
 Phone Number

4/19/21
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 20 Yr. 21	27 Value of Stamp or Exempt Number \$ 1206.00	28 Recording Data Bk 2021, Pg 904	

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

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 904

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of April A.D., 2021, at 8:41 o'clock A M. Recorded in Book 202 on Page 904
Louise Petesch County Clerk
10.00 VO Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-20-2021
\$ 1206.00 By VO

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

WARRANTY 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.

Executed April 19, 2021.

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

Daryl A. Kottwitz (Member)
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

Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	925	4/5/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000137100		92		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025			003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,660		24,280		25,940		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 2					
					Residential			Commercial						
Multiple Improvements:					Multiple Improvements. :			Multiple Improvements. :						
Construction Date:					Construction Date :			Construction Date :						
Floor:					Floor Sq. Ft. :			Floor Sq. Ft. :						
Building Cost New:					Cost :			Cost :						
Single Family Style:					Residential Condition:			Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:					Residential Quality:			(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low			Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
CORRECTIVE WD FOR BK2021, PG744														
Comments from					Comments:									
000137100 000137200														

(Continue on back)

Real Estate Transfer Statement

92

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 04 Day 05 Yr. 2021		4 Date of Deed Mo. 04 Day 20 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Amanda Wulf and Dusty Wulf Street or Other Mailing Address 2671 Hwy 136 City Guide Rock State NE Zip Code 68942				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kathleen A. Stockton Street or Other Mailing Address 505 N Chestnut City Red Cloud State NE Zip Code 68970			
Phone Number (402) 984-2552		Phone Number (917) 482-6325		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation?		Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address drwulf48@gmail.com				Email Address N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$76,000

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

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

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

18 Address of Property
505 N Chestnut, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Four (4), Five (5), and Six (6), Block Three (3), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

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

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

sign here Jennifer M. Jensen
Print or Type Name of Grantee or Authorized Representative
Jennifer M. Jensen
Signature of Grantee or Authorized Representative
Title/Closing Agent
Phone Number (402) 879-4341
04/20/2021
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 21 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK2021 Pg 925

Index _____
Computer _____
Assessor _____
Carded _____

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

State of Nebraska }
County of Webster } ss.

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

Lorise Petsch 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:

- (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;

(This is to correct the legal description in warranty deed recorded April 5, 2021 in Book 2021 at page 744 in the records of Webster County, Nebraska.)

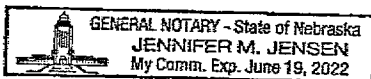
Executed the 20th day of April 2021.

Amanda Wulf
Amanda Wulf

Dusty Wulf
Dusty Wulf

STATE OF NEBRASKA }
COUNTY OF NUCKOLLS } ss.

The foregoing instrument was acknowledged before me by Amanda Wulf, on the 20th day of April 2021.

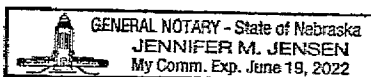


Jennifer M. Jensen
Public Notary Signature
Jennifer M. Jensen
Print Name
My Commission Expires: 6-19-2022

(SEAL)

STATE OF NEBRASKA }
COUNTY OF NUCKOLLS } ss.

The foregoing instrument was acknowledged before me by Dusty Wulf, on the 20th day of April 2021.



Jennifer M. Jensen
Public Notary Signature
Jennifer M. Jensen
Print Name
My Commission Expires: 6-19-2022

(SEAL)

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	927	4/10/2021	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001013301		93		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4497	1	9	32	4	00000	1	000	0830
Land		Improvements		Total		Date of Sale Property Classification Code								
101,735				101,735		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	48.870			63,290			
	1A						1G	2.160			2,795			
	2A1						2G1	27.130			35,130			
	2A						2G							
	3A1						3G1	0.400			520			
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		78.560			101,735			
	3D					Roads		1.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001013301	

(Continue on back)

Real Estate Transfer Statement

93

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 4 Day 10 Yr. 21		4 Date of Deed Mo. 4 Day 10 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ardmar, LLC Street or Other Mailing Address PO Box 162 City Tribune State KS Zip Code 67879 Phone Number (785) 201-4426 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attachment A Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$124,000

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Dennis Shipman, Trustee
1518 Heritage Drive
Hastings, NE 68901

20 Legal Description (Attach additional pages, if needed.)
North Half of Southeast Quarter (N1/2SE1/4) 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 46±

22 Total purchase price, including any liabilities assumed	\$	124,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	124,000	00

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

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

sign here

Randall Alexander
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney at Law

(402) 879-4751
Phone Number

4/16/21
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 21 Yr. 21	27 Value of Stamp or Exempt Number \$ 279.00	28 Recording Data BK 2021, p 927	

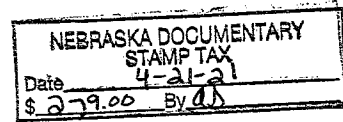
Attachment A

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, 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 21 day of April A.D., 2021, at 10:42 o'clock A.M. Recorded in Book 2021 on Page 927-928
Louise Petrich County Clerk
16.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Return to:
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 6th P.M., Webster County, Nebraska.

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

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

Executed: 4-10, 2021.

ARDMAR, LLC
BY: Judith E. Pierce BY: Michael K. Jeffery
Judith E. Pierce, Member Michael K. Jeffery, Member

ARDMAR, LLC
BY: Martin L. Jeffery
Martin L. Jeffery, Member

State of KANSAS
County of Greeley

The foregoing instrument was acknowledged before me on 4-10-2021, 2021, by Judith E. Pierce, member of ARDMAR, LLC.



Marlen K. Kuder
Notary Public

State of KANSAS

County of Greeley

The foregoing instrument was acknowledged before me on 4-10-2021, 2021, by George K. Miller, member of ARDMAR, LLC.

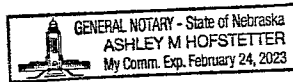


Marlen K. Ruder
Notary Public

State of Nebraska

County of Nuckolls

The foregoing instrument was acknowledged before me on April 13, 2021, by Martin L. Jeffery, member of ARDMAR, LLC.



Ashley M. Hofstetter
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	930	4/21/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002107301		94		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	5	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
697,170				697,170		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		139.600	639,370		GRASSLAND 1G1									
1A					1G									
2A1					2G1									
2A					2G									
3A1					3G1									
3A					3G									
4A1					4G1									
4A		10.000	42,300		4G									
DRYLAND 1D1					Shelterbelt/Timber									
1D		6.000	14,820		Accretion									
2D1					Waste		3.400			680				
2D					Other									
3D1					AG LAND TOTAL		159.000			697,170				
3D					Roads		5.000							
4D1					Farm Sites									
4D					Home Sites									
					Recreation									
Dwellings					Other									
Outbuildings					Non-AG TOTAL		5.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; SALE BETWEEN BROTHER & SISTER	
Comments from	Comments:
002107301	
(Continue on back)	

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Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 04 Day 21 Yr. 2021		4 Date of Deed Mo. 04 Day 21 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Traci Olson Street or Other Mailing Address 612 N. 4th Ave City Kenesaw State NE Zip Code 68956 Phone Number (402) 469-6945 Email Address tcolson4@hotmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chad Timm Street or Other Mailing Address 10820 Turquoise Ave City Scottsdale AZ Zip Code 85259 Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No Email Address chad.timm9@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)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home	
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt		
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational				

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No Grantor conveyed 1/6 interest

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

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

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

14 What is the current market value of the real property?
\$166,000

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

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

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

18 Address of Property
Ag Land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Chad Timm
1104 S. Elm Ave 10820 Turquoise Ave
Hastings, NE 68904 Scottsdale AZ 85259

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
West 1/2 of the North 1/2 of 5-4-11 Webster County

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

22 Total purchase price, including any liabilities assumed	22	\$	166,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	166,000.00

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

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

Andrew J. Huber
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative
Andrew J. Huber

Attorney
Title

(402) 397-7300
Phone Number
4/21/2021
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 4 Day 22 Yr. 21	27 Value of Stamp or Exempt Number \$ 373.50	28 Recording Data BK2021 Pg 930	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

BK 2021, Pg 930

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 April A.D., 2021, at 8:22 o'clock AM. Recorded in Book 2021 on Page 930
Louise Peters County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>4-22-21</u>
\$	<u>373.50</u> By <u>ad</u>

Please Return to: Daniel C. Pauley, Lamson Dugan & Murray LLP, 10306 Regency Parkway Drive, Omaha, NE 68114
SPACE ABOVE THIS LINE FOR RECORDER

QUITCLAIM DEED

TRACI L. OLSON, a married person, GRANTOR, in consideration of the One Dollar (\$1.00) and other valuable consideration received from 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), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

TOGETHER with all and singular the hereditaments and appurtenances belonging to such real estate; TO HAVE AND TO HOLD such real estate unto Grantee, their successors and assigns, forever.

Dated this 21st day of April, 2021.

GRANTOR:

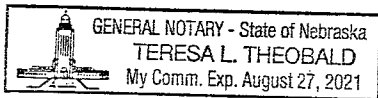
Traci L. Olson
TRACI L. OLSON

Joining for purposes of conveying marital interest:

Casey Olson
CASEY OLSON, Spouse of Grantor

STATE OF NEBRASKA)
) 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.



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	960	1/6/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001709900		95		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	21	2	00000	1	000	6865
Land		Improvements		Total		Date of Sale Property Classification Code								
133,905				133,905		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	11.500		14,895				
	1A						1G	27.000		34,965				
	2A1						2G1							
	2A						2G	3.000		3,885				
	3A1						3G1	3.000		3,885				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	25.500		62,985		Accretion								
	2D1					Waste								
	2D					Other								
	3D1	4.000		8,700		AG LAND TOTAL		77.000		133,905				
	3D					Roads		1.000						
	4D1	3.000		4,590		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other		2.000						
	Outbuildings					Non-AG TOTAL		3.000						

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

(Continue on back)

Real Estate Transfer Statement

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FORM 521

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, City, State, Zip Code, Phone Number, Email Address, Is the grantee a 501(c)(3) organization?

7 Property Classification Number, (A) Status, (B) Property Type, (C) Mobile Home, 8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description: An undivided one-third (1/3) interest in the South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad tract. 21 If agricultural, list total number of acres 78

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 77,200.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 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 and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood, Attorney, (402) 746-3613, 5-22-21

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 4 Day 22 Yr. 2021, 27 Value of Stamp or Exempt Number \$ 175.50, 28 Recording Data BK 2021, Pg 960

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 960

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of April A.D., 2021, at 11:43 o'clock A M. Recorded in Book 2021 on Page 960
Louise Petch County Clerk
10.00 LO Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-22-2021
\$ 175.50 By LO

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 (S¹/₂NW¹/₄) 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 31ST, 2021.

Betty J. Kort, Trustee
Betty J. Kort, Trustee

STATE OF NEBRASKA, COUNTY OF ADAMS) ss.

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

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

Comm. expires _____

Russ Kindig
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	961	1/6/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001709900	96	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	21	2	00000	1	000	6865
Land	Improvements	Total		Date of Sale Property Classification Code								
133,905		133,905		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	11.500	14,895						
1A				1G	27.000	34,965						
2A1				2G1								
2A				2G	3.000	3,885						
3A1				3G1	3.000	3,885						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	25.500	62,985		Accretion								
2D1				Waste								
2D				Other								
3D1	4.000	8,700		AG LAND TOTAL	77.000	133,905						
3D				Roads	1.000							
4D1	3.000	4,590		Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other	2.000							
Outbuildings				Non-AG TOTAL	3.000							

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

(Continue on back)

Real Estate Transfer Statement

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

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

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

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent.

20 Legal Description: An undivided one-third (1/3) interest in the South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad tract.

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

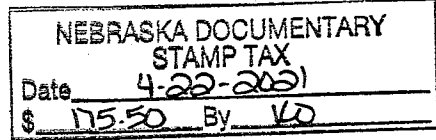
25 If this transfer is exempt from the documentary stamp tax, list the exemption number. Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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

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 April A.D., 2021, at 11:45 o'clock A M. Recorded in Book 2021 on Page 961
Louise Peters County Clerk
10.00 LD Deputy
Ind Comp Assessor Carded

BK 2021, Pg 961



JOINT TENANCY WARRANTY DEED

Roger Kort, a single person, 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 (S $\frac{1}{2}$ NW $\frac{1}{4}$) 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 31th march, 2021.

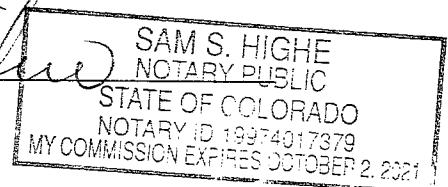
Roger Kort
Roger Kort

STATE OF Colorado, COUNTY OF EL PASO) ss.

The foregoing instrument was acknowledged before me on 30th march, 2021, by Roger Kort, a single person.

Comm. expires 10-02-2021

Louise Peters
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	962	1/6/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001709900		97		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	21	2	00000	1	000	6865
Land		Improvements		Total		Date of Sale Property Classification Code								
133,905				133,905		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	11.500		14,895				
	1A						1G	27.000		34,965				
	2A1						2G1							
	2A						2G	3.000		3,885				
	3A1						3G1	3.000		3,885				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	25.500		62,985		Accretion								
	2D1					Waste								
	2D					Other								
	3D1	4.000		8,700		AG LAND TOTAL		77.000		133,905				
	3D					Roads		1.000						
	4D1	3.000		4,590		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other		2.000						
	Outbuildings					Non-AG TOTAL		3.000						

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

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 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) Rick and Barbara Kort				Grantee's Name (Buyer) 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 Lincoln		State NE		City BLUE HILL		State NE	
		Zip Code 68516				Zip Code 68930	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
				(402) 756-3028		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
						<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No undivided 1/3 interest

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

Yes No

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

Rural Property
Webster County, NE

18a No address assigned 18b Vacant land

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

same as Grantee

20 Legal Description

An undivided one-third (1/3) interest in the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad tract.

21 If agricultural, list total number of acres _____ 78 _____

22 Total purchase price, including any liabilities assumed	22	\$	77,200.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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 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 Grantee or Authorized Representative Phone Number

David B. Garwood Attorney 5-22-21
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 4 Day 22 Yr. 2021	\$ 175.50	BL 2021, Pg 902

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 962

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of April A.D., 20 21, at 11:47 o'clock A. M. Recorded in Book 2021 on Page 962
Louise Petsch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-22-2021
\$ 175.50 By LO

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, GRANTEEES, 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 (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad tract.

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

Executed April 7th, 2021.

Rick Kort
Rick Kort

Barbara Kort
Barbara Kort

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me on April 7th, 2021, by Rick Kort and Barbara Kort, husband and wife

Comm. expires May 4, 2021
[Signature]
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:WP:ME:KOR:TRIC:GREG:JD 3/26/21

State of Nebraska - General Notary
DREW PARTRIDGE
My Commission Expires
May 4, 2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	963	1/6/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001707001		98		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	11	3	00000	1	000	6595
Land		Improvements		Total		Date of Sale Property Classification Code								
517,450				517,450		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	9.250	42,365	GRASSLAND	1G1	0.920	1,190							
	1A				1G	1.000	1,295							
	2A1	70.010	320,645		2G1	2.510	3,250							
	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								
	4D1			Farm Sites										
	4D	1.530	2,340	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		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)

Real Estate Transfer Statement

98

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 06 Yr. 2021		4 Date of Deed Mo. 03 Day 31 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rick and Barbara Kort Street or Other Mailing Address 8032 S. 67th St. City Lincoln State NE Zip Code 68516 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyler E. Auten Street or Other Mailing Address PO BOX 361 City BLUE HILL State NE Zip Code 68930 Phone Number (402) 469-3256 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No undivided 1/3 interest

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

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

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

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

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

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

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

18 Address of Property
Rural Property
Webster County, NE

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

18a No address assigned 18b Vacant land

20 Legal Description
See description attached

21 If agricultural, list total number of acres 128

22 Total purchase price, including any liabilities assumed	\$	213,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	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
Print or Type Name of Grantee or Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613
Phone Number

9-14-21
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 22 Yr. 21	27 Value of Stamp or Exempt Number \$ 481.50	28 Recording Data BK 2021, Pg 963

The Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$); 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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) thence N90°00'00"E along the south line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$); 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.

BK 2021, Pg 963

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 April A.D., 2021, at 1:09 o'clock PM. Recorded in Book 2021 on Page 963-964
Christie Petch County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

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

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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$); 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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) thence N90°00'00"E along the south line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW¼); 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 31st, 2021.

Rick Kort
Rick Kort

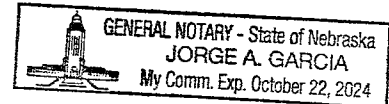
Barbara Kort
Barbara Kort

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

Jorge A. Garcia
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	965	1/6/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001707001		99		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	11	3	00000	1	000	6595		
Land		Improvements		Total		Date of Sale Property Classification Code								
517,450				517,450		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		9.250		42,365		GRASSLAND 1G1		0.920		1,190				
1A						1G		1.000		1,295				
2A1		70.010		320,645		2G1		2.510		3,250				
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						
4D1						Farm Sites								
4D		1.530		2,340		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		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)

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 recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 01 Day 06 Yr. 2021	4 Date of Deed Mo. 03 Day 31 Yr. 2021
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Betty J. Kort, Ttee - Kort Family Revocable Trust Street or Other Mailing Address 1254 Heritage Place City Hastings State NE Zip Code 68901 Phone Number (402) 984-2074 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyler E. Auten Street or Other Mailing Address PO BOX 361 City BLUE HILL State NE Zip Code 68930 Phone Number (402) 469-3256 Email Address	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No undivided 1/3 interest

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

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

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

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

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

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

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

18 Address of Property
Rural Property
Webster County, NE

18a No address assigned 18b Vacant land

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

20 Legal Description
See description attached

21 If agricultural, list total number of acres 128

22 Total purchase price, including any liabilities assumed	22	\$	213,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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 Grantee or Authorized Representative Phone Number

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title Date

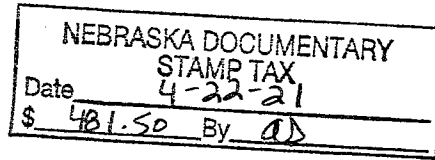
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 22 Yr. 21	27 Value of Stamp or Exempt Number \$ 481.50	28 Recording Data BK 2021, Pg 965

The Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$); 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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) thence N90°00'00"E along the south line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$); 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.

BK 2021, Pg 965

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 April A.D., 2021, at 1:11 o'clock P.M. Recorded in Book 2021 on Page 965-966
Louise Petech County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$); 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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) thence N90°00'00"E along the south line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW¼); 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:

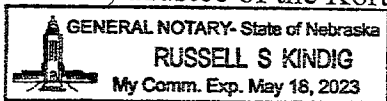
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed March 31, 2021.

Betty J. Kort, Trustee
Betty J. Kort, Trustee

STATE OF NEBRASKA, COUNTY OF ADAMS) ss.

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



Comm. expires _____

Russ S. Kindig
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	967	1/6/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001707001		100		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	11	3	00000	1	000	6595
Land		Improvements		Total		Date of Sale Property Classification Code								
517,450				517,450		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		9.250		42,365	GRASSLAND 1G1		0.920		1,190					
1A					1G		1.000		1,295					
2A1		70.010		320,645	2G1		2.510		3,250					
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							
4D1					Farm Sites									
4D		1.530		2,340	Home Sites									
					Recreation									
Dwellings					Other									
Outbuildings					Non-AG TOTAL		2.740							

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

(Continue on back)

Real Estate Transfer Statement

180

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 06 Yr. 2021		4 Date of Deed Mo. 04 Day 05 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger Kort Street or Other Mailing Address 5378 Silo Rdg. City Colorado Springs State CO Zip Code 80917				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyler E. Auten Street or Other Mailing Address PO BOX 361 City BLUE HILL State NE Zip Code 68930			
Phone Number				Phone Number (402) 469-3256		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)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> State Assessed
8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral
10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)	
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition
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.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	
		<input type="checkbox"/> Family Corp., Partnership, or LLC	
		<input type="checkbox"/> Self	
		<input type="checkbox"/> Brothers and Sisters	
		<input type="checkbox"/> Grandparents and Grandchild	
		<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	
		<input type="checkbox"/> Parents and Child	
		<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property Rural Property Webster County, NE 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee

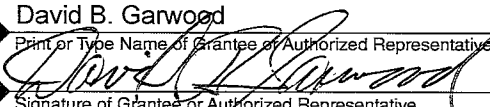
20 Legal Description
See description attached

21 If agricultural, list total number of acres _____ 128

22 Total purchase price, including any liabilities assumed	22	\$	213,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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.

sign here **David B. Garwood** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title Date
 4-14-21

26 Date Deed Recorded Mo. 4 Day 22 Yr. 21		27 Value of Stamp or Exempt Number \$ 481.50		28 Recording Data BK 2021, Pg 967		For Dept. Use Only	
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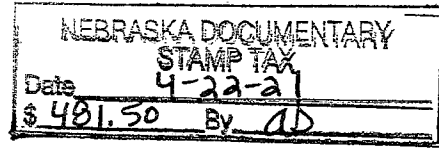
Grantee—Retain a copy of this document for your records.

The Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$); 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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) thence N90°00'00"E along the south line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$); 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 April A.D., 20 21, at 1:14 o'clock p M. Recorded in Book 2021 on Page 967
Louise Patoch County Clerk
LD.00 AD 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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) which is the Place of Beginning; thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$); 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 (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) thence N90°00'00"E along the south line of said Southwest Quarter (SW $\frac{1}{4}$) 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, Pg 967a

Quarter (SW¼); 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 05 April 2021.

Roger Kort
Roger Kort

STATE OF Colorado, COUNTY OF EL PASO) ss.

The foregoing instrument was acknowledged before me on 5th April, 2021, by Roger Kort, a single person.

Comm. expires 10-02-2021 Sam Highe
Notary Public

SAM S. HIGHE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974017379
MY COMMISSION EXPIRES OCTOBER 2, 2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1002	4/20/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001804600		101		4 03		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491	1	11	6	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
439,225				439,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		14.980		46,740		GRASSLAND 1G1								
1A		65.040		202,925		1G		1.470		295				
2A1						2G1								
2A		47.260		142,490		2G		7.990		1,600				
3A1						3G1								
3A						3G								
4A1						4G1		0.150		30				
4A						4G								
DRYLAND 1D1		7.730		19,095		Shelterbelt/Timber								
1D		5.350		13,215		Accretion		1.990						
2D1						Waste								
2D		5.900		12,835		Other								
3D1						AG LAND TOTAL		157.860		439,225				
3D						Roads		1.980						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		1.980						

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:
001804600	

(Continue on back)

Real Estate Transfer Statement

101

FORM
521

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

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

1 County Name Webster	2 County Number Select County & County Number 91	3 Date of Sale/Transfer Mo. 4 Day 20 Yr. 21	4 Date of Deed Mo. 4 Day 20 Yr. 21						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster Street or Other Mailing Address 621 N Cedar City Red Cloud State NE Zip Code 68990		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Indian Creek Cattle, LLC Street or Other Mailing Address c/o Anthony Sibert 8810 Tralee Road City Lincoln State NE Zip Code 68520							
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:33%;">(A) Status</th> <th style="width:33%;">(B) Property Type</th> <th style="width:34%;">(C)</th> </tr> <tr> <td> <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL </td> <td> <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational </td> <td> <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home </td> </tr> </table>		(A) Status	(B) Property Type	(C)	<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
(A) Status	(B) Property Type	(C)							
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home							
8 Type of Deed		<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death							
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Court Decree							
10 Type of Transfer		<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty							
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)									
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other									
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent							
		Same as grantee							
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land							
20 Legal Description									
See attached									
21 If agricultural, list total number of acres _____									
22 Total purchase price, including any liabilities assumed		23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24							
		0.00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number #2									

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

sign here **County of Webster by Louise Petsch** **402-7462716**
 Print or Type Name of Grantee or Authorized Representative **Louise Petsch** Phone Number
Louise Petsch **Webster County Clerk**
 Signature of Grantee or Authorized Representative Title **4-20-21**
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 22 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2021, Pg 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 6th P.M., Webster County, Nebraska

State of Nebraska }
County of Webster } ss.

BK 2021, Pg 1002

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of April A.D., 20 21, at 3:51 o'clock P.M. Recorded in Book 2021 on Page 1002-1003
Louise Petre County Clerk
NC Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-22-21
\$ 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 1/2 mile south of Highway 136 (near the Southeast corner of Narrows State Wildlife Management Area) and extending south approximately 1/2 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 6th P.M., Webster County, Nebraska

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

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, to 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

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

By: T. J. Vance
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

Abbey Harig
Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1004	4/20/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001803900		102		4	03	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value						4491	1	11	5	2	00000	1	000	7545
Land		Improvements		Total		Date of Sale Property Classification Code								
1,380,085				1,380,085		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		133.520	561,835	GRASSLAND 1G1		25.210	31,950							
1A		56.900	260,600	1G		55.480	62,100							
2A1				2G1		33.710	43,655							
2A				2G		1.380	275							
3A1		21.820	92,955	3G1		22.370	28,970							
3A				3G										
4A1				4G1										
4A		4.200	17,765	4G										
DRYLAND 1D1		59.190	146,200	Shelterbelt/Timber										
1D		38.690	95,565	Accretion										
2D1		4.380	10,840	Waste		12.770	2,555							
2D				Other										
3D1		11.180	24,315	AG LAND TOTAL		481.130	1,380,085							
3D				Roads		3.840								
4D1				Farm Sites										
4D		0.330	505	Home Sites										
				Recreation										
Dwellings				Other										
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)

Real Estate Transfer Statement

102

FORM 521

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

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

1 County Name Webster, 2 County Number 91, 3 Date of Sale/Transfer Mo. 4 Day 20 Yr. 21, 4 Date of Deed Mo. 4 Day 20 Yr. 21, 5 Grantor's Name, Address, and Telephone (Please Print) County of Webster, 6 Grantee's Name, Address, and Telephone (Please Print) Arthur R. & Marsha L. Lienemann, 5265 West Cimarron Road, City Ayr, State NE, Zip Code 68925

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

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

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

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

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

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

16 Does this conveyance divide a current parcel of land? 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.) 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.

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23).

25 If this transfer is exempt from the documentary stamp tax, list the exemption number #2.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. County of Webster by Louise Pelsch, Webster County Clerk, 402-746-2716. Louise Pelsch, Webster County Clerk, 4-20-21.

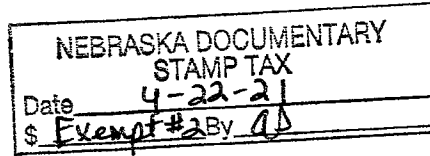
Register of Deed's Use Only. 26 Date Deed Recorded: Mo. 4 Day 22 Yr. 21. 27 Value of Stamp or Exempt Number: \$ Exempt #2. 28 Recording Data: BK 2021, pg 1004.

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 6th P.M., Webster County, Nebraska

State of Nebraska } ss.
County of Webster }

BK 2021, Pg 1004

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of April A.D., 20 21, at 3:53
o'clock P M. Recorded in Book 2021
on Page 1004-1005
Louise Petrich County Clerk
NC Deputy
Ind Comp Assessor Carded



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 6th P.M., Webster County, Nebraska

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

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, to 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

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

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

ATTEST:

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

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

By: T. J. Vance
duly qualified and acting Chairman of the
County Board of Commissioners of
The County of Webster, State of Nebraska

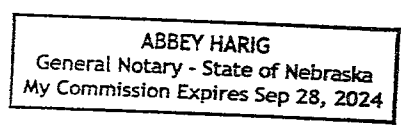
STATE OF NEBRASKA, COUNTY OF WEBSTER)ss.

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

Abbey Harig
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1026	4/16/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001711801		103		1		4133	4	10	17	0	00000	1	000	6770
Date of Sale Assessed Value						Date of Sale Property Classification Code								
Land		Improvements		Total		Status	Property Type	Zoning	Location	City Size	Parcel Size			
184,555				184,555		A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
Irrigation Type:														
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G		3.040		3,940				
2A1						2G1		0.090		115				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		63.680		157,290		Accretion								
2D1						Waste								
2D		6.300		13,705		Other								
3D1		4.370		9,505		AG LAND TOTAL		77.480		184,555				
3D						Roads		1.010						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		1.010						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
SPECIAL WD	
Comments from 001711801	Comments:

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>16</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>4</u> Day <u>8</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) RS AG-Land, Inc., a Nebraska corporation				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ryan L. Sorensen and Michelle M. Sorensen			
Street or Other Mailing Address 504 Huron Dr				Street or Other Mailing Address 19680 W. Blue Valley Rd			
City Kearney		State NE		City Campbell		State NE	
Zip Code 68847		Zip Code 68932		Phone Number 308-440-9095		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$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 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 **Charter Title** No

18 Address of Property
 , NE

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Ryan L. Sorensen and Michelle M. Sorensen
 Same as #6

20 Legal Description
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____	22	\$	653,684	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24	\$	653,684	00

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

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

sign here	Daniel J. Wiebe Print or Type Name of Grantee or Authorized Representative	402-463-6788	
	Signature of Grantee or Authorized Representative	Grantee or Authorized Representative Title	Phone Number

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>23</u> Yr. <u>2021</u>	27 Value of Stamp or Exempt Number \$ <u>1471.50</u>	28 Recording Data <u>BK 2021, Pg 1026</u>	

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 S08°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 }
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 April A.D., 2021, at 2:11
o'clock P. M. Recorded in Book 2001
on Page 1026-1029
Louise Petsch County Clerk
28.00 LD Deputy
Ind Comp Assessor Carded

BK 2001, Pg 1026

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>4-23-21</u>
\$ <u>1471.50</u>	By <u>LD</u>

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:

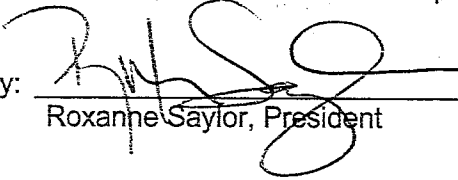
1. Is lawfully seized of such real estate and that it is free from liens and encumbrances, but subject to those Permitted Encumbrances identified in Exhibit "B" attached hereto and incorporated by reference herein;
2. Has legal power and lawful authority to convey the same; and
3. Warrants and will defend 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]

EXECUTED: April 8, 2021.

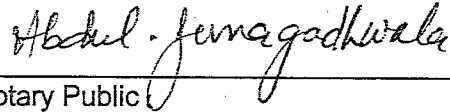
GRANTOR:

RS AG-LAND, INC., a Nebraska corporation

By: 
Roxanne Saylor, President

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

The foregoing instrument was acknowledged before me on 04-08, 2021, by Roxanne Saylor, as President of RS Ag-Land, Inc., a Nebraska corporation, on behalf of the corporation.


Notary Public

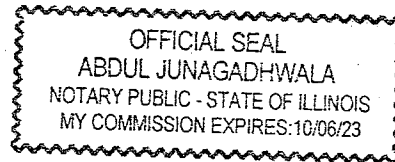


EXHIBIT "A"

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.

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	1038	4/16/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001711800	104	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	17	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
668,605		668,605		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	27.090	35,085						
1A				1G	39.040	50,555						
2A1				2G1	19.690	25,500						
2A				2G								
3A1				3G1	17.970	23,270						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	74.610	184,285		Shelterbelt/Timber								
1D	123.910	306,055		Accretion								
2D1				Waste								
2D	5.380	11,700		Other								
3D1	5.120	11,135		AG LAND TOTAL	326.550	668,605						
3D				Roads	8.130							
4D1	2.100	3,210		Farm Sites								
4D	11.640	17,810		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	8.130							

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)

Real Estate Transfer Statement

104

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 4 Day 16 Yr. 2021	4 Date of Deed Mo. 4 Day 8 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) RS AG Land, Inc., a Nebraska corporation Street or Other Mailing Address 504 Huron Dr. City Kearney, NE. 68847 Phone Number 308-440-9095 Email Address dwiebe@charter-title.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ag-Land Farms, Inc. a Nebraska corporation Street or Other Mailing Address 625 Nebraska Street P.O. Box 68 City Bladen State NE Zip Code 68928 Phone Number 402-705-1436 is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$51,748.00

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

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

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

18 Address of Property

19 Name and Address of Person to Whom Tax Statement Should be Sent
Ag-Land Farms, Inc. a Nebraska corporation
Same as #6

18a No address assigned 18b Vacant Land

20 Legal Description
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____	22	\$	51,748	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24	\$	51,748	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.

▶ <u>Ag-Land Farms, Inc. a Nebraska corporation</u> Print or Type Name of Grantee or Authorized Representative	402-705-1436 Phone Number
 Signature of Grantee or Authorized Representative	<u>Grantee or Authorized Representative</u> Title
	<u>April 16, 2021</u> Date

sign here

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 23 Yr. 2021	27 Value of Stamp or Exempt Number \$ 114.75	28 Recording Data By 2021, Pg 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 S00°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 S88°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 }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of April A.D., 20 21, at 2:20
o'clock P.M. Recorded in Book 2021
on Page 1038-1041
Louise Detsch County Clerk
28.00 YO Deputy
Ind Comp Assessor Carded

BK 2021. Pg 1038

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>4-23-21</u>
\$	<u>114.75</u> By <u>YO</u>

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 AG-LAND FARMS INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate legally described in Exhibit "A" attached hereto and incorporated by reference herein.

Grantor covenants with Grantee that Grantor:

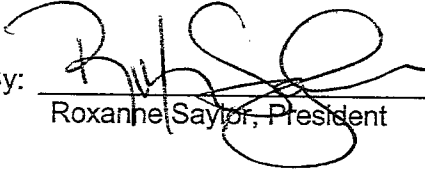
1. Is lawfully seized of such real estate and that it is free from liens and encumbrances, but subject to those Permitted Encumbrances identified in Exhibit "B" attached hereto and incorporated by reference herein;
2. Has legal power and lawful authority to convey the same; and
3. Warrants and will defend 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]

EXECUTED: April 8, 2021.

GRANTOR:

RS AG-LAND, INC., a Nebraska corporation

By: 
Roxanne Saylor, President

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

The foregoing instrument was acknowledged before me on 04-08-, 2021, by Roxanne Saylor, as President of RS Ag-Land, Inc., a Nebraska corporation, on behalf of the corporation.

Abdul Junagadhwala
Notary Public

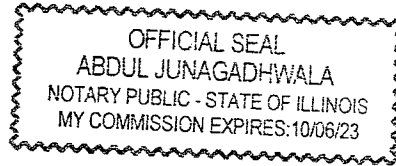


EXHIBIT "A"

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 S00°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 S88°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.

BK 2021, 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	4/23/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001911600	105	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	29	4	00000	1	000	8805
Land	Improvements	Total		Date of Sale Property Classification Code								
265,160		265,160		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	3.000	3,885						
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1	10.000	12,950						
3A				3G								
4A1				4G1								
4A				4G	9.000	8,190						
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1	7.000	17,325		Waste		9.000	1,800					
2D	58.000	126,150		Other								
3D1				AG LAND TOTAL		158.000	265,160					
3D				Roads		2.000						
4D1				Farm Sites								
4D	62.000	94,860		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL		2.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001911600	

(Continue on back)

Real Estate Transfer Statement

105

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 4 Day 23 Yr. 2021	4 Date of Deed Mo. 4 Day 23 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Corey Lammers and Ashtyn Lammers Street or Other Mailing Address 1010 University Ave City Hastings State NE Zip Code 68970 Phone Number (402) 469-9534 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark J. Keiser and Peggy O. Keiser; Kent E Kaiser and Laura Street or Other Mailing Address 602 W 14 St City Juniata State NE Zip Code 68955 Phone Number 402-461-6733 Email Address n/a	
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$325,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
160+-
The Southeast Quarter (SE1/4) of Section Twenty-nine (29), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	325,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	325,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: Mark J. KEISER Phone Number: 402-461-6733

Signature of Grantee or Authorized Representative: [Signature] Title: _____ Date: 4-23-21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 23 Yr. 2021	27 Value of Stamp or Exempt Number \$ 731.25	28 Recording Data BX 2021, Pg 1042

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1044	4/23/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000148700		106		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10045		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
830		22,735		23,565		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1915	Construction Date :
Floor:		Floor Sq. Ft. : 940	Floor Sq. Ft. :
Building Cost New:		Cost : 150,135	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000148700	

(Continue on back)

Real Estate Transfer Statement

106

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 4 Day 23 Yr. 2021		4 Date of Deed Mo. 4 Day 23 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gene B. Horne and Modesta O. Horne Street or Other Mailing Address 705 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lucas Slieter and Erin Slieter Street or Other Mailing Address 605 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number n/a Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Family Corp., Partnership, or LLC
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Grandparents and Grandchild
		<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self
		<input type="checkbox"/> Spouse	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? \$45,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

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

18 Address of Property 605 N Cherry St Red Cloud, NE 689870		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land	

20 Legal Description (Attach additional pages, if needed.)
Lots Ten (10), Eleven (11), and Twelve (12), Block Two (2), Radcliff ' s Addition to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$ 45,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 45,000.00

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

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

Lucas Slieter

sign here	Printer Type Name of Grantee or Authorized Representative Lucas Slieter	Grantee	Phone Number 4/ /2021
	Signature of Grantee or Authorized Representative	Title	Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 26 Yr. 21	27 Value of Stamp or Exempt Number \$ 101.25	28 Recording Data BK 2021, 1044	

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1053	4/22/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002400800	107	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	6	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
86,395		86,395		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	31.000		76,570	Accretion								
2D1				Waste								
2D	1.000		2,175	Other								
3D1				AG LAND TOTAL	37.000		86,395					
3D				Roads								
4D1				Farm Sites								
4D	5.000		7,650	Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL								

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

Comments from 002400800	Comments:
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(Continue on back)

Real Estate Transfer Statement

107

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 4 Day 22 Yr. 21
4 Date of Deed Mo. 4 Day 22 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print) Jerry J. Meyer, PR of Estate of Barbara A. Meyer
6 Grantee's Name, Address, and Telephone (Please Print) Jerry J. Meyer
City Cairo State NE Zip Code 68824
Phone Number (308) 485-4459
Email Address

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

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

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

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

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

14 What is the current market value of the real property? \$118,021 for full interest
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property Rural
19 Name and Address of Person to Whom the Tax Statement Should be Sent Jerry J. Meyer, PO Box 422, Cairo, NE 68824
18a No address assigned, 18b Vacant land

20 Legal Description 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 6th P.M., Webster County, NE

21 If agricultural, list total number of acres 37

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 0.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Denise D. Myers, #20500. Print or Type Name of Grantee or Authorized Representative. Signature of Grantee or Authorized Representative. Attorney at Law. Title. (308) 384-4440. Phone Number. 4/22/21. Date.

Register of Deed's Use Only. 26 Date Deed Recorded Mo. 4 Day 26 Yr. 21. 27 Value of Stamp or Exempt Number \$ Exempt # 15. 28 Recording Data BK 2021, Pg 1053. For Dept. Use Only

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1055	4/26/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000172200	108	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10130		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,110	33,000	34,110		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

		Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1976	Construction Date :	Construction Date :
Floor:	Floor Sq. Ft. : 1,344	Floor Sq. Ft. :	Floor Sq. Ft. :
Building Cost New:	Cost : 174,530	Cost :	Cost :
Single Family Style: 101	Residential Condition: 25	Commercial Occupancy Code:	
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:	
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000172200	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 04 Day 26 Yr. 2021
4 Date of Deed Mo. 04 Day 26 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Eric W. Brown and Lori J. Brown
6 Grantee's Name, Address, and Telephone (Please Print) Jason L. Van Nostrand
City Red Cloud State NE Zip Code 68970
Phone Number (402) 746-0615
Email Address N.A.

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

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

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

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

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

14 What is the current market value of the real property? \$75,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes, No \$ %

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

18 Address of Property: 940 N. Franklin St. Red Cloud, NE 68970
18a No address assigned, 18b Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent: See Grantee

20 Legal Description (Attach additional pages, if needed.)
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Stokes Subdivision, Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 75,000.00. Row 23: Was non-real property included in the purchase? \$. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 75,000.00

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Escrow Closing Agent

Register of Deed's Use Only
26 Date Deed Recorded Mo. 4 Day 27 Yr. 21
27 Value of Stamp or Exempt Number \$ 168.75
28 Recording Data BK 2021, Pg 1055
For Dept. Use Only

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/27/21
\$ 168.75 By AS

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

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

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

Warranty Deed

The Grantors, **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 Twelve (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;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed April 26, 2021.

Eric W. Brown
Eric W. Brown

Lori J. Brown
Lori J. Brown

STATE OF NEBRASKA }
COUNTY OF ADAMS } ss

On this 26th day of April, 2021, before me personally appeared **Eric W. Brown and Lori J. Brown.**

Danielle L. Kelley
Notary Public - *Danielle L. Kelley*

