Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	•	× 20	Sale	Date	20.00				Sc	hool D	isti	rict Code	e e					
91	20	21	107	0	3	/29	/2021	Base:	91-	0074	1		liated:				Unified:				
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	D	ate of S	ale Assess	ed V	alue		I	4133	SWEETERS OF STREET	Araban Street	9.0	00	arsen roketabeta	334	20010		000	0000			
Land		Imp	rovement	s l		" Т	otal			Date	of S	ale :	Proper	ty.	Classific	lassification Code					
2	,685	-	86,7	40.04 (C. 44)			89,450	Status		Property	operty Type Zoning Location						y Size	Parcel Size			
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est of the second secon		AGENTAGER DAN	uction Dat	9-56 C	nstructi			68		Cons	ructi	on Da	ate:								
			Floo	r: Flo	or Sq. I	Ft. :	1,4	06		Floor	Sq. I	-t.:									
		Buildin	g Cost Nev	v: Co	st:		189,4	10		Floor Sq. Ft. : Cost :											
Single Family	Style:	101		Re	sident	ial C	ondition: 3	0		Commercial Occupancy Code:											
(100) □ Mol	bile Hon	ne		(1	0) 🗆	W	om Out			Prim	Primary: Other1: Other2:										
(101) 🗷 One	e Story			(2	0) 🗆	Ba	dly Worn			Com	Commercial Construction Class: *** 5										
(102) 🗆 Two	o Story			(30) 🗷 Average						(1)		Fire	eproof St	тис	ctural Stee	l Frame	:				
(103) 🗆 Spli	it Level			(4	0) 🛘	Go	od			(2)		Rei	nforced	Co	ncrete Fra	me					
(104) 🗆 11/	2 Story			(5	0) 🗆	Ve	ry Good			(3)		Ma	sonry Be	ari	ng Walls						
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(106) □ Oth	er			17.5								Me	tal Fram	e ai	nd Walls						
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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.

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	29 21
WEBSTER - 91	Mo. 03 Day 29 Yr. 21 Mo. 03 Day	Yr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Rosaleen Gianakos, PR of Estate of Bradley Gianakos	Larry E. Giànákós and Rosaleen Gianakos	
Street or Other Mailing Address 210 North Payne St.	Street or Other Mailing Address 210 North Payne St.	77.0.1
City State Zip Code Blue Hill NE 68930	City State NE	Zip Code 68930
Phone Number (402) 429-6105	Phone Number (402) 429-6105 Is the grantee a 501(c)(3) organization of the grantee a 509(a) foundation of the grantee a 501(c)(3) organization of the grantee a 501(c)(3) organizatio	
Email Address glanakosir@gmail.com	Email Address gianakosIr@gmail.com	
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
	Property Type	(C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
	und Contract/Memo Partition Sheriff C pase Personal Rep. Trust/Trustee	Other
	ineral Quit Claim Warranty	
kind exchange (I.R.C. § 1031	Life Estate Sale Trust	sfer on Death ee to Beneficiary r (Explain)
11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No	12 Was real estate purchased for same use? (If No,	* * * * * * * * * * * * * * * * * * * *
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other and Grandchild Spouse	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and inte	erest rate.)
\$76,980	☐Yes	%
16 Does this conveyance divide a current parcel of land? ☐ Yes	17 Was transfer through a real estate agent or a title company? (If of the agent or title company contact.) Yes	f Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	
210 North Payne St., Blue Hill, NE 68930	Rosaleen Gianakos	
18a No address assigned 18b Vacant land	210 North Payne St., Blue Hill, NE 689	130
20 Legal Description (Attach additional pages, if needed.)		
Lots Three (3) and Four (4), Hawley's Subdivision of Lot Four (4), R follows: Commencing at a point 163 feet East of the Northwest commence West 107 feet; thence North 105 feet to the point of beginning	er of said Lot Three (3), thence East 107 feet; thence	
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?		1
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) $\ldots\ldots$		oloo
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement	n number 15 . In number and that it is, to the best of my knowledge and belief, true, compared to the second second contract the second second contract the second seco	plete, and
correct, and that I am duly authorized to sign this statement. Douglas L. Kerns, Attorney for PR Rosaleen Gianal	cos	(402) 464-5529
Print or Type Name of Grantee or Authorized Representative		Phone Number
here Signature of Grantee or Authorized Representative	Title	04/26/2021 Date
Register of Deed's Use O	niv	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 4 Day 29 Yr. 21 \$ Exempt # 15	BK 2021 /g 1070	
Nebraska Department of Revenue	Authorized by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)

BKacal, Pg 1070

State of Nebraska County of Webste	}ss.	
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o'clock_ W.	Recorded 11	Book 202
on Page 1070	1	County Clerk
Q 041 D .00	a	<u> Deputy</u>
IndComp	_Assessor	Carded

My Comm. Exp. August 1, 2023

DEED OF DISTRIBUTION

Rosaleen Gianakos, Personal Representative of the Estate of Bradley Gianakos, Deceased, in Case No. PR18-619, Grantor, conveys and releases to Grantees Larry E. Gianakos and Rosaleen Gianakos, husband and wife, as joint tenants and not as tenants in common, the Decedent's interest in the following described real estate as defined in Neb. Rev. Stat. § 76-201:

Decedent's undivided one-fourth remainder interest in and to part of Lots Three (3) and Four (4), Hawley's Subdivision of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet; thence South 105 feet; thence West 107 feet; thence North 105 feet to the point of beginning,

Grantor has determined that the Grantees are the persons entitled to distribution of the real estate from said estate, Grantor covenants (jointly or severally, if more than one) with Grantees that Grantor has legal power and lawful authority to convey and release the same.

IN WITNESS WHEREOF, Grantor has her	reunto signed this $\frac{29^{1/2}}{1}$ day of
March, 20 21.	Estate of Bradley Gianakos, Deceased, by:
	Lesalea Transko
	Rosaleen Gianakos, Personal Representative,
	Grantor
STATE OF NEBRASKA)	
COUNTY OF WWSter)ss	
	ed before me on the <u>A</u> day of <u>MUN</u> . nal Representative of the Estate of Bradley Gianakos.
GENERAL NOTARY - State of Nebraska MCKAYI A L. SYORODA	MHOUNG 1 Strong Notary Public

Residential & Commercial Sales Worksheet

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NEBRASKA

110

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer
	6 Grantee's Name, Address, and Telephone (Please Print)
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)
Donald G. and Diane A. Hoffman	l VanBeber Properties, LLC
Street or Other Mailing Address SYIN. JENALYSON ST.	Street or Other Mailing Address Will
City W State Zip Code Red Cloud NE 68970	City State & Zin Code
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes XI Yes, is the grantee a 509(a) foundation? Yes XI Yes XI
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	
(A) Status (B)	Property Type (C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Hom Mineral Interests-Producing Exempt
	nd Contract/Memo
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Auction Easement Gift	
✓ Yes No	✓ Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents Ex-spouse Parents and Cit 14 What is the current market value of the real property?	Partnership, or LLC Self Other
\$33,000	☐ 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 nam of the agent or title company contact.) Yes X N
18 Address of Property 442 N Jefferson St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a No address assigned 18b Vacant land	
 20 Legal Description (Attach additional pages, if needed.) The North Sixty feet (60') of Lot B in Subdivision of A Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 	Annex Lot Twelve (12), in the City of Red Cloud,
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	\$
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) \ldots	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. Merna C. Van Beber, Member, Van Beber Properties	nt and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Bepresentative	Phone Number
sign New C. Van Seber	Grantee 5/ 2/2021
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Or	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 3 Yr. 21 \$ 33.75	10x 2021 VQ 1044
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327

State of Nebraska 355.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of NAV A.D., 20 2), at 8.48 o'clock A.M. Recorded in Book 200 on Page 1094 County Clerk 10.00 Logo Assessor Carded

BK 2021, Pg 1094

	A DOC	CUMENTARY TAX
Date 5-3	<u>3-21</u>	
\$ 33.75	By_	VD

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

WARRANTY DEED

Donald G. Hoffman and Diane A. Hoffman, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Van Beber Properties, LLC., a Colorado limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Sixty feet (60') of Lot B in Subdivision of Annex Lot Twelve (12), in 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 29, 2021.

Donald G. Hoffman

Diane A Hoffman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 29, 2021 by Donald G. Hoffman and Diane A. Hoffman, husband and wife.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Pag	e			Sale	e Date					School District Code												
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(102) 🗆 Tw	o Story		=	(30)	*	rerage				(1) ☐ Fireproof Structural Steel Frame														
(103) 🗆 Spl	it Level			(40)		Go	ood					(2)		Re	info	orced C	onc	rete Fra	me					
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Real Estate Transfer Statement

• To be filed with the Register of Deeds. • If additional space is needed, add an a	attachment and identify the applicable item number.
	attement 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. 5 Day 2 Yr. 2021 Mo. 5 Day 2 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seiler) Donald Witte, Kelly Witte and Barbara Crumley	Grantee's Name (Buyer) Van Beber Properties, LLC
Street or Other Mailing Address 746 County Road 12 Blvd	Street or Other Mailing Address Clarent Colon C
	8057 (NOOL9) CO 60631
Phone Number (402) 719-5644	(308) 832-7200 If Yes, is the grantee a 509(a) foundation? Yes
Email Address NA	Email Address NA
7 Property Classification Number. Check one box in categories A and B. Che	
(A) Status	(B) Property Type (C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural	
Ommercial Recreational	
8 Type of Deed Conservator Distribution Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim V Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange	Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Gift ☐ Life Estate ✔ Sale ☐ Trustee to Beneficiary ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended user) Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and benefici	siary 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 Grandp	parents and Grandchild Spouse
Ex-spouse Parents	s and Child Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$33,000	▼ Yes
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the nar 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
426 NorthJefferson, Red Cloud, NE 68970	Grantee
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
The South 62 feet of the North 122 feet of Block	k B, also known as Lot B, in Subdivision of Annex Lot
Twelve (12), in 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	
23 Was non-real property included in the purchase?	35,000.00
✓ Yes No (If Yes, enter dollar amount and attach itemized list. 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	S
25 If this transfer is exempt from the documentary stamp tax, list the exe	
	statement and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.	And the control of th
Merrer C. Van Beleer	<u> </u>
 Print or Type Name of Grantee or Authorized Representative 	Phone Number

Grantee

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

Nebraska Department of Revenue

. Day

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

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

05/04/2021

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

Date

For Dept. Use Only

State of Nebraska Sss. County of Webster

BY 2021, Pg 1095

NEBRASK/	TAMP T	AX.	'
Date5-	3-a1	110	
\$ 74.20	By		

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

WARRANTY DEED

Donald Witte and Kelly Witte, husband and wife, and Barbara Jane Crumley, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Van Beber Properties, LLC., a Colorado limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 62 feet of the North 122 feet of Block B, also known as Lot B, in Subdivision of Annex Lot Twelve (12), in 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.

Donald Witte Kelly Witte

Barbara Jane Crumley, by Kelly Sue Witte, her Attorney in-Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss

The foregoing instrument was acknowledged before me on May _____ 2021 by Donald Witte and Kelly Witte, husband and wife, and Kelly Sue Witte, and by Kelly Sue Witte, as Attorney-in-Fact for Barbara Jane Crumley, a single person.

GENERAL NOTARY - State of Nebrasica DON E. THEOBALD My Comm. Exp. October 28, 2024

Executed May _______2021.

Votary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok .	Page		Sale	Date	entite to	MPs if			S	cho	ol Dist	ric	t Code		lor de la la		a, vieu	
91	20	21	1103		4/29	/2021	Base: S	91-	000	02	Aff	iliate	ed:			Unif				
Location	\mathbf{D}	Sale	Number	Usea	abilit y	& Code#						Pa	rcel N	um	ber					
0019190	000		112	1	L		GeoCde	GeoCde Twn Rng S		Se	ect Qrt		Subdiv		Area	Blk	F	arcel		
	, D	ate of S	ale Assessed	Value	Park I		4371	2	2	11	3	5	0	00	000		000	9	110	
Land		Imp	provements		To	otal	Andrea de Company		Da	te of	Sale	Pro	perty	Cla	assific	ition (ode	100	Desires Program	
15	,000		72,855		-	87,855	Status		Prop	erty Ty	pe	Zoning		\mathbf{r}	Location		City Size		Parcel Size	
		Irrigat	tion Type:				A) 1	E	3)	01		C)	5	D) 2	E)	0	F)	3	
LCG			ACRES:		VAL	UE:		LC	'G				ACR	ES:			VAL	UE:		
IRRIGATE	D 1A1									VD 10										
	1.A				-					1	lG									
	2A1	-								20	G1									
	2A	L								2	2G									
	3A1									30	31									
	3A	L								3	3G									
	4A1									40	31									
	4A									4	IG									
DRYLANI) IDI						5	Shelt	erbel	t/Timb	er									
	1D								P	Accretic	on									
	2D1		<u></u>							Was	ste									
	2D					114				Oth										
	3D1						AG L	AN.	DΤ	OTA	\mathbf{L}									
	3D		•							Roa	ds									
	4D1			ļ					Fa	ırm Sit	es									
	4D			\$ 58000000000	NEW CONTRACTOR				Но	me Sit	es			0.6	610			15,	000	
		Carlotte NA			26:	4			Re	ecreation	on									
	wellings		e de la company	4007		54,585				Oth										
Outl	ouildings					18,270	Nor	ı-A	GΤ	OTA	\mathbf{L}		(0.6	610			15,	000	
A .	A 7.	,		•																

O THE PART OF THE			7371	
Outbuildings	18,270	Non-AG TOTAL	0.610	15,000
Assessor's Adjustment to Sale Price (+ or -):	Total Re	ecapture Value:	1
Assessor Comments and Reason for Adjustme	ent:			., <u>., ., </u>
WD				
				-
·	,,,,,			
Comments from		Comments:		
001919000				
				(Continue on back)
				PAT 96-106-99



Real Estate Transfer Statement
• To be filed with the Register of Deeds. • Read instructions on reverse side. Good Life, Great Service.

DEPARTMENT OF REVENUE	• it additional space is	needed, add an attach	ment and identify the ap	plicable item number.	
	The deed will not be recorde	ed unless this statemen			
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of De	
	WEBSTER - 91		Mo. 04 Day 29		Day28Yr2021
5 Grantor's Name, Addre Grantor's Name (Seller)	ess, and Telephone (Please Print)			s, and Telephone (Please P	rint)
	F/K/A Lolly M. Fimbrez		Grantee's Name (Buyer) Benita Mitchem		
Street or Other Mailing Ac 11 E. Bell Rd, Apt	idress £ 209		Street or Other Mailing Add 1146 Road GH		
City Phoenix	State AZ	Zip Code 85022	City Red Cloud	State NE	Zip Code 68970
Phone Number 209	606-9696		Phone Number 512-468-08(d)	Is the grantee a 501(c)(3) o If Yes, is the grantee a 509(
Email Address N.A.			Email Address N.A.		
7 Property Classificatio	n Number. Check one box in cate	gories A and B. Check C i	f property is also a mobile h	ome.	
(A) Status		(B) Property Type		(C)
✓ Improved		ndustrial	Mineral Interests-Nonprod		essed Mobile Home
Unimproved OLL		gricultural lecreational	Mineral Interests-Producin	g Exempt	
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo Partit	tion Sheriff	Other
= =====================================	Corrective Death Certificate – Transfer on Deatl			onal Rep. Trust/Trustee	
Was transfer part of	IRS like- 10 Type of Transfer		losure Irrevocable Trust	Revocable Trust	Transfer on Death
kind exchange (I.R.C Exchange) by buyer or	Seller? Auction	Easement Gift	Life Estate	☑ Sale	Trustee to Beneficiary
Buyer Sel	ller ✓ No Court Decree		or Trust Partition	Satisfaction of Contract	Other (Explain)
11 Was ownership transfer ✓ Yes No	red in full? (If No, explain the division	n.)	12 Was real e	estate purchased for same use NoNo	e? (If No, state the intended use.)
13 Was the transfer between	en relatives, or if to a trustee, are the	e trustor and beneficiary rela	atives? (If Yes, check the appro	opriate box.)	
Yes ✓ No	Aunt or Uncle to Niece or N	. =	. =	elf	Other
	Brothers and Sisters	= :	=	pouse	
14 What is the	Ex-spouse	Parents and C		tep-parent and Step-child	
\$80,000	ket value of the real property?			med? (If Yes, state the amoun	•
	ivide a current parcel of land?		Yes ✓ No	eal estate agent or a title com	npany? (If Yes, include the name
Yes No	parasi or taraz		of the agent or title comp	pany contact.) Yes Ada	ms Land Title Co No
18 Address of Property			19 Name and Address of Pe	erson to Whom the Tax Stater	ment Should be Sent
1146 Road GH Red Cloud, NE 6897	n		See Grantee		
18a No address assign					
	h additional pages, if needed.)				
		(40) =1	/4.45 T	j mpo j v	
	Eight (8), Nine (9), T				
reiser's Additio	on to Red Cloud, We	bster County, No	ebraska, accordin	g to the recorded	l plat thereof.
21 If agricultural, list total nu	umber of acres transferred in this tra	ansaction			
22 Total purchase price	, including any liabilities assum	ed		22 \$	20,000,00
23 Was non-real property	y included in the purchase?			 \$	80,000,00
Yes 🗸 No (If	Yes, enter dollar amount and a	tach itemized list.) (see	instructions)	23	
24 Adjusted purchase p	rice paid for real estate (line 22	minus line 23)		\$ 24	80,000,00
25 If this transfer is exer	mpt from the documentary stan	np tax, list the exemption	number		
Under correct, and	penalties of law, I declare that I it that I am duly authorized to sign this	have examined this statements statement	nt and that it is, to the best o	f my knowledge and belief, tr	rue, complete, and
	L. Kelley	- James rotte			(402) 463-4198
Sign Print on Type	Name of Grantee or Authorized Re	epresentative			Phone Number
sign (mille XX	eller	Escrow (Closing Agent	04-29-2021
here Gignature of	Grantee or Authorized Representa	tive T	Title		Date
	Rec	gister of Deed's Use Or	ıly		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp o	r Exempt Number	28 Recording Data	0 .	
Mo. 5 Day 3	Yr. 21 \$ 180.	<u> </u>	BK agai	Ka 1102	
ebraska Department of Revenue	e Por Supercodes 66 060 0000 0 0 0000		· ·	Authorized by	Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Index	NEBRASKA DOCUM	
Computer Assessor	·	X State of Nobracka 3
Carded	Date: 05/0	County of Webster
	\$ 180.00 By	numerical index and filed for record in the Clerk's office of said county this 03 day of May A.D., 2021, at 09:17 o'clock AM. Recorded in Book 2021 on Page 1103
		Fee: \$10.00 By: AS Deputy Electronically Recorded
	Return To: Adams Land Title Company, P.O. Box 1347, Hastin	
	Warranty Dee	∤d
	The Grantor, ERICA M. FIMBREZ F/K/A LOLLY M.	. FIMBREZ, A SINGLE PERSON, in
	consideration of One Dollar and other valuable conside	ration, the receipt of which is hereby
	acknowledged, conveys to BENITA MITCHEM, A SING	LE PERSON, whether one or more, the
	following described real estate (as described in Neb. Stat. 76-20 Lot Seven (7), Eight (8), Nine (9), Ten (10), Elever (13), Block Three (3), Yeiser's Addition to Red Claraccording to the recorded plat thereof.	n (11), Twelve (12) and Thirteen
	GRANTOR covenants with GRANTEE that GRANTOR:	·
	 is lawfully seized of such real estate and that it is free from reservations, covenants and restrictions of record and assessments; has legal power and lawful authority to convey the same; 	
	(3) warrants and will defend title to the real estate against the Executed $\frac{4/28}{}$.2021.	lawful claims of all persons.
	STATE OF NEBRASKA STATE OF NEBRASKA SS SS SS	h Jen abrez f/k/a Lolly M. Fimbrez
	COUNTY OF MONOPOL	The land of the la
	On this 28 day of 101, 2021, before m f/k/a Lolly M. Fimbrez.	ne personally appeared Erica M. Fimbrez
T _{etra}	Notary Public	<i>F</i> ₩

ANALYSA TRUETT

11-lary Publir - State of Arizona
MARICOPA COUNTY
Commercin & 569724
Explace Outober 13, 2024

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Pa	ge	Sal	e Date			94.58F	- Sc	hool D	istr	ict Code	e i Menis	ile. Mire		
91	20	21	11:	13	4/28	3/2021	Base: 91-0074 Affiliated: Unified:										
Location	ID	Sale	Numbe	r .	Useability	& Code#	Parcel Number									e de la companya de l	en activity
0016012	01		113		1		GeoCde	Twn	Rng	Sec	Qr		Subdiv	Area	Blk	P	arcel
An Aug	., D	ate of S	ale Asse	ssed V	alue		0000	3	10	4	0	(0000	1	000	0	000
Land	1.5	Imp	roveme	nts ,	Т	otal	Date of Sale Property Classification Code										
				193,545	Status		perty Ty	тре	Zonin	3	Location	Ci	y Size	Par	cel Size		
		Irrigat	ion Type	: NO	IRRIGA	TION	A) 2	B)	05	100000000000000000000000000000000000000	c) 5		D) 3	E)	0	F)	9
LCG			ACRES:		VA	LUE:		LCG			A(RE	S:		VAL	UE:	esi.
IRRIGATE					and the second second second			RASSLA		4			.160	100000			545
	1A					, ,, ,,				1G		21	.760		28,	180	
	2A1								2	Gl		75	.540			97,	820
	2A								:	2G							
	3A1								30	G1							
	3A									3G							
	4A1								40	G1							
	4A									4G							
DRYLAND) 1D1				-		1	Shelterb	elt/Timl	ber							
	1D	 							Accreti	on							
	2D1	-							Wa								
	2D				•••				Otl			4 -					
	3D1						AG I	AND '					.460	i esta presidi			545
	3D								Roa				.880	445,4	· ic dis		7 40
	4D1								arm Si						·		
	4D								ome Si								
	11'							1	Recreati	_							
	wellings mildings						No	n-AG	Ott FOTA			2	.880				
Outo		tree of the	CHS CO.	Sister (A)			110	II-AG	IOIA	Ш			.000	w			

Outbuildings	Non-AG TOTAL 3.880
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
SURVIVORSHIP WD	
Comments from	Comments:
001601201	
·	
	(Continue on back)
	PAT 96-106-99

Good Life. Great Service.

Real Estate Transfer Statement

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

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

FORM 521

The deed will no	ot be recorded unless this statemer	nt is signed and items 1-25 are accurately	completed.							
	2 County Number		4 Date of Deed							
Webster	91	Mo. <u>4</u> Day <u>28</u> Yr. <u>2021</u>	Mo 4 Day _ 27 Yr 2021							
5 Grantor's Name, Address, and Telepho	ne (Please Print)	6 Grantee's Name, Address, and Telephor	ne (Please Print)							
Grantor's Name (Seller) Philip A. Trausch and Thomas J. Trausch	ch	Grantee's Name (Buyer) Kevin J. Bonifas and Kimberly D. Bonif	as. husband and wife							
Street or Other Mailing Address	511	Street or Other Mailing Address								
8575 West Sundown Road		10300 S. Prosser Ave.	State Zip Code							
City Roseland	State Zip Code NE 68973	Roseland, NE. 68973								
Phone Number		Phone Number Is the grantee a 501(402-469-9241 If Yes, is the grantee	(c)(3) organization? Yes No a 509(a) foundation? Yes No							
402-469-7314 Email Address		Email Address								
dwiebe@charter-title.net		dwiebe@charter-title.net								
7 Property Classification Number. Check one		Property Type	(C)							
(A) Status			State Assessed							
☐ Improved ☐ Single Family ☐ Multi-Family ☐ Commercial	Industrial Agricultural Recreational		Exempt							
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - Tra	Easement Lea	neral Quit Claim Warra	Trustee nty							
exchange? (I.R.C. § 1031	Auction Easement Gift	closure	Trustee to Beneficiary							
11 Was ownership transferred in full? (If No, exp	olain the division.)	12 Was real estate purchased for sa	me use? (If No, state the intended use.)							
13 Was the transfer between relatives, or if to a	trustee, are the trustor and beneficiary relat	ives? (If Yes, check the appropriate box.)								
		Partnership, or LLC Self	Other							
☐ Brothers and ☐ Ex-spouse	d Sisters Grandparents Parents and C	and Grandchild Spouse hild Step-parent and Step-ch	nild							
14 What is the current market value of the real \$325,400.00		15 Was the mortgage assumed? (If Yes, state the								
16 Does this conveyance divide a current parcel Yes No	of land?	17 Was transfer through a real estate agent or a								
18 Address of Property		19 Name and Address of Person to Whom Tax S Kevin J. Bonifas and Kimberly D. Bonifa	tatement Should be Sent							
		Same as #6								
18a No address assigned 18b ☐	Vacant Land									
20 Legal Description The Southeast Quarter (SE1/4) of Secti way.	on 4, Township 3 North, Range 10 \	West of the 6th P.M., Webster County, Ne	ebraska, EXCEPT railroad right of							
21 If agricultural, list total number of acres	·									
22 Total purchase price, including any lial	oilities assumed		\$ 325,400 00							
		ter dollar amount and attach itemized list.)	23 \$ 325,400,00							
24 Adjusted purchase price paid for real e 25 If this transfer is exempt from the docu			325,400 00							
	eclare that I have examined this statement	and that it is, to the best of my knowledge and belie	ef, true, complete, and							
•	y D. Bonifas, husband and wife		402-469-9241							
Print or Type Name of Grante	e or Authorized Representative		Phone Number							
sign XXX		Grantee or Authorized Representative	April 28, 2021							
here Signature of Grantee of Author	orized Representative	Title	Date							
	Register of Deed	is' Use Only	For Dept. Use Only							
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. <u>5</u> Day <u>3</u> Yr. <u>21</u>	\$ 733.50	BK 2021, tg 1113								
Nebraska Department of Revenue	9-2008 Rev. 6-2019	Authorized by	/ Neb. Rev. Stat. §§ 76-214, 77-1327 (2) RQ 0109							

BK2021, fg 1113

State of Nebraska Ss.
County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of May A.D., 201, at 1.03 o'clock D.M. Recorded in Book 202 on Rage 1113 - 1114 County Clerk Deputy Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-3-21
\$ 733-50 By AA

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

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT

Philip A. Trausch and Teresa Trausch, husband and wife, and Thomas J. Trausch, a single person, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto

Kevin J. Bonifas and Kimberly D. Bonifas, husband and wife, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

The Southeast Quarter (SE1/4) of Section 4, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT railroad right of way.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

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

Executed this 27 day of April, 2021.

Philip A. Trausch

Teresa Trausch

Thomas J. Tausch

BK 2021, Pg 1114

STATE OF Nebraska COUNTY OF Adams

The foregoing instrument was acknowledged before me this 27 day of April, 2021 by Philip A. Trausch and Teresa Trausch, husband and wife, and Thomas J. Trausch, a single person.

Notary Public

Sava A. Schutte

Seneral Notary - State of Nebraska SARA A. SCHUTTE My Comm. Exp. Oct. 20, 2022.

Residential & Commercial Sales Worksheet

Cnty No.	В	ook 📜	Pa	ge,		Sal	e Date		School District Cod								le					
91	20	21	112	22			/2021	Base:	91-	0074	4		iated:				ed:					
Location	ID .	Sale	Numbe	r.	Usea	bility	& Code#	14.25 m					Parcel l	Number								
0008032	200		114		1			GeoCde	Tw	vn I	Rng	Sect	Qrt	Subdiv	Are	a	Blk	Pa	arcel			
	D	ate of S	ale Asse:	ssed V	alue		ne skia	4373				00	0	50005	5		012	00	000			
Land		Imp	roveme	nts		T	otal	Marie Constitution		Date	e of S	ale l	Propert	catio	n C	ode						
	875		3,	635			4,510	Status	Status Property Ty			ty Type Zoning Locat				City	Size	Parc	el Size			
Assessor Lo	cation	COWL	ES (C	OW)				A) 1	3)	01		C) 1	D) 1	E	9	8	F)	4				
							Residential	Tables (inc. 4)			C C			Comme	rcial							
	Multiple Improvements					Improv	vements.:			Multiple. Improvements. :												
Construction Date					onstruc	tion Da	te: 18	80		Con	struct	ion Da	ite:									
			Flo	or: Fl	oor Sq.	Ft.:	9	12		Floo	or Sq.	Ft.:			·							
100	Charles Nation	Buildin	ig Cost N	ew: C	ost:		90,9	35		Cos	st:											
Single Family	Style:	101		R	esider	ıtial C	ondition: 1	0		Cor	mmei	rcial (Occupan	cy Code:	10 May 52		4	*2				
(100) 🗆 Mo	bile Hor	ne			10) 🗷	l W	orn Out				mary:			ther1:			ther2:					
(101) 🗷 One	e Story			(2	20) 🗆	l Ba	dly Worn			Commercial Construction Class:												
(102) 🗆 Two	o Story			(3	(30) Average					(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spl	it Level			(4	(40) □ Good					(2)) 🛮	Rei	nforced (Concrete F	rame							
(104) 🗆 1 1/	2 Story			(5	50) 🗆	l Ve	ry Good			(3)) 🗆	Mas	onry Bea	ring Walls	3							
(111) 🗆 Bi-l	Level			(6	(60) ☐ Excellent) 🗆	Wo	od or Ste	el Framed	Ext. V	Vall	s					
(106) 🗆 Oth	er			7) 🗆	Met	al Frame	and Walls								
Townhouse or	r Duple:	x Style:		R	esider	tial Q	uality: 30		大学	(6) 🗆 Pole Frame												
(301) 🗆 One	e Story			(1	(10) □ Low					Cost Rank: Condition:												
(302) 🗆 Two	o Story			(2	20) 🗆	Fa	ir			(10) 🗆	Lov	7		(10)		Worn	Out				
(307) 🗆 11/	2 Story			(3	30) 压	Av	erage		(20)			Ave	rage		(20)		Badly	Worn	,			
(308) □ Spli	it Level			(4	40) 🗆	Go	ood		(30)				ve Avera	ge_	(30)		Averag	ge				
(309) 🛘 21/	2 Story			(5	50) 🗆	Ve	ry Good		(40)			Hig	1		(40)		Good					
(304) □ One	Story I	Duplex		(6	60) 🗆	Ex	cellent		19 C 4 A 8 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C						(50)		Very C	lood				
(305) 🗆 Two	Story I	Duplex	E' 12 - 14 - 14 - 14 - 14 - 14 - 14 - 14 -							2.5					(60)		Excelle	ent				
Assessor's	Adju	stment	to Sale	e Pric	ce (+	or -)):															
Assessor Co	mment	ts and R	eason fo	r Adj	ustme	nt:				,),**				
PERSON	AL RE	P DEF	D.																			
	•																					
Comments f								(Com	ments	s:											
0000032	400																					
	<u></u>																					
																	-					
																	(Conti	nue on	back)			

Real Estate Transfer Statement

FORM

Good Life. Great Service.

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

The deed will not be recorded unless this statement	ent is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	70 21
WEBSTER - 91		Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Sandra Larkey, PR Est. Teddy A. Morrow	Thomas Sutton, SR.	
Street or Other Mailing Address PO Box 93	Street or Other Mailing Address 478 3rd Street	
Guide Rock State Zip Code 68942	The state of the s	Zip Code 68930
Phone Number (402) 257-2037	Phone Number Is the grantee a 501(c)(3) organiz If Yes, is the grantee a 509(a) fou	
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.	
	B) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural IOLL. Commercial Recreational	Mineral Interests-Producing Exempt	
	and Contract/Memo Partition Sheriff	Other
	.ease	
kind exchange (LB C § 1031		ansfer on Death
Exchange) by buyer or seller?		ustee to Beneficiary
Buyer Seller V No Court Decree Exchange Gra 11 Was ownership transferred in full? (If No, explain the division.)	ntor Trust Partition Satisfaction of Contract O 12 Was real estate purchased for same use? (If I	ther (Explain)
✓ Yes No	Yes Z No	vo, state the interrece does,
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		
	, Partnership, or LLC Self Oth	er
Brothers and Sisters Grandparent Ex-spouse Parents and	s and Grandchild	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate)
\$5,420	Yes No \$	%
16 Does this conveyance divide a current parcel of land? ☐ Yes	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)	? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	
201 Cowles Main Street Blue Hill, NE 68930	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14,and 15, Bloc Nebraska	k 12, Original Town of Cowles, Webste	r County,
21 If agricultural, list total number of acres transferred in this transaction	•	
22 Total purchase price, including any liabilities assumed	22 \$	
23 Was non-real property included in the purchase?	22	0'00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	e instructions)	.i
24 Adjusted purchase price paid for real estate (line 22 minus line 23) \dots	24	7)00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	on number	
Under penalties of law, I declare that I have examined this staten	nent and that it is, to the best of my knowledge and belief, true, or	omplete, and
correct, and that I am duly authorized to sign this statement. Thomas Sutton, Sr.		4077577731
Sign Print or Types Name of Grantee or Authorized Representative	0 /	Phone Number
	Grantee	_ 04/29/2021
here Signature of Grantee or Authorized Representative	Title	Date v (
Register of Deed's Use (For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 4 Yr. 21 \$ 13.50	28 Recording Data	
Mo Day	BK 2021, 14 1122	Rev Stat 88 76-214 77-1327(2)

BKacal, fg 1122

State of Nebraska Ss.

County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this day of May A.D., 2021, at 11:31 o'clock as M. Recorded in Book 2021 on Page 1122 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-4-21
\$ 13.50 By (1)

Prepared by: Theobald Law Office, P O Box 423, Red Cloud, NE 68970:

PERSONAL REPRESENTATIVE'S DEED

Sandra Larkey, Personal Representative of the Estate of Teddy A. Morrow, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Grantor, for no consideration received from Grantee, Thomas Sutton, Sr., conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), Block Twelve (12), Original Town of Cowles, Webster County, Nebraska.

Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey and release the same.

Executed April <u>29</u>, 2021.

Sandra Larkey, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS:

The foregoing instrument was acknowledged before me on April 29, 2021 by Sandra Larkey, Personal Representative of the Estate of Teddy A. Morrow, Deceased.

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

Votary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok :	Page	Sal	e Date	*	a di Maria		S	cho	ol Dis	trict C	ode		i in in in		
91	20	21	1123	5/4	/2021	Base:	65-00	11	Aff	iliat	ed:			Unif	ied:		
Location	ID.	Sale	Number	Useability	& Code#					Pa	rcel N	vumbe	r				Najo Glada
0010003	301		115	1		GeoCde	Twn	Rng	Se	ct	Qrt	Subd	iv	Area	Bik	Pa	ircel
	D	ate of S	ale Assessed	Value 💮		0000 1 9					0	000	00	1	00	000	
Land		Imp	rovements	T	otal		D	ate of	Sale	Pr	operty	Class	ifica	tion (
594	,925	e vegavite eggite igeneraci c	ering i da dari kari kari na da		594,925	Status	Pro	perty Ty	уре	z	oning	Loc	ation	Cit	y Size	Parc	el Siz
100 m		Irrigat	ion Type: PI	VOT / W	ELL	A) 2	B)	05	. 719 7990	C)	5	D)	3	E)	0	F)	9
LCG ACRES:				VAI	JUE:	1.15	LCG	a d		State Control	ACR	ES:			VAL	U E:	
IRRIGATE		T	2.510		11,495	GI	RASSLA	ND 1	G1	475 <u>, x 19, 34</u>		0.08	0		200,100		105
	1A		33.360	:	152,790				1G								
	2A1		29.710		136,070			2	G1								
	2A		12.780		55,845				2G								
	3A1		12.960		55,210			3	G1			0.10	0				130
	3A								3G								
	4A1		14.790		62,560			4	Gl								
	4A		24.990	•	105,710				4G						•		
DRYLANI) 1D1						Shelterb	elt/Timl	ber								
	1D	<u> </u>	1.160		2,865			Accreti	ion		-						
	2D1	-	1.090		2,700			Wa	ste		1	4.43	0			2,	885
	2D	 	1.300		2,830			Otl									
	3D1	 	0.330		720	AG I	AND '		-			1.56		Property Control	eo nederal areas.	94,	e constant
	3D	 					-	Roa				1.65	0				
<u> </u>	4D1		1 070		2 010			Farm Si									
	4D		1.970		3,010			ome Si	-+-		•						
	11						<u> </u>	Recreati	_								
	wellings ouildings					No	n-AG	Otl				1.65	0				
			and the second second			110.		1018	<u></u>								

Octobilitings	Null-AG TOTAL 1.050
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001000301	
	(Continue on back)
	PAT 96-106-99

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

115

FORM 521

Good Life. Great Service.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately		
	ate of Deed	04 Yr. 2021
	 	Yr
Grantor's Name (Seller) Grantor's Name (Seller)		
David and Louise Petsch David & Sherry Gebers, Steven &	& Diane Gel	oers. trustees
Street or Other Mailing Address 655 Rd 2500 Street or Other Mailing Address 4061 Rd M		
City State Zip Code City Guide Rock NE 68942 Nora	State NE	Zip Code 68961
Phone Number Is the grantee a 50 If Yes, is the grantee a		
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)
	State Assessed	Mobile Home
	Exempt	
IOLL Commercial Recreational Recreational	riff \Box	Other
	t/Trustee	Outer
Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warn		
9 Was the property purchased as not see an ISS like kind purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust	Tra	nsfer on Death
part of an IRS like-kind exchange?	☐ Tru	stee to Beneficiary
Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of C		ner (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes	same use? (If N	o, 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 Family Corp., Partnership, or LLC Self	Othe	r
Brothers and Sisters Grandparents and Grandchild Spouse		
Ex-spouse Parents and Child Step-parent and Step		
14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the current market value of the real property?	he amount and ir	-
\$850,000	a title company?	/If Yes, include the name
✓ Yes No of the agent or title company contact.)	Yes Agri Affilia	tes No
18 Address of Property 19 Name and Address of Person to Whom the T	Tax Statement Sh	ould be Sent
NE 1/4 of 2-1-9, except home tract and highway Guide Rock, NE 68942 Same as grantee(s)		
18a No address assigned 18b Vacant land		
20 Legal Description		
See attached		
21 If agricultural, list total number of acres153 +/		
22 Total purchase price, including any liabilities assumed	22 \$	875,000,00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)	23 \$	25,000,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	850,000,00
24 Adjusted paroritise prince paid for real estate (line 22 trishles line 25)		333,533
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	d belief been see	
correct, and that I am duly authorized to sign this statement.	u bellei, irue, coi	ripiete, and
Kory J McCracken		(402) 746-3613
Sign Print or Type Name of Grantee of Authorized Representative Attorney		Phone Number 05/04/2021
here Signature of Grantee or Authorized Representative Title	· · · · · · · · · · · · · · · · · · ·	Date
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data		. or petr ose only
Mo. 5 Day 4 Yr. 21 \$ 1912.50 BK 2021 Pa 1/23	3	
		ev. Stat. §§ 76-214, 77-1327(2)

The Northeast Quarter (NE½) of Section Two (2), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway by deed recorded in Book 29, page 616, AND EXCEPT the building site described as follows: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (EAST ½ CORNER; NE½) AND BEING THE POINT OF BEGINNING, THENCE N00°27′16″E (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE½) A DISTANCE OF 448.97 FEET; THENCE N89°32′44″W PERPENDICULAR TO SAID EAST LINE A DISTANCE OF 33.00 FEET; THENCE N86°48′00″W A DISTANCE OF 365.86 FEET; THENCE S06°13′46″W A DISTANCE OF 248.46 FEET; THENCE S80°50′18″W A DISTANCE OF 217.64 FEET; THENCE S03°15′40″W A DISTANCE OF 189.80 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE½); THENCE N89°52′02″E ON SAID SOUTH LINE A DISTANCE OF 647.35 FEET TO THE POINT OF BEGINNING, CONTAINING 5.435 ACRES MORE OR LESS OF WHICH 0.34 ACRES IS BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

State of Nebraska \$55. County of Webster \$55.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of May A.D., 20 1, at 2.06 o'clock M. Recorded in Book 202 on Page 1123

Auric County Clerk Deputy ind Comp Assessor Carded

BK2021, Pg 1123

- 8	
	NEBRASKA DOCUMENTARY
	STAMP TAX.
	Date
	\$ 1912.50 By as

WARRANTY DEED

David A. Petsch & Louise A. Petsch, husband and wife, GRANTORS, in consideration of EIGHT HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$875,000.00) receipt of which is hereby acknowledged, convey to Steven K. Gebers and Diane K. Gebers, Co-Trustees of the Steven K. Gebers and Diane K. Gebers Revocable Trust dated April 24, 2013, an undivided one-half interest; and David L. Gebers and Sherry Gebers, Co-Trustees of the David L. Gebers and Sherry Gebers Revocable Trust dated May 23, 2013, an undivided one-half interest, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE¼) of Section Two (2), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway by deed recorded in Book 29, page 616, AND EXCEPT the building site described as follows: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (EAST ¼ CORNER; NE¼) AND BEING THE POINT OF BEGINNING, THENCE N00°27′16″E (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE¼) A DISTANCE OF 448.97 FEET; THENCE N89°32′44″W PERPENDICULAR TO SAID EAST LINE A DISTANCE OF 33.00 FEET; THENCE N86°48′00″W A DISTANCE OF 365.86 FEET; THENCE S06°13′46″W A DISTANCE OF 248.46 FEET; THENCE S80°50′18″W A DISTANCE OF 217.64 FEET; THENCE S03°15′40″W A DISTANCE OF 189.80 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE¼); THENCE N89°52′02″E ON SAID SOUTH LINE A DISTANCE OF 647.35 FEET TO THE POINT OF BEGINNING, CONTAINING 5.435 ACRES MORE OR LESS OF WHICH 0.34 ACRES IS BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

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 May $\frac{4}{}$, 2021.

David A. Petsch

Louise A Petsch

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May ______, 2021, by David A. Petsch & Louise A. Petsch, husband and wife.

Comm. expires



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ook	Page		S	ale Date	4,0000				1 5 g									
91	20	21	1132		4/	30/2021	Base:	91-	0002	2 .	Affi	iliated:			U					
Location	I D -	Sale	Number	Ū	seabil	ity & Code#						Parce	١N	umber						
0001426	500		116		1		GeoCde	Tv	vn F	Rng	Se	ct Qri	1	Subdiv	Are	a	Blk	Pa	arcel	
	D	ate of S	ale Assessed	Val	ue	·	4371	Q0.5 %.	72.50 - 67 - 676		0	0 0		10025			010	00	000	
Land		Imp	rovements			Total			Date	e of S	ale	Proper	1у	Classific	atio	n C	Code			
Testant is a complete of the	830	4 2.35324,886.2	57,47	5	580 F 3 ~ M(155) (58,305	Status		Proper	ty Tyl	œ .	Zonin	5	Locatio	n	Čity	7 Size	Parc	el Size	
Assessor Lo	cation:	RED	CLOUD (F	 2C)			A) 1]	В)	01	+ 30mm	c) 1	SME	D) 1	F)	6	F)	2	
				375		Residential		100					Chi	Comme	cial			4.44		
	Mul	ltiple Im	provements:	Mult	iple. Im	provements.:			Multiple. Improvements. :											
		Consti	uction Date:	Cons	struction	Date: 19	76		Con	structi	ion D	Date :		•						
			Floor:	Floor	r Sq. Ft.	: 1,3	32		Floo	or Sq.	Ft.:									
	u Drigerija.	Buildir	ig Cost New:	Cost	:	141,4	20		Cos											
Single Family	Style:	101		Res	identia	l Condition: 3	0		Coi	mmei	rcial	Occupa	ınc	y Code:						
(100) 🗆 Mo	bile Hor	ne		(10)) 🗆	Worn Out			Prir	nary.			Otl	ner1:		C	Other2:			
(101) 🗷 On	e Story			(20)) 🗆	Badly Worn			Commercial Construction Class:											
(102) 🗆 Tw	o Story			(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(40) □ Good) 🛮	Re	inforced	Co	oncrete Fr	ame					
(104) 🗆 114	/2 Story			(50)) 🗆	Very Good			(3)) 🛮	Ma	asonry B	ear	ing Walls						
(111) 🗆 Bi-l	Level			(60) Excellent) 🗆	W	ood or S	tee]	l Framed l	Ext. V	Vall	ls			
(106) □ Oth	ner) 🛮	Me	etal Fran	ne a	ınd Walls						
Townhouse of	r Duple	x Style:		Residential Quality: 20						(6) Dele Frame										
(301) 🗆 On	e Story			(10)						Cost Rank: Condition:										
(302) 🗆 Tw	o Story			(20)	**	Fair			(10	(10) Low (10) [☐ Worn Out			
(307) 🛘 11/	/2 Story			(30)		Average		(20	(20) 🗆 Average			ļ	(20)	Wom	Ĺ					
(308) 🗆 Spl	it Level			(40)		Good			(30	(30) Above Average					(30)	Averaş	ge			
(309) 🗆 21/	/2 Story			(50) Uery Good					(40								Good			
(304) 🗆 Ons	e Story I	Duplex		(60)		Excellent							akar Alika		(50)		Very (Good		
(305) 🛘 Tw	o Story I	Duplex		L (# Lága						34					(60)		Excell	ent		
Assessor's	s Adju	stmen	t to Sale P	rice	(+ 01	·· -):														
Assessor Co	mment	ts and F	Reason for A	djus	tment	•														
PERSON.	AL RE	EP DEI	ED																	
			1811																	
Comments 1							(Com	ment	s:										
000142	500														-					
											-									
												-					(Conti	nue or	ı back)	

NEBRASKA

Real Estate Transfer Statement

116

FORM **521**

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

Good Life, Great Service. • To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 2 County Number 1 County Name 2021 Day 30 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert A. Johnson and Janet Johnson Grantor's Name (Seller Rick Gestring, PR of Est of Tamara Jean Gestring Street or Other Mailing Address Street or Other Mailing Address 810 N Cherry St Zip Code City Red Cloud Zip Code 68970 State **✓** No Phone Number Is the grantee a 501(c)(3) organization? 102-519-1 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. (C) (A) Status (B) Property Type Mobile Home ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution I and Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Gift ✓ Sale Auction Easement Life Estate Trustee to Beneficiary Buyer Seller No Court Decree Satisfaction of Contract Other (Explain) Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Self Yes Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$124,000 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Ves GTA V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 810 N Cherry St Grantees Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The West Half (W1/2) of Lots Ten (10), Eleven (11) and Twelve (12), Block Ten (10), LeDuc's Addition to Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 124.000¹.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 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. aenung Print or Type Name of Grantee or Authorized Representative Real Thate Agent Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Recording Data 26 Date Deed Recorded 27 Value of Stamp or Exempt Number

Day

BK 2021, Pg 1132

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Way A.D., 20 al., at 2.33 o'clock P.M. Recorded in Book 202 on Page 1132-1134 County Clerk Deputy Ind Comp_Assessor_Carded_

Return to: Theobald Law Office P O Box 423 Red Cloud, NE 686970

PERSONAL REPRESENTATIVE'S DEED

Rick Gestring, Personal Representative of the Estate of Tamara Jean Gestring, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEES, Robert A. Johnson and Janet Johnson, a married couple, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The West Half (W1/2) of Lots Ten (10), Eleven (11) and Twelve (12), Block Ten (10), LeDuc's Addition to Red Cloud, 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 <u>April 24</u>, 2021

Rick-Gestring, Personal Representative of the Estate of Tamara Jean Gestring, Deceased

BK2021, fg 1133

STATE OF)
COUNTY OF)ss.)
The foregoing instrument was acknowly Rick Gestring, Personal Representation Deceased.	wledged before me on, 2021, tative of the Estate of Tamara Jean Gestring,
	See attachted
	Notary Public

BK2021, Pa 1134

	RPOSE ACKNOWLEDGMENT
A notary public or other officer completing this certificate veri which this certificate is attached, and not the truthfulness, acc	ifies only the identity of the individual who signed the document to curacy, or validity of that document.
STATE OF CALIFORNIA	
County of LOS ANGELES	
On <u>April 24</u> ,2021 before m	e Vladislav Shtrikman , Notary Public,
personally appeared Rick Gestring	
VLADISLAV SHTRIKMAN Notary Public - California Los Angeles County Commission # 2336524 My Comm. Expires Oct 27, 2024	who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ber/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
Place Notary Seal Above	Witness my hand and official seal. Signature Walston Sh-tring
	TIONAL v, it may prove valuable to persons relying on the document of reattachment of the form to another document.
Description of Attached Document	
Title or Type of Document: Personal Repr	esentative's Deed
Document Date: April 24 , 2021	·
	1 Lar Office
Capacity(ies) Claimed by Signer(s)	
Signer's Name: Individual Corporate Officer Title(\$): Partner Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer is Representing:	Signer's Name: Individual Corporate Officer — Title(s): Partner Attorney in Fact Trustee Guardian or Conservator Off SIGNER Top of thumb here Signer is Representing:

Agricultural Land Sales Worksheet

Cnty No. Boo	ok Page	Sale Date		40	tar Kabu	S	Scho	ol Dis	trict Cod	e		ar self spec	
91 202	21 1135	5/3/2021	Base: 91-0074 Affiliated:							Unified:			
Location ID	Sale Number	Useability & Code #	all the second	1			Pa	ircel N	umber			Part A	
001601200	117	1	GeoCde	Twn	Rng	Se	ect.	Qrt	Subdiv	Агеа	Blk	Parce	1
Da	te of Sale Assessed V	/alue	4243	3	10	4	4	0	00000	1	000	5300	0
Land	Improvements	Total		D	ate of	Sale	e Pro	operty	Classific	ation (Code	1987	
464,730	28,655	493,385	Status	Proj	erty Ty	pe	Z	oning	Location	i Cii	y Size	Parcel S	size .
	Irrigation Type:		A) 2	B)	05	(<u> </u>	C)	5	D) 3	E)	0	F) 10)
LCG	-ACRES:	VALUE:		LCG			To a	ACR	ES:		VAL	J E:	en Arri
IRRIGATED 1A1		<u> </u>	GR	ASSLA		-	<u>attentikan en e</u>		1.660			44,59	
1A					1	lG		2	2.790			29,51	.5
2A1					20	Gl		6	0.520	78,375			
2A				2G 26.0				6.000	0 33,670				
3A1					30	G1			8.000			10,36	0
3A					3	3G							
4A1					40	G1							
4A						1G							
DRYLAND 1D1			S	Shelterbe		-							
1D	29.000	71,630			Accreti	on				-			
2D1	0.050	125		Waste		\rightarrow							
2D	11.000	23,925	Other AG LAND TOTAL										
3D1	6.090	13,245	AG L	AND 1	the state of	-			8.210	12553666666	4	56,08	o o
3D	17 200	17 405		-	Roa	-			1.990	76,75			
4D1 4D	11.390 21.710	17,425 33,215			arm Sit	\dashv			1.000	8,650			
40	21.710	33,215			ome Sit	\rightarrow							_
Dwellings				K	Oth	-			3.000				
Outbuildings	79.0	28,655	No	n-AG T					5.990			8,65	0

Z Z	6,055 Non-A	GIOIAL	3.330	0,050
Assessor's Adjustment to Sale Price (+ or -):		Total Recapt	ure Value:	
Assessor Comments and Reason for Adjustment:	,		, , , , , , , , , , , , , , , , , , ,	
SURVIVORSHIP WD				
Comments from	Comi	ments:		
001601200 001711000				
				(Continue on back)
				PAT 96,106,99

Good Life. Great Service.

DEPARTMENT OF REVENE



FORM 521

Real Estate Transfer Statement

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

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

	The deed will n	ot be recor	ded unless	tnis stateme				-20 016 0000			of Deed				
1 County Name		2 County Nu	mber		1	Sale/Tran	_	V- 2024	1 -			Jav 2 .	7 Vr	2021	
Webster		91			Mo. <u>5</u> Day <u>3</u> Yr. <u>2021</u> Mo. <u>4</u> Day <u>27</u> Yr. <u>2021</u> 6 Grantee's Name, Address, and Telephone (Please Print)										
5 Grantor's Name, Add	dress, and Telepho	ne (Please	Print)		Grantee's Name, Address, and Telephone (Flease Fifth) Grantee's Name (Buyer)										
Grantor's Name (Seller) Philip A. Trausch and	Teresa Trausch	and Thoma	s J. Trausc	:h	Alan M. Bonifas and Nicole A. Bonifas, husband and wife										
Street or Other Mailing Add 8575 West Sundown					Street or Other Mailing Address 9520 S. Conestoga Ave. State Zip Code									Code	
City Roseland		State Zip Code NE 68973				Roseland, NE. 68973									
Phone Number n/a				Phone Number Is the grantee a 501(c)(3) organization? Yes No 402-984-2957 If Yes, is the grantee a 509(a) foundation? Yes No											
Email Address					Email Ad		- 4:41a	not							
dwiebe@charter-title.	net			I P. Chack C if		@charte									
7 Property Classification	n Number. Check or	e box in cate	egories A and		B) Propert		, <u> </u>						(C)		
(A) Status						Interests-	Nonnro	oducina	По	tate As	sessed		Mobile		
☐ Improved ☐ Unimproved ☐ IOLL	Single Family Multi-Family Commercial		☐ Industrial ☑ Agricultura ☐ Recreationa		=	Interests-			= -	xempt					
8 Type of Deed Bill of Sale	Conservator Corrective Death Certificate - T	ranafar an Do	Ease	ement 🔲 L	and Contract ease ineral	/Memo	=	sonal Rep. 🔲	Sherriff Trust/Tr Warran			Other			
Cemetery		ype of Trans			eclosure [7 Irrevoca		ıst Revoca		·	Т	ransfer o	n Death		
9 Was transfer part of IR exchange? (I.R.C. § 10 Exchange) by buyer or so Buyer Sell	31	Auction Court Decre	Ease	ment Gift		Life Est	n		ction of (t 🗖 o	ther (Exp			
11 Was ownership transfe	· · · · · · · · · · · · · · · · · · ·						Yes	state purchase	d for san	ne use	? (If N o, s	state the	intended	use.)	
13 Was the transfer between				d beneficiary rela	atives? (If Ye	es, check t	he appr	ropriate box.)		Г	Other				
Yes No	☐ Aunt or Un☐ Brothers a	cle to Niece o nd Sisters	r Nephew [Family Corp. Grandparent	s and Grand		= '	pouse	٠		1 Onici _				
	Ex-spouse			Parents and				tep-parent and med? (If Yes, s			t and inte	erest rate			
14 What is the current ma \$650,800.00	arket value of the rea	I property?				es 🛭	ОИ [∑	\$					%		
16 Does this conveyance Yes No	divide a current parc	el of land?			17 Was to of the	ransfer thr agent or t	ough a	real estate age	ent or a ti	tle com	pany? (I arter Ti	f Yes, inc	lude the	name	
18 Address of Property				•	19 Name and Address of Person to Whom Tax Statement Should be Sent Alan M. Bonifas and Nicole A. Bonifas, husband and wife										
					Same as #6										
18a 🛛 No address ass	igned 18b	Vacant Land	<u> </u>												
20 Legal Description Tract 1:															
Tract 2: See Attache	ed Exhibit														
21 If agricultural, list total	number of acres		 :							T.,	\$		650,80	20 00	
22 Total purchase price										22	\$		000,0	50,00	
23 Was non-real prop										23	\$		650,80	00 00	
24 Adjusted purchase 25 If this transfer is ex	price paid for real cempt from the doc	estate (line cumentary s	: 22 minus lii itamp tax, lis	ne 23) st the exempti	on number					24	l				
Unde	er penalties of law, I and that I am duly au	declare that I	have examine	ed this statemer					ınd belief	, true, o	complete	, and			
Alan M	M. Bonifas and Nicole or Type Name of Grar	A. Bonifas, hi	usband and w ized Represer	rife ntative		<u> </u>						-984-29 e Numbe			
sign	We man I	/			Grantee	or_Autho	orized I	Representati	ve		<u>May</u>	3. 2	021		
here Signat	ure of Grantee or Aut	horized Repre	esentative		Title	<u> </u>					Date				
			Re	egister of Dec	eds' Use O	nly						For E	Dept. Us	e Only	
26 Date Deed Recorded Mo. 5 Day	5_yr.21	27 Value		xempt Number	28 Rec	ording Dat		Pa 11	35						
Nebraska Department of Revo		260 2002 Par	6_2019					Auth	norized by	Neb. Re	ev. Stat. §	§ 76-214,	77-1327 (2 RQ 010	2) 9	

EXHIBIT "A"

Tract 1: The Southeast Quarter (SE1/4) of Section 33, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT railroad right of way, AND

Tract 2: The Northeast Quarter (NE1/4) of Section 4, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT railroad right of way.

BK2021, Pg 1135

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this day of May A.D., 2021, at 10.20 o'clock of M. Recorded in Book 2021 on Page 1135-1136 county Clerk 16.00 Deputy Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 5-5-21 \$ 1464-75 By 4

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

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT

Philip A. Trausch and Teresa Trausch, husband and wife and Thomas J. Trausch, a single person, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto

Alan M. Bonifas and Nicole A. Bonifas, husband and wife, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

Tract 1: The Southeast Quarter (SE1/4) of Section 33, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT railroad right of way, AND

Tract 2: The Northeast Quarter (NE1/4) of Section 4, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT railroad right of way.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

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

Executed this 27 day of April, 2021.

Philip A. Trausch

Teresa Transch

Thomas J. Trausch

STATE OF Nebraska COUNTY OF Adams

The foregoing instrument was acknowledged before me this day of April, 2021 by Philip A. Trausch and Teresa Trausch, husband and wife and Thomas J. Trausch, a single person.

Notary Public Sava A. Sche

General Notary - State of Nebraska SARA A. SCHUTTE My Comm. Exp. Oct. 20, 2022.

Agricultural Land Sales Worksheet

Cnty No. Bo	ok Page	Sale	Date			5. (Walk)	15	School Di	strict Code		e de la Terre		
91 20	21 1170	5/6/	5/6/2021		91-00	74	Af	filiated:		Unified:			
Location ID	Sale Number	Useability	& Code#				Number						
002106100	118	4	05	GeoCde	Twn	Rng	S	ect Qrt	Subdiv	Area	i Blk	Parcel	
D	ate of Sale Assessed	Value		4131	4	11		1 4	00000	1	000	9990	
Land	Improvements	Te	otal		Ď	ate of	Sal	e Propert	y Classific	ation (Code		
1,168,085		1,1	L68,085	Status	Pro	perty Ty	тре	Zoning	Location	Cit	y Size	Parcel Size	
	Irrigation Type:			A) 2	B)	05	ACTO MILITA	c) 5	D) 3	E)	0	F) 10	
LCG	ACRES:	VAI	UE:		LCG			ACI	ŒS:		VAL	JE:	
IRRIGATED 1A1	1	1	226,435		ASSLA			perujustas at st	2 Type 1970 - 19			7	
1A	99.790	4	57,040				1G	:	L1.720			15,180	
2A1						29	G1		4.980			6,450	
2A	12.480		54,535			-	2G	*					
3A1						36	G1						
3A	1.000		4,260			:	3G						
4A1	3.260		13,790			40	Gl						
4A	34.930	1	47,755				4G						
DRYLAND 1D1	33.840		83,585	5	Shelterb	elt/Timb	ber						
1D	49.080	1	.21,225			Accreti	on						
2D1						Wa	ste		0.020			5	
2D	12.000		26,100			Otl	ner					_	
3D1	0.360		785	AG L	AND '	ГОТА	\mathbf{T}	3:	L5.380		1,1	60,940	
3D						Roa	ıds		8.620				
4D1					F	arm Si	tes		1.000			7,145	
4D	2.480		3,795		Н	ome Si	tes					. <u>-</u>	
					F	Lecreati	on.						
Dwellings	100					Otl							
Outbuildings	was a same of the first			No	n-AG	ГОТА	\mathbf{L}		9.620			7,145	

Outbuildings	Non-AG TOTAL	9.620	7,145
Assessor's Adjustment to Sale Price (+ or -):	Total Recap	ture Value:	
Assessor Comments and Reason for Adjustment:	-		
JTWD; SALE BETWEEN BROTHER & SISTERS			

		,	

Comments from	Comments:		golden sock-
002106100 002109500 002109600			
			(Continue on back)
- 111			DAT 06 106 00

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service.

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

	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91 ✓	Mo. 5 Day 6 Yr. 2021 Mo. 5 Day 6 Yr. 2021							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Nicole S. Dietz and James D. Dietz Street or Other Mailing Address	Grantee's Name (Buyer) Michael R. Karr and Diane R. Karr Street or Other Mailing Address							
2129 W 15th	16780 W Suevaller Koad							
City Grand Island NE 68803	City Blue Hill State & Zip Code 68970							
Phone Number 308-379-5086	Phone Number Is the grantee a 501(c)(3) organization? Yes V No 14 Yes, is the grantee a 509(a) foundation? Yes V No							
Email Address n/a	Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C is	n/a							
) Property Type (C)							
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home							
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt							
OLL Commercial Recreational								
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee							
	neral Quit Claim Warranty							
kind exchange (LR.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death							
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary							
	or Trust Partition Satisfaction of Contract Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) Yes No Michael Karr 3/4; Daniel R, Karr retains 1/4	12 Was real estate purchased for same use? (If No, state the intended use.) Ves No No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
	Partnership, or LLC Self Other							
	and Grandchild Spouse							
Ex-spouse Parents and C								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
600 000	Yes No \$							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
Yes V No	of the agent or title company contact.) Yes Southern Title Lie No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Ag Land	Grantee							
18a 🔽 No address assigned 18b 🗸 Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
See Attached								
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								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 600,00 0,00							
25 If this transfer is example from the decumentary steems to a list the								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	nt 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.	nt and that it is, to the best of my knowledge and belief, true, complete, and							
Michael R. Karr	402-756-3190							
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number							
maring R. Ban	Grantee 5/6/2021							
here Signature of Grantee or Authorized Representative	Title Date							
Register of Deed's Use O	nly For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
5 7 71 1 25000								
Mo. 5 Day 7 YA \$ 1350.00	BK 2021, Hg 1170							

Vonda M. Tubbs and David T. Tubbs 702 Turtle Beach Marquette NE 68854 402-631-9261

An undivided one-half interest:

The Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Southeast Quarter of the Southeast Quarter (SE¼SE¼) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Northeast Quarter (NE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4) of Section One (1), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, which includes the abandoned BNSF Railway located in the SE1/4SE1/4 of said Section; EXCEPT a tract of land located in the NE¼ of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE1/4; thence West at a right angle with the approximate East line of said NE¼ a distance of 497.0 feet to a point; thence Northerly at a deflection angle of 89°38' Right with the described line a distance of 303.0 feet to a point; thence Easterly at a deflection angle of 87°033' Right with the last described line a distance of 160.0 feet to a point; thence southerly at a deflection angle of 92°52' Right with the last described line a distance of 94.0 feet to a point; thence Easterly at a deflection angle of 90°00' Left with the last described line a distance of 337.00 feet to a point on the approximate East line of said NE1/4; thence South along the approximate East line of said NE1/4 a distance of 225.0 feet to the point of beginning; AND EXCEPT a tract of land in the SE¼SE¼ of said Section 1, more particularly described as follows: A tract of land in said Section commencing at a point 33 feet North and 33 feet West of the Southeast corner of said Section; thence S89°11'20" W a distance of 160.02 feet to a point 33 feet North of the South line of said Section; thence North 266.16 feet to a point 50.21 feet South of the center line of the former Chicago Burlington & Quincy RR tracts; thence north 85°46'00" East a distance of 160.67 feet to a point 50.21 feet South of said former RR tracks and 33.14 feet West of the East line of said section as measured on said last described course, thence South 278.54 feet to the point of beginning.

BK2021, Fg

766
County of Webster 355.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of 1 1/44 A.D., 20 21, at 9:54
o'clock a M. Recorded in Rook 200
on Page 1170-1172
Louise Petsch County Clerk
22.00 (1) Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY

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

State of Nebraska 7

JOINT TENANCY WARRANTY DEED

Vonda M. Tubbs, formerly Vonda M. Schmidt, and David T. Tubbs, wife and husband; and Nicole S. Dietz, formerly Nicole S. Karr, and James D. Dietz, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Michael R. Karr and Diane R. Karr, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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

Executed

David T. Tubbs

STATE OF NEBRASKA
COUNTY OF Adam 5) ss.
The foregoing instrument was acknowledged before me on May by Vonda M. Tubbs, formerly Vonda M. Schmidt, wife of David T. Tubbs.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021 Notary Public
My commission expires: $8/27/2021$
STATE OF NEBRASKA) ss. COUNTY OF Marious) The foregoing instrument was acknowledged before me on April 30, 2021 by David T. Tubbs, husband of Vonda M. Tubbs, formerly Vonda M. Schmidt.
GENERAL NOTARY - State of Nebraska MIKAELA WILSHUSEN My Comm. Exp. April 24, 2023 Notary Public
My commission expires: ADY 1 24, 2023
STATE OF NEBRASKA)) ss. COUNTY OF Adam 5) The foregoing instrument was acknowledged before me on May 6 by Nicole S. Dietz, formerly Nicole S. Karr and James D. Dietz, wife and husband.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021 Notary Public
\mathcal{A}

BK2021, fg 1172

EXHIBIT "A"

Legal Description

An undivided one-half interest in and to:

The Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Southeast Quarter of the Southeast Quarter (SE½SE½) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Northeast Quarter (NE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4) of Section One (1), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County. Nebraska, which includes the abandoned BNSF Railway located in the SE1/4SE1/4 of said Section; EXCEPT a tract of land located in the NE¼ of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE1/4; thence West at a right angle with the approximate East line of said NE¼ a distance of 497.0 feet to a point; thence Northerly at a deflection angle of 89°38' Right with the described line a distance of 303.0 feet to a point; thence Easterly at a deflection angle of 87°033' Right with the last described line a distance of 160.0 feet to a point; thence southerly at a deflection angle of 92°52' Right with the last described line a distance of 94.0 feet to a point; thence Easterly at a deflection angle of 90°00' Left with the last described line a distance of 337.00 feet to a point on the approximate East line of said NE1/4; thence South along the approximate East line of said NE1/4 a distance of 225.0 feet to the point of beginning; AND EXCEPT a tract of land in the SE¼SE¼ of said Section 1, more particularly described as follows: A tract of land in said Section commencing at a point 33 feet North and 33 feet West of the Southeast corner of said Section; thence S89°11'20" W a distance of 160.02 feet to a point 33 feet North of the South line of said Section; thence North 266.16 feet to a point 50.21 feet South of the center line of the former Chicago Burlington & Quincy RR tracts; thence north 85°46'00" East a distance of 160.67 feet to a point 50.21 feet South of said former RR tracks and 33.14 feet West of the East line of said section as measured on said last described course, thence South 278.54 feet to the point of beginning.

The Southeast Quarter (SE1/4) of Section Thirty-one (31), Township Five (5) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska

Cnty No.	Book	Page	Sale Date		n in the state of	e de	S	chool Di	strict Cod	9		
91	2021	1173	5/6/2021	Base:	91-00	02	Aff	iliated:		Unified:		
Location ID	Š	Sale Number	Useability & Code #		ML.			Parcel	Number			
002313800		119	1	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel
	Date o	of Sale Assessed N	7alue	4369	2	12	3	4 3	00000	1	000	2295
Land	Land Improvements Total				e D	ate of	Sale	Proper	y Classific	ation (ode	
255,24	0	86,255	341,495	Status	Pro	erty Ty	, pe	Zoning	Location	i Cit	y Size	Parcel Size
	Irr	igation Type:		A) 1	B)	05	20.4	c) 5	D) 3	E)	0	F) 9
LCG		ACRES:	VALUE:		LCG		Arthur Sign	AC	RES:	al in the second	VAL	TR:
	lA1	12.490	44,025	. 4 - 40	ASSLA	ND 1	G1		3.180	Section Mississipped		4,115
-	1A	33.770	119,040				1G		0.100			130
	2A1	1.280	4,510			26	G1					
	2A					1	2G				·	
	3A1					30	G1					
	3A					:	3G					
	4A1				4G1							
	4A	7.100	22,295		4G							
DRYLAND	ID1	4.880	12,055	1	Shelterbe	elt/Timb	oer					
	1D	1.770	4,370			Accreti	on					
	2D1	5.990	14,825			Was	ste					
,	2D					Otl				1		
	3D1			AG L	AND T			************	74.630	of help Man on the		31,590
	3D					Roa	_		1.970	7256, 64 ₈		
	4D1					arm Si	-		1.000			8,650
	4D	4.070	6,225			ome Sit	-		1.000			15,000
					R	ecreati	+					·
Dwell Outbuild	1000		79,540	R.T	100	Oth			2 656		2	00 650
Outound	ngs		6,715	No	n-AG T	IOTA	Т	· · · · · · · · · · · · · · · · · · ·	3.970			23,650

Outbuildings	6,715	Non-AG TOTAL	3.970	23,650
Assessor's Adjustment to Sale Price (+	or -):	Total Recapt	ture Value:	
Assessor Comments and Reason for Adjustmen	nt:			
JTWD				
			, ,,,	
				-
Comments from		Comments:		
002313800				
and the second s			——————————————————————————————————————	
				(Continue on back)

119

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM **521**

	The deed	will not be re	corded unles	e this statem	ent is signed a	nd items 1-2F	are accurate	ly comp	leteri	
1 County Name	7116 0000	2 County No		s uns statem	3 Date of Sak			Date of D		
- Journey Faction	WEBS	STER - 91	illipoi	C .		Day 6		Mo5		2021 Yr. 2021
5 Grantor's Name,			Print)	Marco L			and Telephone			
Grantor's Name (Sel	ller)	· · · · · · · · · · · · · · · · · · ·			Grantee's Nar	ne (Buyer)		· 		
Cynthia Shanr Street or Other Mailir					Street or Othe	. I rambiy a	nd Kelly E.	Tramb	ıy	
5711 Clear Cr						er Mailing Addre Id 100				
City Lincoln		State NE		Zīp Code 68516		<u> </u>		State NE		Zip Code 68932
Phone Number	767-0	079		4	Phone Number		Is the grantee a If Yes, is the gran	501 (c)(3) ntee a 509	organization' 3(a) foundatio	? Yes No
Email Address 4027670079					Email Address	5				
7 Property Classifi	cation Number. C	heck one box i	n categories A	and B. Check C	if property is als	o a mobile ho	me.			
(A) Status				(B) Property Ty	ре				(C)
✓ Improved	Single F	•	Industrial		Mineral Inter	rests-Nonproduc	cing _	State As	sessed	Mobile Home
Unimproved		-	Agricultura		Mineral Inter	rests-Producing		Exempt	- 1	
IOLL	Comme	rcial	Recreation		10 1 100					
8 Type of Deed Bill of Sale	Conservator Corrective				and Contract/Mer ease	πο ∐ Partitio Person		eriff ist/Trustee	Oth	ər
Cemetery	Death Certific	ate – Transfer or			fineral	Quit Cl	-	arranty	<i>3</i>	
9 Was transfer pa kind exchange	art of IRS like-	10 Type of Tra	=		closureIrrev	ocable Trust	Revocable Trus	st	=	r on Death
kind exchange (Exchange) by buy		Auction	=	ement Gift		_	Sale	_	=	to Beneficiary
Buyer 11 Was ownership tra	Seller V No	Court D		ange Gra	ntor Trust Part		Satisfaction of		· ·	Explain) ate the intended use.)
✓ Yes	No	•				✓ Yes	☐ No	or same of	se: (II 140, sa	ate the interiord disc.)
13 Was the transfer b									¬	
∐ Yes 💆	- =	or Uncle to Niec ers and Sisters	or Nephew		Partnership, or L	=		L	_ Other	
	☐ Ex-sp			☐ Grandparent ☐ Parents and	s and Grandchild		ouse p-parent and Ste	امانطه م		
14 What is the current							p-parem and Ste ed? (If Yes, state		ent and intere	et mto \
\$301,000		no rour property			Yes		\$	ule alliqu	in and intere	si iaie.) %
16 Does this conveya	nce divide a currer	nt parcel of land?	,		17 Was transf	er through a rea		a title co	mpany? (If Ye	es include the name
18 Address of Propert							son to Whom the			
418 Hwy 136 Red Cloud, NE					Grantee	ridaioso or ron		iax oldic	anoni onodio	i de deix
18a No address a			_							
20 Legal Description (·						
The West Half				V1/4) of Sec	tion Thirty-f	our (34). To	wenchin Twe	o (2) N	orth Dan	an Twolyn
(12) West of th	ne 6th P.M., \	Webster Co	unty, Nebra	aska, EXCE	PT a tract co	onveyed to	the State of	f Nebra	iska and	recorded in
Deed Book 25	, Page /4.			<i>-</i> 201	_					
21 If agricultural, list to	otal number of acre	es transferred in	this transaction	80+	·					
22 Total purchase p	price, including	any liabilities a	ssumed					22 \$, , <u>,</u>	301,000,00
23 Was non-real pro								\$		301,000,00
∐ Yes 🗹 I	No (If Yes, enter c	dollar amount	and attach iter	nized list) (<u>se</u> e	instructions)			23		
24 Adjusted purcha	ase price paid fo	r real estate (li	ne 22 minus l	ine 23)		• • • • • • • • • • • • • • • • • • • •		24 \$		301,000,00
25 If this transfer is	exempt from th	e documentary	stamp tax, li	st the exemption	n number		<u> </u>			
correct,	Inder penalties of , and that I am duly on P. Trambl	/ authorized to si	hat I have exan gn this stateme	nined this statem nt.	ent and that it is,	to the best of r	ny knowledge a	nd belief,	true, comple	te, and
Printer	Type Name of Gr		red Elenresenta	tive						none Number
sign /		7	11-			Gra	antee			5/6 /2021
here Signatu	ure of Grantee or A	Authorized Repré	entative		Title			AMER-1111-1111-1111-1111-1111-1111-1111-1		ate
		-	Register of	Deed's Use C	nly				Fc	or Dept. Use Only
26 Date Deed Records	ed ~ .	1	mp or Exempt	Number	28 Recording I	11	1177			
Mo Day	1 yr. 21	\$ 677	. d5	****	RKA	021, ta	1173			
Nebraska Department of Re Form No. 96-269-2008 10-2		s 96-269-2008 Rev.	6-2019			7	А	uthorized b	y Neb. Rev. Sta	at. §§ 76-214, 77-1327(2)

BK2021, fg

NEBRASKA DOCUMENTARY

STAMP TAX

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 of May A.D., 2021, at 11:18 o'clock A.M. Recorded in Book 2021 on Page 1173 <u>N</u>County Clerk 10.00 1 Deputy Carded_ _Assessor_ _Comp_ Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 JOINT TENANCY WARRANTY DEED

Cynthia Shannon, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Nelson P. Trambly and Kelly E. Trambly, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Southwest Quarter (W1/2SW1/4) 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.

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

STATE OF NEBRASKA) ss. COUNTY OF WEBSTER The foregoing instrument was acknowledged before me on May Cynthia Shannon, a single person.

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

Notary Public

Cnty No. Bo	ok Page	Sale Date		2.74		S	:hool Dist	trict Code				
91 20	21 1185	5/10/2021	Base: 9		1		liated:	Unified:				
Location ID	Sale Number	Useability & Code#					Parcel N	lumber				
001801600	120	1	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Ārea	Blk	Pa	rcel
-⊈ Da	ate of Sale Assessed	Value	4491	1	11	2	0	00000		000	73	70
Land	Improvements	Total	Marian Signal	D:	ate of	Sale	Property	Classific	ation (Code		
15,000	80,140	95,140	Status	Prop	erty Ty	pe	Zoning	Location	Cir	y Size	Parce	el Size
Secretary and the second	Irrigation Type:		A) 1	B)	01		c) 5	D) 2	E)	0	F)	4
LCG	ACRES:	VALUE:		LCG		10.2	ACR	ES:	e e e de como de la co	VAL	J E:	
IRRIGATED 1A1			GR.	ASSLA	ND 10	G1						
1A					1	lG						
2A1		:			20	G1						
2A					2	2G						
3A1					30	G1						
3A	-				3	3G						
4A1					40	G1						
4A	-				4	1G						
DRYLAND 1D1			Sl	nelterbe	lt/Timb	ег						
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		20		R	Lecreation	on	HEIRIN					
Dwellings	The state of the s	58,570			Oth							
Outbuildings		21,570	Non	-AG T	ГОТА	\mathbf{L}		0.880			15,0	000

The state of the s	The state of the s
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001801600	
	(Continue on back)
	DAT 00 400 00

Real Estate Transfer Statement

FORM

For Dept. Use Only

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

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 Mo. 5 Day John 4 Date of Deed Mo. 4 Day 20 yr. 2021 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) 6 Grantor's Name, (Saler) 7 Day	- Cood Elle, Great Sel vice.		ne Register of Deeds. • Re				_	JZI		
Sometic Name 2 County Number Some of Selet/Tender No. 5 Port / Yr. 2021 No. 4 Port / No. 5 Port / N	DEPARTMENT OF REVENUE	<u> </u>	······································							
Meas Titles										
Scenario's Name, Address, and Telephone (Please Print) Grantes's Name, Address, and Telephone (Please Print)	I County Name							202	1	
Generate's Name (Seller) Fince L. Johnson and Renee M. Johson Street or Other Melaling Address Street or Other Melaling Address Ann L. Craig, Trustee Street or Other Melaling Address 30 Street or Other Melaling Address 407 Steven St Street or Other Melaling Address Ann L. Craig, Trustee Street or Other Melaling Address Ann L. Craig, Trustee Street or Other Melaling Address Ann L. Craig, Trustee Street or Other Melaling Address Ann L. Craig, Trustee Street or Other Melaling Address Prior Myniber Prior Myniber		WEBSTER - 91		Mo Day	/ 18 Yr. 2021	Mo	Day	Yr	<u> </u>	
Street of Ches Mailing Address		ess, and Telephone (Please P	rint)		<u> </u>	one (Pleas	e Print)			
AUTO Steven St	Bruce L. Johnson		n	Ann L. Craig,	, Trustee					
Phospic Number Phospic Number Is the grantee a 501(c)(3) organization? Ves Verifical Phospic Number Phospic Number If Ves, is the grantee a 501(c)(3) organization? Ves Verifical Phospic Number Phospic Number Num	Street or Other Mailing Ad 1129 Hwy 136	idress		Street or Other Ma 407 Steven S	iling Address St					
If Yes, is the grantee a 599(a) Soundarion? Yes Very	City Red Cloud	State N E	Zip Code 68970	Perryville		State MO	! 	Zip Co.	de 3775	
7 Property Classification Number. Check one box in categories A and B. Check Cit property is also a mobile home.									✓ No ✓ No	
(A) Status (B) Property Type (C) Improved Multi-Family Agricultural Milereal Interests-Nonproducing Exempt Mobile Not Milereal Interests-Nonproducing Exempt Mobile Not Milereal Interests-Producing Exempt Mobile Not Milereal Interests Mobile Not Milereal Interests Mobile Not Milereal Interests Mobile Not Milereal Mi	Email Áddress n /a									
Industrial Mineral Interests-Nonproducing State Assessed Mobile Ho Purificial Multi-Family Agricultural Mineral Interests-Producing Exempt Mobile Ho Purificial Mineral Interests-Producing Purificial Mineral Interests Producing Purificial Mineral Interest Producing Purificial Miner		n Number. Check one box in			mobile home.			(0)		
Onling Count Cou	<u> </u>									
Bill of Sale Corrective Death Criticate - Transfer on Death Executor Mineral Quit Claim Warranty	✓ Unimproved	Multi-Family	Agricultural [Mobile	Home	
Bill of Sale Corrective Death Criticate - Transfer on Death Executor Mineral Quit Claim Warranty	8 Type of Deed 0	Conservator	Distribution La	nd Contract/Memo	Partition	Sheriff	Other	•		
9 Was transfer part of IRS likes by the part o	Bill of Sale	Corrective	Easement Le	ase		_				
Selection Sele	·					-1 -	Transfer	on Death		
11 Was ownership transferred in full? (If No, explain the division.) Yes No No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other	kind exchange (I.R.C Exchange) by buyer or	2. § 1031 Auction		=		77400			,	
Yes	Buyer Sel	ller ☑ No ☐ Court De	cree Exchange Grant	or Trust Partition	Satisfaction	n of Contra	ct Other (E	kplain)		
Yes No		• • •	livision.)		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ed for same	e use? (If No, stat	e the intende	ed use.)	
Yes No	13 Was the transfer between	en relatives or if to a trustee a	re the trustor and beneficiary rela	atives? (If Yes, check	the appropriate box.)					
Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Step-paren				•			Other			
Exspouse				•	=					
\$8,750 Yes No S 90 No S 90 No S 90 No 90			,			d Step-child	1			
16 Does this conveyance divide a current parcel of land?	14 What is the current mar	ket value of the real property?		1		tate the an	nount and interes	t rate.)		
of the agent or title company contact.)		divide a current percel of lead?		1		nt or a titla				
1131 Hwy 136 (add to) Red Cloud, NE 68970 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		•		of the agent or	title company contact.)	Yes <u>Yes</u>	STA	-	No No	
Red Cloud, NE 68970 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		(add &a)		i	ress of Person to Whom	the Tax S	atement Should	oe Sent		
20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction	•	· /		Grantee						
21 If agricultural, list total number of acres transferred in this transaction	18a No address assign	ned 18b Vacant land	d							
21 If agricultural, list total number of acres transferred in this transaction		. • , ,)				· · · · · · · · · · · · · · · · · · ·			
22 Total purchase price, including any liabilities assumed	See attached									
22 Total purchase price, including any liabilities assumed										
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) 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. Teresa Theobald Print or Type Name of Grantee or Authorized Representative	21 If agricultural, list total n	umber of acres transferred in t	his transaction	·						
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) 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. Teresa Theobaid Print or Type Name of Grantee or Authorized Representative	22 Total purchase price	e, including any liabilities as	ssumed			22	\$	8 750	00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							\$	0,100	100	
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. Teresa Theobald Print or Type Name of Grantee or Authorized Representative Phone 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. Teresa Theobald Print or Type Name of Grantee or Authorized Representative Phone Number	24 Adjusted purchase p	price paid for real estate (lin	ne 22 minus line 23)			24		8,750	F00	
correct, and that I am duly authorized to sign this statement. Teresa Theobald Print or Type Name of Grantee or Authorized Representative Phone Number			·		•					
Teresa Theobald (402) 746-22				nt and that it is, to the	ne best of my knowledg	ge and beli	ef, true, complete	, and		
Print or Type Name of Grantee or Authorized Representative			g ao otatomont.				(4	02) 746-2	2246	
Sign Closing Agent 5/4/2021	Print or Typ		ed Representative ,	***************************************						
- Level Towns	sign	Teusa (keopald		Closing Agent			5/4/202	1 .	

Nebraska Department of Revenue
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

10 yr. 2

26 Date Deed Recorded

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

20.25

A tract of land located in the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT the West 100 feet thereof, EXCEPT the East 75 feet thereof, and EXCEPT a tract conveyed to the State of Nebraska for highway by Deed recorded in Book 25, Page 335, more particularly described as follows:

Commencing at a point on the South Right-of-Way line of US Highway 136, 75 feet West of the East line of the North Three (3) Acres of said County Surveyors Lot Three (3), which is also the point of beginning, thence S2°12'28"W, on the East line of said tract, a distance of One Hundred Forty-three feet (143'); Thence N89°51'52"W, parallel with the North line of said tract, a distance of One Hundred Forty-three feet (143') to the North line of said tract; Thence S89°51'59"E, on the North line of said tract, a distance of Ten feet (10') to the point of beginning.

BK2021, Pg 1185

State of Nebraska SS.
County of Webster
numerical index and filed for record in the
Clark's office of said county this 10 day
of May A.D., 2021, at 1:27
o'clock M. Recorded in Book 202
on Page 1185 _
Paune Petech County Clerk
Deputy
10.
Ind Comp Assessor Carded



WARRANTY DEED

Bruce L. Johnson and Renee M. Johnson, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to ANNE L. CRAIG, Trustee of the ANNE L. CRAIG SURVIVOR'S TRUST created under the James M. Craig And Anne L. Craig Living Trust, dated May 12, 2016, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT the West 100 feet thereof, EXCEPT the East 75 feet thereof, and EXCEPT a tract conveyed to the State of Nebraska for highway by Deed recorded in Book 25, Page 335, more particularly described as follows: Commencing at a point on the South Right-of-Way line of US Highway 136, 75 feet West of the East line of the North Three (3) Acres of said County Surveyors Lot Three (3), which is also the point of beginning, thence S2°12'28"W, on the East line of said tract, a distance of One Hundred Forty-three feet (143'); Thence N89°51'52"W, parallel with the North line of said tract, a distance of One Hundred Forty-three feet (143') to the North line of said tract; Thence S89°51'59"E, on the North line of said tract, a distance of Ten feet (10') to the point of beginning.

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

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

Executed April 29, 2021.

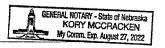
Bruce L. Johnson

Renee M. Johnson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April <u>29</u>, 2021, by Bruce L. Johnson and Renee M. Johnson, husband and wife.

Comm. expires



Notary Public

Cnty No. Bo	ok 🔝	Page	Sale Da	te:			Sec.	S	choo	l Dist	rict Cod	Larings and	4. 7		A. Car
91 20	21	1188	5/10/20	21	Base: 9				ffiliated:			Unified:			
Location ID	Sale 1	Number	Useability & C	ode#	4 2 2			7. 10 50	Parcel Number						
001801600	1:	21	1		GeoCde	Twn	Rng	Se	ct.	Qrt	Subdiv	Area	Blk	P	arcel
·D:	ate of Sal	le Assessed V	alue		4491	1	11	2	2	0	00000		000	73	370
Land	Impr	ovements	Total			D	ate of S	Sale	Prop	perty	Classific	ation (Code		
15,000		80,140	95	,140	Status	Prop	erty Ty	pe	Zoi	ning	Location	ı Cii	y Size	Раго	el Size
	Irrigatio	n Type:			A) 1	В)	01		C)	5	D) 2	E)	0	F)	4
LCG	A	CRES:	VALUE:		46.2	LCG				ACRI	es:		VAL	JE:	
IRRIGATED 1A1					GR	ASSLA	ND 10	G1							
1A							1	lG							
2A1							20	G1							
2A							2	2G							
3A1							30	G1							
3A							3	3G							
4A1							40	G1							
4A								4G							
DRYLAND 1D1					S	Shelterbe	lt/Timb	er							
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2D					30×3003300404		Oth	<u> </u>							
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4D1	1					F	arm Sit	es							
4D							ome Sit				0.880			15,	000
	App 5-14-20-2					R	Lecreation	+							
Dwellings	Confirmation of the Confirmation			,570	**		Oth								
Outbuildings			21	,570	Noi	n-AG T	IOTA	L	***		0.880			15,	000

		A AG TOTAL	0.000	23,000
Assessor's Adjustment to Sale Price (+ o	r -):	Total Recapt	ture Value:	
Assessor Comments and Reason for Adjustment:	•			
TRUSTEE'S DEED				
Comments from		Comments:		
001801600				
				(Continue on back)
				PAT 96.106.99

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	22 0004				
WEBSTER - 91 ▼	Mo. <u>5</u> Day <u>AP</u> Yr. <u>2021</u> Mo. <u>4</u> Day <u>26</u> Yr. <u>2021</u>					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Anne L. Craig, Trustee, Anne L. Craig Survivor's Trust	Grantee's Name (Buyer) Michael L. Greene					
Street or Other Mailing Address 407 Steven St	Street or Other Mailing Address 1131 Hwy 1336					
City State Zip Code Perryville MO 63775	Red Cloud State NE	Zip Code 68971				
Phone Number	Phone Number Is the grantee a 501(c)(3) organization of the grantee a 509(a) foundation of the grantee a 501(c)(3) organization of the grante					
Email Address	Email Address					
Π/3 7 Property Classification Number. Check one box in categories A and B. Check C if	n/a					
	Property Type	(C)				
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home				
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt					
Ochmercial Recreational						
	nd Contract/Memo Partition Sheriff Case Personal Rep. Trust/Trustee	Other				
Cemetery Death Certificate – Transfer on Death Executor Min	neral Quit Claim Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Auction Easement Gift	Life Estate Sale Trus	sfer on Death tee to Beneficiary				
Buyer Seller No Court Decree Exchange Grante 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If No	er (Explain)				
Yes No	Yes No No	, state the interface ase.y				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.						
	Partnership, or LLC Self Other					
Brothers and Sisters Grandparents Ex-spouse Parents and Ci	and Grandchild Spouse 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 int	terest rate)				
\$125,000	Yes No \$	%				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (
Yes V No	of the agent or title company contact.) Yes GTA	No				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	ould be Sent				
1131 Hwy 136 Red Cloud, NE 68970	Grantee					
18a No address assigned 18b Vacant land						
20 Legal Description (Attach additional pages, if needed.) See attached						
See allached						
21 If agricultural, list total number of acres transferred in this transaction	·					
22 Total purchase price including any liabilities accumed	20. \$					
22 Total purchase price, including any liabilities assumed	22 🖁	125,000.00				
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	! !				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	125,000,00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number					
Under penalties of law, I declare that I have examined this stateme	<u> </u>	nplete, and				
correct, and that I am duly authorized to sign this statement. Michael Greene Tevese Liheobe	14	2 7-11 - 2761				
Print or Type Name of Grantee or Authorized Representative	900	Phone Number				
sign Jusa L hubald	- Closing Granter Agent	5/4/2021				
here Signature of Grantee or Authorized Representative	Title 0	Date				
Register of Deed's Use Or	-	For Dept. Use Only				
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	·				
M_0 , S_{Dav} ID_{Yc} AI ABI , AS	DIV					

The East Seventy-five (75) Feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway purposes recorded in Deed Book 25, Page 335, AND

A tract of land described as: Commencing at a point on the South Right-of-Way line of US Highway 136, 75 feet West of the East line of the North Three (3) Acres of said County Surveyors Lot Three (3), which is also the point of beginning, thence S2°12'28"W, on the East line of said tract, a distance of One Hundred Forty-three feet (143'); Thence N89°51'52"W, parallel with the North line of said tract, a distance of Ten feet (10'); Thence N02°12'28"E, parallel with the East line of said tract, a distance of One Hundred Forty-three feet (143') to the North line of said tract; Thence S89°51'59"E, on the North line of said tract, a distance of Ten feet (10') to the point of beginning

BK 2021, Pg 1188

\mathcal{L}
State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the day
Clerk's office of said county this O day of May A.D., 2021, at 1:33 of May A.D., 2021, at 1:33 or clock O M. Recorded in Book 2021 on Page 1188-1189 on Page 1280 County Clerk 16.00 A) Deputy Ind Comp Assessor Carded
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 TRUSTEE'S DEED
Anne L. Craig, Trustee of the Anne L. Craig Survivor's Trust, created under the James M. Craig and Anne L. Craig Living Trust, dated May 12, 2016, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Michael L. Greene, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):
See Attached Exhibit "A"
Subject to easements and restrictions of record
GRANTOR covenants 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 any acts of the GRANTOR.
Executed april 24+4, 2021.
Anne L. Craig, Trustee
STATE OF Missouri)
COUNTY OF Party
The foregoing instrument was acknowledged before me on Lovil 25, 2021, by Anne L. Craig, Trustee of the Anne L. Craig Survivor's Trust, created under the James M. Craig and Anne L, Craig Living Trust, dated May 12, 2016.
IANE R. MYERS Notary Public - Notary Seal STATE OF MISSOURI Perry County Notary Public Notary Public

My Commission Expires: September 9, 2023 Commission #15543950

BK2021, Pg 1189

EXHIBIT "A"

Legal Description

The East Seventy-five (75) Feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway purposes recorded in Deed Book 25, Page 335, AND

Commencing at a point on the South right of way line of Highway 136 as described in Deed Book 25, Page 335, 75 feet West of East line of the North Three (3) Acres of said County Surveyors Lot Three (3), which is also the point of beginning, thence S2°12'28"W, on the West line of the East 75 feet of said County Surveyor's Lot 3, a distance of One Hundred Forty-three feet (143'); thence N89°51'52"W, parallel with the North line of said County Surveyor's Lot 3, a distance of Ten (10) feet; thence N02°12'28"E, parallel with the East line of said tract, a distance of One Hundred Forty-three feet (143') to the South Right of way line of Highway 136; Thence S89°51'59"E, on the South right of way line of Highway 136, a distance of Ten feet (10') to the point of beginning.

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		: : S	ale Date	School District Code							W. w						
91	20	21	1219		5/:	11/2021	Base:				Affi	liated:		Unified:						
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			uction Date:	_	ruction	Date: 19	10		Co	onstruct	ion D	ate:								
		87.4	Floor:		Sq. Ft.	: 2,4	.13		Fle	oor Sq.	Ft. :									
		Buildin	ig Cost New:	Cost	:	346,4	60		Co	ost:										
Single Family	Style:	106		Resi	dentia	l Condition: 4	0		C	omme	rcial	Occupan	cy Code:							
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out				rimary:			ther1:			Other2:				
(101) □ One	e Story			(20)		Badly Worn			Commercial Construction Class:											
(102) 🗆 Tw	o Story			(30) □ Average					((1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) 🗆 Spl	it Level			(40)	₩	Good				2) 🛘	Re	inforced (Concrete F	rame						
(104) 🗆 11/	2 Story			(50)		Very Good				3) 🗆	Ma	asonry Bea	aring Wall	s						
(111) □ Bi-l				(60)	L. vénosnéme	Excellent	Scarsky design of own	201000000	(`		ood or Ste			Wall	s				
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NFBRASKA

Real Estate Transfer Statement

521 Good Life, Great Service, •To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name 5 Day 11 Yr. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Travis J. & Jolene Adams, husband and wife Roger & Karen Anderson, husband and wife Street or Other Mailing Address 210 West Nemaha St. Street or Other Mailing Address 924 University State NE City Blue Hill City Zip Code State 68930 Hastings 68901 Phone Number (402) 469-6274 Phone Number (402) 705-7407 Is the grantee a 501(c)(3) organization? √ No Yes √ No If Yes, is the grantee a 509(a) foundation? Email Address N/A 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) Mobile Home ✓ Improved Single Family Industrial Mineral Interests-Nenoroducing State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational Distribution Sheriff Other 8 Type of Deed Land Contract/Memo Partition Conservator Trust/Trustee Bill of Sale Personal Rep. Corrective Easement lease **V** Warranty Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death Distribution Foreciosure Trustee to Beneficiary Auction Easement Gift Life Estate **V** Sale Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Seller ✓ No Partition Buyer Court Decree Exchange **Grantor Trust** 12 Was real estate purchased for same use? (If No, state the intended use 11 Was ownership transferred in full? (If No, explain the division.) √ Yes √ Yes No ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$210,000 Yes √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes North Shore Realty V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 210 West Nemaha, Blue Hill, NE Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Fxhibit "A" 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 210.000!00 23 Was non-real property included in the purchase? Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 210,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael W. Kassebaum (402) 463-4198 Phone Number Title Agent 05-11-21 Signature of Grantee or Authorized Representative Date

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

26 Date Deed Recorded

Day

For Dept. Use Only

BK2021 Page 19

Exhibit "A"

Lots Five (5) and Six (6), Block Two (2), Grussel's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof;

AND

The West Ninety (W90) feet of Lot Five (5), Hawleys Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/12/21 \$ 472.50 By AS Bk 2021, Pg 1219

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of May A.D., 2021, at 09:39 o'clock AM. Recorded in Book 2021 on Page 1219

Fee: \$10.00 By: AS Deputy Electronically Recorded

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

Warranty Deed

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

Lots Five (5) and Six (6), Block Two (2), Grussel's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof;

AND

The West Ninety (W90) feet of Lot Five (5), Hawleys Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEES that GRANTORS:

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

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

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

Executed 5-4 ,2021.	
	Roger Anderson
	Lauen anderson
STATE OF NEBRASKA	Kareh Anderson
	SS
COUNTY OF <u>adams</u>	
On this 4th day of May	_, 2021, before me personally appeared Roger Anderson and
Karen Anderson. \mathcal{J}	\bigcap
	XIAI late Ex
GENERAL NOTARY - State of Nebraska DARLA J BRUNA My Comm. Exp. June 22, 2024	Notary Public -

Cnty No.	, Bo	ok	Page	Sale Date	100			er 46	School District Code												
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NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service

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

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Day __12 WEBSTER - 91 Yr. Mo 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Michael R. Karr and Diane R. Karr Grantor's Name (Seller) Daniel R. Karr and Amanda Karr Street or Other Mailing Address 6480 W Blue Valley Road Street or Other Mailing Address Zip Code 68930 City City Blue Hill State NE Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? V No V No Yes Phone Num Phone Number (402) 756-3190 Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Improved Single Family ✓ Agricultural Mineral Interests-Producing Exempt ✓ Unimproved Multi-Family Recreational Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Bill of Sale Easement Lease Personal Rep. Trust/Trustee Corrective Mineral Quit Claim Warranty Cemetery Death Certificate - Transfer on Death Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Easement Life Estate ✓ Sale Trustee to Beneficiary Auction Gift Grantor Trust Partition Other (Explain) Buyer Satisfaction of Contract Seller V No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ 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.) Other ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 400,000 Yes V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent AG Land Grantee 18b 🗸 Vacant land 18a V No address assigned 20 Legal Description (Attach additional pages, if needed.) See Attached 435+-21 If agricultural, list total number of acres transferred in this transaction 22 く/20cm/c/co0i.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 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. (402) 756-3190 Michael R. Karr Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 5/12/2021 Title Date here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data \$ 90.000 __Day_<u>\Q</u> Nebraska Department of Revenue

An undivided one-fourth interest in and to:

The Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Southeast Quarter of the Southeast Quarter (SE¼SE¼) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Northeast Quarter (NE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4) of Section One (1), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, which includes the abandoned BNSF Railway located in the SE1/4SE1/4 of said Section; EXCEPT a tract of land located in the NE¼ of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE1/4; thence West at a right angle with the approximate East line of said NE¼ a distance of 497.0 feet to a point; thence Northerly at a deflection angle of 89°38' Right with the described line a distance of 303.0 feet to a point; thence Easterly at a deflection angle of 87°033' Right with the last described line a distance of 160.0 feet to a point; thence southerly at a deflection angle of 92°52' Right with the last described line a distance of 94.0 feet to a point; thence Easterly at a deflection angle of 90°00' Left with the last described line a distance of 337.00 feet to a point on the approximate East line of said NE1/4; thence South along the approximate East line of said NE1/4 a distance of 225.0 feet to the point of beginning; AND EXCEPT a tract of land in the SE¼SE¼ of said Section 1, more particularly described as follows: A tract of land in said Section commencing at a point 33 feet North and 33 feet West of the Southeast corner of said Section; thence S89°11'20" W a distance of 160.02 feet to a point 33 feet North of the South line of said Section; thence North 266.16 feet to a point 50.21 feet South of the center line of the former Chicago Burlington & Quincy RR tracts; thence north 85°46'00" East a distance of 160.67 feet to a point 50.21 feet South of said former RR tracks and 33.14 feet West of the East line of said section as measured on said last described course, thence South 278.54 feet to the point of beginning.

The Southeast Quarter (SE1/4) of Section Thirty-one (31), Township Five (5) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of May A.D., 20 21, at 1.5% o'clock D.M. Recorded in Book 200 on Page 1232-1234 County Clerk 200 Deputy Ind Comp Assessor Carded

BK 2021, Pg1232

NEBRASKA DOCUMENTARY STAMP TAX											
Date5	-12-21										
\$ 90.00	<u> By</u>	KO									

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

JOINT TENANCY WARRANTY DEED

Daniel R. Karr and Amanda Karr, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Michael R. Karr and Diane R. Karr, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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

Executed May 12, 2021.

Daniel R. Karr

Amanda Karr

STATE OF NEBRASKA)) ss.
COUNTY OF Hamilton)
The foregoing instrument was acknowledged before me on way way, 2021 by Amanda Karr, wife of Daniel R. Karr.
State of Nebraska – General Notary MONICA I. HERMAN My Commission Expires April 10, 2023 Notary Public
My commission expires: 4-(0-Zo23
STATE OF NEBRASKA) county of Adam 5) ss.)
The foregoing instrument was acknowledged before me on by Daniel R. Karr, husband of Amanda Karr.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021 Notary Public
My commission expires: 8/27/202/

Braca1, Pg 1234

EXHIBIT "A"

Legal Description

An undivided one-fourth interest in and to:

The Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Southeast Quarter of the Southeast Quarter (SE½SE½) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Northeast Quarter (NE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4) of Section One (1), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, which includes the abandoned BNSF Railway located in the SE1/4SE1/4 of said Section: EXCEPT a tract of land located in the NE¼ of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE1/4; thence West at a right angle with the approximate East line of said NE¼ a distance of 497.0 feet to a point; thence Northerly at a deflection angle of 89°38' Right with the described line a distance of 303.0 feet to a point; thence Easterly at a deflection angle of 87°033' Right with the last described line a distance of 160.0 feet to a point; thence southerly at a deflection angle of 92°52' Right with the last described line a distance of 94.0 feet to a point; thence Easterly at a deflection angle of 90°00' Left with the last described line a distance of 337.00 feet to a point on the approximate East line of said NE1/4; thence South along the approximate East line of said NE1/4 a distance of 225.0 feet to the point of beginning; AND EXCEPT a tract of land in the SE¼SE¼ of said Section 1, more particularly described as follows: A tract of land in said Section commencing at a point 33 feet North and 33 feet West of the Southeast corner of said Section; thence S89°11'20" W a distance of 160.02 feet to a point 33 feet North of the South line of said Section; thence North 266.16 feet to a point 50.21 feet South of the center line of the former Chicago Burlington & Quincy RR tracts; thence north 85°46'00" East a distance of 160.67 feet to a point 50.21 feet South of said former RR tracks and 33.14 feet West of the East line of said section as measured on said last described course, thence South 278.54 feet to the point of beginning.

The Southeast Quarter (SE1/4) of Section Thirty-one (31), Township Five (5) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	A-62- A		Sale Date	145034	. Ala	la e		S	:hool Dis	le	S. 0.000 (1878)					
91	20	21	1280		5/	17/2021	Base:	91-	0074		Affi	liated:		Ţ	Unified:				
Location	\mathbf{D}	Sale	Number	Us	seabil	lity & Code #			Kapr 19 mari			Parcel I	Number						
0003078	800		124		1		GeoCde	Tw	n R	ng	Sec	t : S.Qrt	Subdiv	Ā	ea	Blk	Parcel		
10.34.12 + 64.40 10.24.12 + 64.40	: D	ate of S	ale Assessec	Val	ue		4133				00	0	20005			017	0000		
Land	Terres	Imp	orovements			Total	and the second		Date	of S	ale	Property	Classifi	catio	n C	ode			
4	,515		53,52	0		58,035	Status	Status Property Type Zoning Location * City Size							Size	Parcel Size			
Assessor Location: BLUE HILL (BH)							A) 1	В) (1		C) 1	D) 1		E)	6	F) 3		
Residentia										100			Comme	rcia					
18257	Mul	tiple Im	provements:	Multi	ple. Im	provements.:	Multiple. Improvements. :												
		Const	uction Date:	Cons	truction	i Dato .	S 9 0 Construction Date :												
			Floor:	Floor	Sq. Ft		116 Floor Sq. Ft. :												
	No. 10 Acres	* 1 to 11. Co one 11.	ig Cost New:	Cost		138,0		es al can	Cost		COLUMN TO THE	Manager August and the Page 199	and the second second second second	an Anglia and anni	Signal dia anggara	Booking grant all exercise	in a finger for Section 1, 2 days that the control of the control		
Single Family				Resi	dentia	d Condition: 2	5		Con	mei	rcial	Occupan							
(100) □ Mc		ne		(10)		Worn Out			Prim				ther1:	<u>Contract</u>		Other2:	in the Republicanian and State of		
(101) 🗷 On				(20)	_	Badly Worn	Commercial Construction Class:												
(102) □ Tw				(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) □ Spl				(40)					(2)										
(104) 🗆 1 1				(50)		Very Good	(3) Masonry Bearing Walls												
(111) 🗆 Bi-				(60)		Excellent	(4) Wood or Steel Framed Ext. Walls												
(106) □ Oth	Si faran Crew Pero Dia (55.96)	er <u>i</u> erikana	es e				(5) ☐ Metal Frame and Walls (6) ☐ Pole Frame												
Townhouse o		Style:				il Quality: 30		S a st	(6)	and a complete	h a sasa ta a	a the tier Marine Service and the service of the se	37 na 22 a m	uc z Caria		Signal Will	-60 - 220 TE-98		
(301)				(10)		Low			(10)		nk: Lo	w		(10)	7, 1.0	n: Wom	Out		
(307) \square 1 1/				(30)		Average			(20)			erage		(20)		Badly			
(308) □ Spl			.	(40)		Good			(30)			ove Avera	.ge	(30)					
(309) 🗆 21/			:	(50)		Very Good			(40)		Hiş		<u> </u>	(40)					
(304) 🗆 On		Duplex	,	(60)	-	Excellent								(50)		Very (Good		
(305) □ Tw				14.65				. 15 Bu						(60)		Excell			
Assessor's	s Adju	stmen	t to Sale P	rice	(+ o	r -):													
Assessor Co	omment	s and F	Reason for A	djus	tment	t:			я										
JTWD																			
Comments	fnom							Carri	m ~ - 4										
000307								Com	ments	:									
												• •							
																(Cont	inue on back)		

NEBRASKA

Real Estate Transfer Statement

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

FORM 521

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

WEBSTER - 91	Mo. 5 Day 77 Yr. 2021 Mo. 5 Day	17 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)	Grantee's Name (Buyer) Daniel John Mackin and Nicole Suzanne M	lackin
Mary K. Schlesinger Street or Other Mailing Address	Street or Other Mailing Address	IGOKITI
P O Box 103 City State Zip Code	202 SW Railway St	Zip Code
Blue Hill NE 68930	Blue Hill NE	Zip Code S 930 ation? Yes VNo
()	Phone Number Is the grantee a 501(c)(3) organize 2 - 756-3874 If Yes, is the grantee a 509(a) four	
Email Address N/a	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C it	property is also a mobile home.	
) Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee	,
	neral Quit Claim Warranty	
kind exchange (I.R.C. § 1031		ansfer on Death
Exchange) by buyer or seller?		ustee to Beneficiary ther (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	
✓ Yes No	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	Partnership, or LLC Self Southern Other Othern Other	≱r
Ex-spouse Parents and C	-	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	interest rate.)
\$75,000	☐ Yes	%
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes Southern	(If Yes, include the name Title, LLC No
18 Address of Property 202 SW Railway Ave 57	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
Blue Hill, NE 68930	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
Lots 1, 2, 3 and 4, Block 17, Original Town of Blue I	Hill, Webster County, Nebraska	
-	-	
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed		75,000,00
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	75,000 <u>L</u> 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	ı number	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. Daniel John Mackin	ant and that it is, to the best of my knowledge and belief, true, co	•
Print or Type Name of Grantee or Authorized Representative		-756-3879 Phone Number
sign photos	Grantee	5//フ/2021
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use O	nly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 1/8, 75	RK 2021, R 1280	
Mo Day Yr		Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	<u> </u>	

	BK 2021, Pg 1280
State of Nebraska County of Webster Sss.	
Entered on the numerical index and filed for record in the	
Clerk's office of said county this 18 day of May A.D., 20 21, at 9:07	NEBRASKA DOCUMENTARY STAMP TAX
o'clock A M. Recorded in Book 202	Date 5-18-21 \$ 168.75 BV 4A
Yaure Pator County Clerk 10.00 A Deputy	1910
IndCompAssessorCarded	
Petrone	
Return to: Southern Title, LLC PO Box 221	
Red Cloud, NE 68970	
JOINT TENANCY WA	RRANTY DEED
Mary K. Schlesinger, a single person, Grantor, in con	asideration of ONE DOLLAR (\$1.00) and
other valuable consideration received from Grantees,	
Mackin, husband and wife, convey to Grantees, as jo	
following described real estate (as defined in Neb. Re	ev. Stat. 76-201):
Lots 1, 2, 3 and 4, Block 17, Original Town of Blue	Hill, Webster County, Nebraska
Grantors covenants, jointly and severally, if more than	un one, with Grantees 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 o	convey the same;
(3) warrants and will defend title to the real	estate against the lawful claims of all
persons.	
Executed May 17, 2021.	
Mary K. Schlesinger	
STATE OF NEBRASKA)	
) ss.	
COUNTY OF ADAMS)	

The foregoing instrument was acknowledged before me on May \slash , 2021 by Mary K. Schlesinger, a single person,

My commission expires: _

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

Cnty No.	Во	ok	Page	· S	ile Date	1000		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	S	School District Code									
91	20	21	1293	5/1	.8/2021	Base:			Aff	iliate	d:			Unified:					
Location	D	Sale	Number	Useabili	ty & Code #		(*		* 6.4	Pa	rcel N	umb	er	7					
0011124	100		125	1	A CONTRACTOR OF THE PROPERTY O	GeoCde	Twn	Rng	Se	ect	Qrt Sub		bdiv Area		Blk	Parcel			
	D	ate of S	ale Assessed	Value :		4375	2	9	2	8	3	000	00	general Servers	000	6157			
Land	ila e	Imp	orovements		Total		Ι	ate of	Sale	ile Property Classification Code									
	,395		163,120		193,515	Status	Pro	perty Ty	y Type Zo		ning	Lo	cation	n City Size		Parcel Size			
		Irrigat	tion Type:	. !		A) 1 B) 01				C)	5	D)	3	E)	0	F) 6			
10.00			ACRES:	V	ALUE:		LCG				ACR	ES:		35,74	VAL	UE:			
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	10							Accreti	on										
	2D1						Waste												
	2D					Other										,, ,			
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	4D1						Farm Sites					1.0	00			8,650			
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		24.00 21.00	- AMERICA - 12 A				-	Recreati	on										
	wellings				139,220			Otl											
Out	buildings		instrumentaliste		23,900	No	n-AG	TOTA	\mathbf{L}		5.700				30,395				
Assessor's	s Adju	stmen	t to Sale Pri	ice (+ or	-):			Total	Re	capt	ure `	Valu	ıe:						

Dweimigs	133/110	Outer		
Outbuildings	23,900	Non-AG TOTAL	5.700	30,395
Assessor's Adjustment to Sale Price	e (+ or -):	Total Recap	ture Value:	
Assessor Comments and Reason for Adjus	tment:	Д		
WD				
Comments from		Comments:		
001112400				
				
				(Continue on back)
				PAT 96-106-99

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

FORM 521

DEPARTMENT OF REVENUE

	The deed v	vill not be rec	orded unl	ess this s	tatemen	t is signed and i	lems 1-25 are accum	stely complete	ed.	
1 County Name	· · · · · · · · · · · · · · · · · · ·	2 County Nur	nber			3 Date of Sale/Tra	nsfer 2004	4 Date of Deed		
	WEBST	TER - 91				Mo5 Day	y 18 yr. 2021	_{Mo.} 5	Day 18 Yr. 2021	
5 Grantor's Name, Ad		hone (Please P	rini)			 	, Address, and Telepho	one (Please Prin	11)	
Grantor's Name (Seller Dustin D. Gay	ŋ					Grantee's Name (E Patricia Corr	ell Buyeri			
Street or Other Malling	Address 3rd					Street or Other Ma 810 Road 21	illing Address 00			
City Superior		State NE		Zip C	ode 8978	City Guide Rock		State NE	Zip Code 6894	
Phone Number N						Phone Number (402) 984-19		e a 501 (c)(3) org grantee a 509(a)		
Email Address dusting@gtmc.r							@hotmail.com			
7 Property Classifica	ation Number, Ch	eck one box in	categories	A and B. C	heck C if	property is also a	mobile home.			
(A) Status					(B)	Property Type			(C)	
✓ Improved ☐ Unimproved ☐ IOLL	Single Fa	nily	☐ Industri	ural	L L	Mineral Interests Mineral Interests		State Asses	ssed Mobile Hor	ne
8 Type of Deed	Conservator	, , , , , , , , , , , , , , , , , , ,		Distribution	Па	nd Contract/Memo	Partition	Sheriff	Other	
Bill of Sale	Corrective	te – Transfer on		Easement Executor	Le		Personal Rep.	Trust/Trustee Warranty		_
Was transfer par kind exchange (I.	t of IRS like-	10 Type of Trai		istribution	Forecl		ble Trust Revocable	<u> </u>	Transfer on Death	
Exchange) by buye	er or seller?	Auction		asement	Gift	Life Esta	··· — —		Trustee to Beneficiary	
Buyer 11 Was ownership tran	Seller V No	Court De		xchange	Grante	or Trust Partition		of Contract	Other (Explain) ? (If No, state the intended u	=
	No	TVU, EXPIAITI ITE 1	aivision.)				Yes Vas No	id for same use:	ti No, state the intended u	se.)
13 Was the transfer bel	tween relatives, o	r if to a trustee, a	ire the trust	or and benef	clary rela	tives? (If Yes, check	the appropriate box.)			
✓ Yes	=	r Uncle to Niece	or Nephew	=	• • •	artnership, or LLC	Self		Other	
	☐ Brothe	rs and Sisters ouse			dparents a nts and Cl	and Grandchild nild	Step-parent and	Step-child	·	
14 What is the current i	market value of th	e real property?				15 Was the mortg	age assumed? (if Yes, s	tate the amount	and interest rate.)	
\$107,673						Yes	☑ Nc \$		%	
16 Does this conveyand Yes		t parcel of land?				17 Was transfer the of the agent or	rough a real estate ager title company contact.)	nt or a title comp	any? (If Yes, include the nam Title LLC	
18 Address of Property						19 Name and Add	ress of Person to Whom	the Tax Stateme	ent Should be Sent	
810 Road 2100 Guide Rock, NI						Grantee				
18a No address as		☐ Vacant land	4							
20 Legal Description (A		<u> </u>								
See Attached		ages, a meedes.	,							
	-									
21 If agricultural, list tot	tal number of acre	s transferred in t	his transact	ion		*				
22 Total purchase p	rice, including a	ny liabilities as	ssumed					22 \$	107,673,37	,
23 Was non-real prop			المحققة لديد			·		\$		
						nstructions)		23 \$	107,673 <u></u> 437	 ,
24 Adjusted purchas								24	107,010401	
25 If this transfer is							he best of my knowledg	e and helief tru	a complete and	
correct, a	and that I am duly ifer M. Jense	authorized to si			a sidicino	in and that it is, to t	ne best of my knowledg	e are being da	(402) 879-434	11
Print or	Type Name of Gra	antee or Authoriz	ed Represe	ntative					Phone Number	
sign Signatur	re of grantee or A	uthorized Henre	sentative	1	 :	Title	Title/Closing Age	nt	05/18/2021 Date	
here signature	/									
26 Date Deed Recorder		27 Value of Ct.		of Deed's	Use Or				For Dept. Use Only	ÿ
~	18 yr 21	27 Value of Sta	13. 00	Har laffiligei		${\cal B}{\cal K}$ aoa			**************************************	
Mo Day Nebraska Department of Re		, A	, J.			DIVADA	LI TA IS IS		leb. Rev. Stat. 55 76-214, 77-1327	7(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/18/21 \$ 243.00 Bv AS

Bk 2021, Pg 1293

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of May A.D., 2021, at 11:02 o'clock AM. Recorded in Book 2021 on Page 1293

Dozese Tetsch 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

DUSTIN D. GAY, a single person, GRANTOR, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEE, PATRICIA CORNELL, a single person, convey to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. \$76-201):

A tract in the Southwest Quarter (SW1/4) of Section Twenty-Eight (28), Township Two (2) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, described as follows: Beginning at the Southwest corner of said SW1/4 of Section 28-2-9 thence North 776 feet; thence East 320 feet, thence South 776 feet, thence West 320 feet to the point of beginning; NOW KNOWN AS: A tract of land located in the Southwest Quarter of Section 28, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: BEGINNING at the Southwest Corner of Section 28, T2N-R9W of the 6th P.M., Webster County, Nebraska, running thence North 00°00'00" East (assumed bearings) and along the West line of the SW ¼ of said Sec. 28 a distance of 776.00 feet; running thence North 89°58'14" East a distance of 320.00 feet; running thence South 00°00'00" West, parallel with the said West line a distance of 776.00 feet to a point located on the South line of said SW¼; running thence South 89°58'14" West and along the South line of the said SW¼ a distance of 320,00 feet, more or less, to the ACTUAL POINT OF BEGINNING, less Road Right-of-Way.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed the 18th day of _	may	_ 2021.
		Dustin D. Gay
		Duśtin D. Gay '/

STATE OF NEBRASKA COUNTY OF NUCKOLLS

The foregoing instrument was acknowledged before me by Dustin D. Gay, a single person, on the $i\overline{\delta^{\prime\prime}}$ day of

GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2022

> Print Name My Commission Expires:

tary Signature

(SEAL)

Cnty No. B	ook	Page	Sale	Date				S	choo	l Dist	rict Code	e igniti	n . * 16	No. The	
91 20	021	1316	5/18	/2021	Base: 91-0002 Affiliated:					Unified:					
Location ID	Sal	e Number	Useability	& Code#					Par	cel N	umber				
001555100		126	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk.	Par	cel
	Date of S	Sale Assessed V	Value .		4373	2	10	1	.2	2	00000	1	000	46	80
Land	Im	provements	T	otal	7 (54) ve d	D	ate of	Sale	e Pro	perty	Classific	cation Code			
332,705				332,705	Status	Pro	erty Ty	pe.	Zo	ning	Location	Cit	y Size	Parce	I Size
	Irriga	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F)	9
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2 3D		48.000		L04,400	ACT	Other						32,7	70E		
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Dwelling						1.	Oth	1						······································	-
Outbuilding					Non	-AG	ГОТА	-		4	1.000		WP 77WTU-1X-0		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
	,	
	·9-9-11	
Comments from	Comments:	
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	g-1-000 M	(Continue on back)
	1,000,000,000,000,000,000,000,000,000,0	DAT 06 106 00

FORM **521**

Real Estate Transfer Statement

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

• If additional pages is prouded add an attachment and identify the specific statement.

DEPARTMENT OF REVENUE ,	If additional space	is needed, add an attach	ment and identify the app	olicable item number.	<u></u>			
				5 are accurately completed				
1 County Name	2 County Numb	er	3 Date of Sale/Transfer	4 Date of Deed 05 p.	10 2021			
E Granter's Name 44	WEBSTER - 91		Mo. 05 Day 18 Yr. 2021 Mo. 05 Day 10 Yr. 2021 6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller)	ess, and Telephone (Please Pri	iii.j	Grantee's Name (Buyer)	· · · · · · · · · · · · · · · · · · ·				
Patricia E. Funke	droco			and Kristin Greenhalgh				
Street or Other Mailing Ad 1200 Harwood Dr			1910 Road M					
^{City} Fargo	State ND	Zip Code 58104	City Guide Rock	State NE	Zip Code 68942			
Phone Number	ND.	30104	Phone Number	Is the grantee a 501(c)(3) organi.	zation? Yes ✓ No			
(701) 235-3959		-	(402) 984-6375 Email Address	If Yes, is the grantee a 509(a) for	undation? Yes ✓ No			
Email Address N.A.			N.A.					
	n Number. Check one box in c		 	ome.	(0)			
(A) Status	Cinale Femile		Property Type	roing State Assessed	(C)			
Improved Unimproved	Single Family Multi-Family	∐Industria≀ [Agricultural [Mineral Interests-Nonproducing Mineral Interests-Producing	·	☐ intonile ⊔orus			
IOLL	Commercial	Recreational	Minoral Macress-1 10000111					
	Conservator		nd Contract/Memo Partit	on Sheriff	Other			
Bill of Sale	Corrective	Easement Le		nal Rep. Trust/Trustee				
	Death Certificate - Transfer on De		neral Quit (
9 Was transfer part of kind exchange (I.R.C	IRS like- 10 Type of Trans				ransfer on Death			
Exchange) by buyer or Buyer Sel	seller?	Easement Gift Exchange Grant	Life Estate		rustee to Beneficiary Other (Explain)			
	red in full? (If No, explain the div			state purchased for same use? (If				
✓ Yes	,	·		No				
13 Was the transfer between	en relatives, or if to a trustee, are	the trustor and beneficiary rela	tives? (If Yes, check the appro	·				
☐ Yes 🗸 No	Aunt or Uncle to Niece o			_	her			
	Brothers and Sisters	= '		couse				
14 What is the current mort	Ex-spouse ket value of the real property?	Parents and C		tep-parent and Step-child ned? (If Yes, state the amount and	interest rate)			
\$300,000	net value of the real property?		Yes ✓ No	\$	interest rate.) %			
	ivide a current parcel of land?		17 Was transfer through a r	eal estate agent or a title company	/? (If Yes, include the name			
Yes No			of the agent or title comp	pany contact.) Yes Adams I	and Title Co. No			
18 Address of Property			19 Name and Address of Pe	erson to Whom the Tax Statement	Should be Sent			
			See Grantee					
18a V No address assign	ned 18b Vacant land							
	h additional pages, if needed.)		<u> </u>					
, ,		of Saction Twolve	(12) Township T	vo (2) North Panco	Ten (10) Most			
	Webster County,		(12), LOWINSHIP IV	vo (2) North, Range	I CIT (TO) WEST			
or und out F.IVI.	, vvensiei county,	i tebiaska.						
21 If agricultural, list total ne	umber of acres transferred in thi	s transaction	· ·					
22 Total purchase price	, including any liabilities ass	umed			200 000 00			
•	y included in the purchase?	oncord		\$	300,000,00			
• • •	Yes, enter dollar amount an	d attach itemized list.) (see	instructions)	23				
24 Adjusted purchase of	orice paid for real estate (line	22 minus line 23)		\$	300,000,000			
		·		Frank 1				
	mpt from the documentary s			f my knowledge and belief, true.	complete and			
correct, and	that I am duly authorized to sign		and that it is, to the best o	, miomoago ana bellet, lide, l				
	L. Kelley Name of Grantee or Authorized	1 Representative			(402) 463-4198			
sign	s manie of Grantee of Authorized	i nepresentative	Escrow (Closing Agent	Phone Number 05-18-2021			
	f Grantee or Authorized Represe	ntative	Title					
26 Date Deed Recorded		Register of Deed's Use Or p or Exempt Number	1ly 28 Recording Data		For Dept. Use Only			
Mo. 5 Day 19	Yr. 21 \$ 67	< ∞	BK 2021 f	a 1316				
lebraska Department of Revenu	ie .	<u> </u>	<u>υπαυατ.τ</u>		. Rev. Stat. §§ 76-214, 77-1327(2)			
orm No. 96-269-2008 10-2020 F	Rev. Supersedes 96-269-2008 Rev. 6-	2019		J. Company of the com	• • • • • • • • • • • • • • • • • • • •			

Index	
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Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/19/21

\$ 675.00 By AS

Bk 2021, Pg 1316

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 May A.D., 2021, at 09:59 o'clock AM. Recorded in Book 2021 on Page 1316

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

Warranty Deed

The Grantor, PATRICIA E. FUNKE, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to LANNY GREENHALGH AND KRISTIN GREENHALGH, HUSBAND AND WIFE, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The Northwest Quarter (NW½) of Section Twelve (12), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed	
MORTH DAKO10 STATE OF NEBRASKA COUNTY OF Cass SS SS SS SS SS SS SS SS SS	unke
On this 10 th day of May, 2021, before me personally appeared Patricia E. F.	•

Notary Public - Carolyn Meehl

CAROLYN MEEHL Notary Public State of North Dakota My Commission Expires Oct. 22, 2021

Cnty No.	Во	ok	Page	Sa	le Date	School District Code										
91	20	21	1331	5/1	4/2021	Base: 91-0002 Aff				ffiliated:			Unified:			
Location	\mathbf{D}	Sale	Number	Useabilit	y & Code#					Parcel	N	umber				
0019175	00		127	4	05	GeoCde	Twn	Rng	Se	ct Qrt		Subdiv	Area	Blk "	P	arcel
	D	ate of S	ale Assessed	Value		4371	2	11	3	6 4		00000		000	9	185
Land		Imp	rovements		Cotal		D	ate of	Sale	Proper	ty	Classific	ation (Code		
15	,000		70,350		85,350	Status	Proj	erty Ty	pe	Zoning		Location	Cit	y Size	Par	cel Size
a day (1)		Irrigat	ion Type:			A) 1	B)	01		c) 5		D) 3	E)	0	F)	3
LCG		-12	ACRES:	· · · · · · · · · · · · · · · · · · ·	LUE:		LCG			AC	RI	ES:		VAL	U E:	
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	1A							1	lG							
	2A1							20	31							
	2A							2	2G							
	3A1					3G1										
	3A						3G		3G							
	4A1				-			40	G1							
	4A								IG							
DRYLANI) 1D1						Shelterbe	elt/Timb	er							
	1D	1						Accreti	on							
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Out	ounaings				200	Noi	n-AG T	IOTA	L		(0.600			15,	000

When the first transfer and the second of th		
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; SALE BETWEEN SELF		
Comments from	Comments:	
001917500		-
		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
		(Continue on back)
		DAT 00 400 00

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

FORM 521

Good Life. Great Service.

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 5 Day 4 Yr. 21 4 Date of Deed Mo. 5 Day	, 17 yr. 21
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Day Yr. Mo. Day 6 Grantee's Name, Address, and Telephone (Please Print)	7 <u>1 </u>
Grantor's Name (Seller)	Grantee's Name (Buyer)	
Lanny Lambrecht, trustee, Laverne Lambrecht Rev Trust Street or Other Mailing Address	Lanny Lambrecht Street or Other Mailing Address	
35595 N Hwy 13	35595 N Hwy 13	
City State Zip Code Craig CO 81625	City State CO	Zip Code 8 162 5
Phone Number	Phone Number Is the grantee a 501(c)(3) organiz If Yes, is the grantee a 509(a) four	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C i	l f property is also a mobile home.	
(A) Status (B) Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural [Mineral Interests-Producing Exempt	
	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee	
Cemetery Death Certificate – Transfer on Death Executor Mi	neral Quit Claim Varranty	
part of an IBS like-kind exchange?		ansfer on Death
(I.R.C. § 1031 Exchange)		ustee to Beneficiary
Yes ✓ No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Of 12 Was real estate purchased for same use? (If N	her (Explain) No. state the intended use.)
✓ Yes	Yes	·
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	Partnership, or LLC ✓ Self	er
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse hild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$83,885	☐ Yes	%
16 Does this conveyance divide a current parcel of land? Yes ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	
1264 Hwy 136 Red Cloud, NE 68970	same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description	<u> </u>	
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? ☐ Yes ✓ No (If Yes, e	nter dollar amount and attach itemized list.) 23	1
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 20	•
Under penalties of law, I declare that I have examined this stateme		omplete, and
correct, and that I am duly authorized to sign this statement. Kory J McCracken		(402) 746-3613
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign	Attorney	<u> 5/13/21</u>
here Signature of Grantee or Authorized Representative	Title	Date /
Register of Deed's Use O		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. Day 19 Yr. 21 \$ txempt & O Nebraska Department of Revenue	BK 3021 Pa 1331	Ray Stat && 76-014 77 1007(0)

Part of the Southeast Quarter (SE1/4) of Section Thirty-Six (36), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at a point on the North boundary line of Highway 136, 700 feet East of the West Line of said Southeast Quarter (SE1/4), thence East 175 feet, thence North 150 feet, thence West 175 feet, thence South 150 feet to the place of beginning.

State of Nebr County of We	raska }ss.	
_		ntered on the
numerical ind	lex and filed to	r record in the
Clerk's office	of said county	this Oth day
of May	A.D., 2021	at <u>//:32</u>
o'clock A	M. Recorded	in Book <u>∂©1</u>
on Page13		
Louise Ps		_County Clerk
\$10.00	G	Deputy
ind Come	Accessor	Carded

NEBRASKA DOCUMENTARY STAMP.TAX Date OS/19/2021 \$FXEWOF 20 BY COLUM

WARRANTY DEED

Lanny J. Lambrecht, Successor Trustee of the Laverne M. Lambrecht Revocable Trust, dated April 4, 1981, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Lanny J. Lambrecht, a married person who along with his spouse are domiciliaries of the State of Colorado, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Part of the Southeast Quarter (SE1/4) of Section Thirty-Six (36), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at a point on the North boundary line of Highway 136, 700 feet East of the West Line of said Southeast Quarter (SE1/4), thence East 175 feet, thence North 150 feet, thence West 175 feet, thence South 150 feet to the place of beginning.

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

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

Executed May 17th, 2021.

Laverne M. Lambrecht Revocable Trust

Lambrecht, Successor Trustee

STATE OF COLORADO, COUNTY OF $\frac{\mathcal{M}(\mathcal{M})}{\mathcal{M}}$ ss.

The foregoing instrument was acknowledged before me on May 17, 2021, by Lanny J. Lambrecht, Successor Trustee of the Laverne M. Lambrecht Revocable Trust.

LINDA C. PETERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984017995
by Commission Expires July 13, 2022

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok .	Page	Sale Date		S	School District Code							(1974) 4 (48)			
91	20	21	1332	5/14/2021	Base: 91-0002 Aff				liated:				Unified:				
Location	\mathbf{D}	Sale	Number	Useability & Code #		Parcel Number											
0019175	00		128	1	GeoCde	Twn	Rng	Se	ct Q	rt	Subdi	v V	Area	Blk	P	arcel	
	D	ate of S	ale Assessed	Value	4371	2	11	3	6 4	4	0000	0		000	9:	185	
Land		Imp	orovements	Total		D	ate of	Sale	Prope	erty	Classi	ifica	tion (lode			
15	,000		70,350	85,350	Status	Pro	perty Ty	pe	Zoni	ng	Loca	tion	Cit	y Size	Par	cel Size	
	era i Kanaga	Irrigat	tion Type:		A) 1	B)	01		C) !	5	D)	3	E)	0	F)	3	
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	1A]	G									
	2A1						20	G1					,				
	2A					2G											
	3A1						30	G1									
	3A						3	3G									
	4A1						40	Gl									
	4A						4	1G									
DRYLANI) 1D1					Shelterb	elt/Timb	er									
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Outl	ouildings			200	No	n-AG	ГОТА	\mathbf{L}		(0.60	0			15,	000	
· Y											~···						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
JTWD		
Comments from	Comments:	
001917500		
		(Continue on back)

FORM 521

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

1 County Name	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 5 Day 14 Yr. 21 4 Date of Deed Mo. 5 Day 17 Yr. 21
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Lanny Lambrecht	Curtis L Jensen and Tammy A Jensen
Street or Other Mailing Address 35595 N Hwy 13	Street or Other Mailing Address 1264 Hwy 136
City State Zip Code Craig CO 81625	City State Zip Code Red Cloud NE 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo
Email Address	If Yes, is the grantee a 509(a) foundation? Yes Von
7 Property Classification Number. Check one box in categories A and B. Check C	 f property is also a mobile home.
(A) Status (B) Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange?	osure Irrevocable Trust Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Ves
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property? \$83.885	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
Yes No	of the agent or title company contact.)
	19 Name and Address of Person to Whom the Tax Statement Should be Sent
18 Address of Property	The state and state of the stat
1264 Hwy 136	same as Grantee
1264 Hwy 136 Red Cloud, NE 68970	
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land	
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description	
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land	
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description	
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description See attached	
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description	same as Grantee
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description See attached	
1264 Hwy 136 Red Cloud, NE 68970 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	same as Grantee
1264 Hwy 136 Red Cloud, NE 68970 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	same as Grantee
1264 Hwy 136 Red Cloud, NE 68970 18a	same as Grantee 22 \$ 160,000 00 100 100 100 100 100 100 100 100
1264 Hwy 136 Red Cloud, NE 68970 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 23 Was non-real property included in the purchase? Yes No (If Yes, e) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this stateme	same as Grantee 22 \$ 160,000 00 100 100 100 100 100 100 100 100
1264 Hwy 136 Red Cloud, NE 68970 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 23 Was non-real property included in the purchase? Yes No (If Yes, e) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement.	same as Grantee 22 \$ 160,000 00 Inter dollar amount and attach itemized list.) 23 \$ 160,000 00 Inter dollar amount and attach itemized list.) 24 \$ 160,000 00 Inter dollar amount and attach itemized list.) 160,000 00
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres	same as Grantee 22 \$ 160,000 00 100 160,000 00 100 160,000 00 100 160,000 00 100 160,000 00 100 160,000 00
1264 Hwy 136 Red Cloud, NE 68970 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 23 Was non-real property included in the purchase? Yes No (If Yes, e) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement. Kory J McCracken	same as Grantee 22 \$ 160,000 00 Inter dollar amount and attach itemized list.) 23 \$ 160,000 00 Inter dollar amount and attach itemized list.) 24 \$ 160,000 00 Inter dollar amount and attach itemized list.) (402) 746-3613
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres	same as Grantee 22 \$ 160,000 00 Inter dollar amount and attach itemized list.) 23 \$ 160,000 00 Inter dollar amount and attach itemized list.) 24 \$ 160,000 00 Inter dollar amount and attach itemized list.) A phone Number
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres	same as Grantee 22 \$ 160,000 00 Inter dollar amount and attach itemized list.) 23 \$ 160,000 00 Part of the dollar amount and attach itemized list.) 24 \$ 160,000 00 Inter dollar amount and attach itemized list.) Attorney Attorney Title Attorney Title
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres	same as Grantee 22 \$ 160,000 00 Inter dollar amount and attach itemized list.) 23 \$ 160,000 00 Inter dollar amount and attach itemized list.) 24 \$ 160,000 00 Inter dollar amount and attach itemized list.) Attorney Attorney Title
1264 Hwy 136 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres	same as Grantee 22 \$ 160,000 00 Inter dollar amount and attach itemized list.) 23 \$ 160,000 00 Inter dollar amount and attach itemized list.) 24 \$ 160,000 00 Inter dollar amount and attach itemized list.) Attorney Attorney Title Attorney For Dept. Use Only

Part of the Southeast Quarter (SE1/4) of Section Thirty-Six (36), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at a point on the North boundary line of Highway 136, 700 feet East of the West Line of said Southeast Quarter (SE1/4), thence East 175 feet, thence North 150 feet, thence West 175 feet, thence South 150 feet to the place of beginning.

BK 2021, Pg 1336

State of Nebra	aska 🕽 ss.
County of Web	oster
	Entered on the
numerical inde	ex and filed for record in the
Clerk's office of	of said county this 19-day
	A.D., 20 <u>A)</u> , at <u>12:00</u>
	l. Recorded in Book 2021
on Page13	
Louise A	
\$10.00	CL th Deputy
IndComp_	AssessorCarded
	JOIN
	Lanny J. Lambrecht,
	of the State of Colorado, GR
	(\$1.00) receipt of which is h
	Tammy A. Jensen, husband
	described real estate (as defi
	accentage and country (accentage)
	Part of the Southeast
	Two (2) North Range

NEBRASKA DOCUMENTARY

NT TENANCY WARRANTY DEED

a married person who along with his spouse are domiciliaries ANTOR, in consideration of ONE AND NO/100 DOLLARS ereby acknowledged, conveys to Curtis L. Jensen and and wife, as joint tenants, GRANTEES, the following ined in Neb. Rev. Stat. 76-201):

Quarter (SE1/4) of Section Thirty-Six (36), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at a point on the North boundary line of Highway 136, 700 feet East of the West Line of said Southeast Quarter (SE1/4), thence East 175 feet, thence North 150 feet, thence West 175 feet, thence South 150 feet to the place of beginning.

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

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

Executed May

STATE OF COLORADO, COUNTY OF 1000) ss.

The foregoing instrument was acknowledged before me on May 1 rde C. Petere Lanny J. Lambrecht, a married person.

Comm. expires

Commission Expires July 13, 2022

Agricultural Land Sales Worksheet

Cnty No.	Во	ok 🗀	Page	Sal	e Date	Scl				choo	l Dist	rict Code	e			
91	20	21	1335	4/27	/2021	Base: 91-0002 Af				iliated	d:		Unified:			
Location	D	Sale	Number	Useability	& Code#					Par	cel N	umber	diga.	lores (bil) Services		
0019039	901		129	1		GeoCde	Twn	Rng	Se	ect.	Qrt	Subdiv	Area	Parcel		
3.4	D	ate of S	ale Assessed	Value		0000			0	0	0	00000	1	000	0000	
Land		Imp	orovements	$\ddot{ extbf{T}}$	otal		·D	ate of	Sal	e Proj	perty	Classific	ation (Code	e e e e e e e e e e e e e e e e e e e	
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		Irrigat	tion Type:	•		A) 2	B)	05		C)	5	D) 3	E)	0	F) 0	
LCG			ACRES:	VĀJ	UE:		LCG				ACRI	ES:		VALI	U E:	
IRRIGATE	D 1A1					GR	ASSLA	ND 1	G1		:	2.580	3,340			
	1A								1G		4	4.180	5,415			
	2A1					2G1										
	2A							′.	2G							
	3A1							30	G1							
	3A							1	3G		•					
	4A1		•					40	G1							
	4A							2	4G							
DRYLANI	D 1D1						Shelterb	elt/Timl	рег							
	1D				•			Accreti	on							
	2D1							Wa	ste							
	2D							Otl	ner							
	3D1					AG L	AG LAND TOTAL 7.550					9,965				
	3D					Roads				(0.420					
	4D1					Farm Sites		tes								
	4D		0.790		1,210		Н	ome Si	tes							
							F	Recreati	on							
Γ	wellings							Oth	ner							
Outl	ouildings	3.497.59	and the second second			No	n-AG	ГОТА	\mathbf{T}		(0.420				
	. 7.														The state of the s	

The control of the co		
Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
JTWD		
Comments from	Comments:	•
001903901		
		(Continue on back)
		DAT 96 106 99

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

129

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 05 18 2021
WEBSTER - 91 ▼	100 Day 11
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Sallar)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Ruyer)
Grantor's Name (Seller) Larry Joe Parr and Marcia E Parr	Grantee's Name (Buyer) Matthew L and Casey R Kenny
Street or Other Mailing Address 1184 Road M	Street or Other Mailing Address
RED CLOUD State Zip Code 70 NE 68970	RED CLOUD NE Zip Code 70
Phone Number (402) 746-3523	Phone Number (308) 440-2887 Is the grantee a 501(c)(3) organization? Yes Volume 16 Yes, is the grantee a 509(a) foundation?
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
▶ Improved Single Family Industrial ✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Producing State Assessed Mobile Home Exempt
8 Type of Deed Conservator Distribution Land Bill of Sale Corrective Easement Lead Cemetery Death Certificate – Transfer on Death Executor Mine	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes V No Court Decree Exchange Granton 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiary
✓ Yes	
Brothers and Sisters Grandparents at	artnership, or LLC Self Other
Ex-spouse Parents and Chi	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$ %
✓ 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 Very No
	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	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, en	ter dollar amount and attach itemized list.) 23 \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 15,000 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 statemen correct, and that I am duly authorized to sign. Hys statement.	t and that it is, to the best of my knowledge and belief, true, complete, and
David B. Garwood	(402) 746-3613
Sign Print of Type Name of Grantee or Authorized Representative	Attornay Phone Number
10000	Attorney 5-8-9/
Register of Deed's Use Onl	y For Dept. Use Only
	28 Recording Data
Mo. 5 Day 19 Yr. 21 \$ 33.75	BK2021 to 1335
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

A tract of land located in the Northeast corner of the Northeast Quarter (NE½) of Section Two (2), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said NE½; thence South along the section line a distance of 750 feet; thence West at a right angle to a point 200 feet West of the centerline of the highway; thence Northwest along the edge of the field a distance of 530 feet; thence North parallel with the East line a distance of 370 feet to a point on the section line; thence East on the section line a distance of 550 feet to the point of beginning; EXCEPT THE tract conveyed to the State of Nebraska for public highway by Corrective Warranty Deed recorded in Book 77, page 1308, and tract conveyed to Webster County for road recorded in Book V, page 623;

State of Nebraska 3ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of MAU A.D., 2021, at 2:41 o'clock D.M. Recorded in Book 2021 on Page 1335 from County Clerk 10.00 Lopenty Ind. Comp. Assessor Carded

BK2021, fg 1335

NEBRASKA DOCUMENTARY
STAMP TAX
Date \$ -19-2|
\$ 33.15 By ab

JOINT TENANCY WARRANTY DEED

Larry Joe Parr and Marcia E. Parr, husband and wife, GRANTOR, in consideration of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00) receipt of which is hereby acknowledged, convey to Matthew L. Kenny and Casey R. Kenny, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northeast corner of the Northeast Quarter (NE¼) of Section Two (2), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said NE¼; thence South along the section line a distance of 750 feet; thence West at a right angle to a point 200 feet West of the centerline of the highway; thence Northwest along the edge of the field a distance of 530 feet; thence North parallel with the East line a distance of 370 feet, more or less, to a point on the section line; thence East on the section line a distance of 550 feet to the point of beginning; EXCEPT THE tract conveyed to the State of Nebraska for public highway by Corrective Warranty Deed recorded in Book 77, page 1308, and tract conveyed to Webster County for road recorded in Book V, page 623;

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

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

Executed May _______, 2021.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 15, 2021,

by Larry Joe Parr and Marcia E. Parr, husband and wife.

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

Comm. expires 10-22-2012

Notary Public

DAVE:F:\WP\2021\PARRKENY\WARRDEED 5/17/21

Marcia E. Parr

Agricultural Land Sales Worksheet

Part	Cnty No.	Bo	ok	Page	Sale	Date	School District (rict Code	ode								
Date of Sale Assessed Value	91	20:	21	1366	5/21	/2021	Base: 01-0123 Aff			Affi	liated	d:		Unif	ied:						
Date of Sale Assessed Value 4131 4	Location	\mathbf{D}	Sale	Number	Useability	& Code#	Market,					Par	cel N	umber	281						
Land Improvements Total Status Property Classification Code	0021073	301		130	1		GeoCde	Twn		Rng	Sec	t .	Qrt	Subdiv	Area -	Blk	P	ırcel			
Figure F		D	ate of S	ale Assessed V	alue -		4131	4		11	5		0	00000	1	000	0(000			
Note	Land		Imp	rovements	To	otal '	20 July 1997		Dat	e of S	Sale	Proj	perty	Classific	ation (ode	12. 13.				
LCG ACRES: VALUE: LCG ACRES: LCG A		1			6	597,170	Status	P	rope	rty Ty _l	pe .	Zoi	ning	Location	Cit	y Size	Parc	el Size			
RRIGATED 1A 139.600 639,370 GRASSLAND IG			Irrigat	ion Type:		_	A) 2	B)		05		C)	5	D) 3	E)	0	F)	10			
1A 1G 2GI 2A1 2GI 2GI 3A1 3GI 3GI 3A2 3GI 3GI 4A1 4GI 4GI 4A2 10.000 42,300 4GI DRYLAND 1DI Shelterbeil/Timber 1D 6.000 14,820 Accretion 2DI Waste 3.400 680 2DI AG LAND TOTAL 159.000 697,170 3DI AG LAND TOTAL 159.000 697,170 3D Farm Sites Home Sites 4DI Farm Sites Recreation Dwellings Recreation Other	LCG		· · · · · · · · · · · · · · · · · · ·	ACRES:	VAL	UE:	Transaction PETE SESSOR	LCC	•				ACRI	ES:		VALI	J E :	***			
2A1 2G1 2A 2G 3A1 3G1 3A 3G 4A1 4G1 4A2,300 4G DRYLAND 1D1 Shelterbelt/Timber 1D 6.000 14,820 Accretion 480 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 Other	IRRIGATE	D 1A1		139.600	ϵ	39,370	GR	LASSI	.AN	D 10	31										
2A 2G 3G		1A								1	G										
3A1		2A1								20	31										
3A		2A					2G		G												
4A1 4A1 4A2,300 4G1 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 4D Farm Sites Home Sites 4D Recreation Recreation Dwellings Other Other		3A1								30	31										
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 5.000 697,170 4D1 Farm Sites Home Sites 4D Home Sites Recreation Dwellings Other Other		3A								3	G										
DRYLAND 1D1 Shelterbelt/Timber 1D 6.000 14,820 Accretion 2D1 Waste 3.400 680 2D Other		4A1								40	31										
1D 6.000 14,820 Accretion 2D1 Waste 3.400 680 2D Other		4A		10.000		42,300				4	G										
2D1 Waste 3.400 680 2D Other	DRYLANI	D 1D1					:	Shelter	belt	/Timb	ег										
2D Other		1D		6.000		14,820			A	ccretic	on										
3D1 AG LAND TOTAL 159.000 697,170 3D Roads 5.000 4D1 Farm Sites 4D 4D Home Sites Recreation Dwellings Other	<u> </u>	2D1					Waste		Waste		te	3.400		3.400		3.400					680
3D Roads 5.000 4D1 Farm Sites																					
4D1 Farm Sites 4D Home Sites Recreation Dwellings Other		3D1					AG L	AND) T(OTA	\mathbb{L}					6	97,	170			
4D Home Sites Recreation Dwellings Other										Road	ds			5.000							
Dwellings Other		4D1							Far	m Sit	es										
Dwellings Other		4D	Vicania populari se a si ber						Ног	ne Sit	es										
				Safe Care San San San					Rec	creatio	n										
Outbuildings Non-AG TOTAL 5.000											_										
	Outl	ouildings					No	n-AG	; T(OTA	\mathbb{L}		Ţ	5.000			• • •				

Outomangs	Non-AG TOTAL	5.000
Assessor's Adjustment to Sale Price (+ or -):	Total Recapto	ure Value:
Assessor Comments and Reason for Adjustment:		
PERSONAL REP DEED		
-		
Comments from	Comments:	
002107301		
		(Continue on back)
		. PAT 96-106-99

Real Estate Transfer Statement 30 • To be filed with the Register of Deeds. • Read instructions on reverse side.

FORM 521

Good Life. Great Service.

 If additional space is needed, add an attachment and identify the applicable item n 	umber.
iond will not be reported unless this statement is pigned and flows 1.25 are appurate	he compl

	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed Mo. 5 Day 17	<u>^</u> Yr. <u>21</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Chad R. Timm, Per Rep Est of Jeffrey V. Soucek, Dec	Grantee's Name (Buyer) Chad R Timm	
Street or Other Malling Address 16820 E 14 r quoi se Ave	Street or Other Mailing Address 10820 E Turavoise Ave	
10820 F / Lrguoise Ave City State A 2 85259	City State AZ 8	Zip Code
Phone Number (402) 460-8218	Phone Number Is the grantee a 501(d)(3) organization? (402) 460-8218 If Yes, is the grantee a 509(a) foundation	Yes No
Email Address N/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
) Property Type	(C)
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
	nd Contract/Memo	·
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		
✓ Yes No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other	
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse	
Ex-spouse Parents and Of	hild Step-parent and Step-child	
14 What is the current market value of the real property? \$200,000	15 Was the mortgage assumed? (If Yes, state the amount and interest	t rate.) %
16 Does this conveyance divide a current parcel of land? Yes No	17 Was iransier through a real estate agent or a title company? (If Yes of the agent or title company contact.) Yes Southern Title. I	s, include the name
18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should I Grantee	pe Sent
18a 🗹 No address assigned 18b 🔽 Vacant land		
20 Legal Description (Attach additional pages, if needed.)	HACKER CONTROL OF THE	
The West Half of the North Half (W1/2N1/2) of Secti Eleven (11) West of the 6th P.M., Webster County, I	on Five (5), Township Four (4) North, Rar Nebraska: Undivided 1/3 interest	ige
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed		200,000,00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	PARASE S	200,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Chad R. Timm	nt and that it is, to the best of my knowledge and belief, true, complete	e, and 02) 460-8218
Sign Print or Type Name of Grantee-or-Authorized Representative		one Number / 21 /2021
	Title Date	
Register of Deed's Use On	dv En	r Dept. Use Only
26 Date Deed Recorded No. 5 Day 21 Yr. 21 \$ 450.00	28 Recording Data BKaOAI. Pa 1366	Toba oos only
Volume to Title Ti	Authorized by Neb. Flev. Stat.	. §§ 76-214, 77-1327(2)
MINISTER AND		

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/21/21

\$ 450.00 By AS

Bk 2021, Pg 1366

State of Nebraska State of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of May A.D., 2021, at 03:02 o'clock PM. Recorded in Book 2021 on Pages 1366-1367

Fee: \$16.00 By: AS Deputy Electronically Recorded

Southern Title, LLC 2837 W Hwy 6 #205 Hasting, NE 68901

PERSONAL REPRESENTATIVE'S DEED

Chad R. Timm, Personal Representative of the Estate of Jeffrey V. Soucek, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEES, Chad R. Timm, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

An undivided 1/3 interest in and to: The West Half of the North Half (W1/2N1/2) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

Subject to the Life Estate interest in and to Joan E. Soucek

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.

Chad R. Timm, Personal Representative of the Estate of Jeffrey V. Soucek, Deceased

STATE OF AR	IZONA)
)ss
COUNTY OF	Maridopa)

The foregoing instrument was acknowledged before me on May 18th 2021, by Chad R. Timm, Personal Representative of the Estate of Jeffrey V. Soucek, Deceased.

Matthew Montoya
Notary Public - ARIZONA
MARICOPA COUNTY
Commission No. 578813
My Commission Expires 02/27/2024

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date				School District Code									
91	20	21	1369		5/2	21/2021	Base:	91-0	0002	A	ffili	iated:		Unified:					
Location	\mathbf{D}	Sale	Number	U	eabili	ty & Code #						Parcel I	Number						
0001355	500		131		1		GeoCde	Twi	n Ri	ıg :	Sect	Qrt	Subdiv	Aı	ea	Blk	Pa	rcel	
	, D	ate of S	ale Assesse	l Val	ie .		4371	, rather project	5.699		00	0	10025	5		001	00	00	
Land		Imp	orovements			Total .		141	Date	Date of Sale Property Classific						ation Code			
	830		14,28	5		15,115	Status	P	roperty	Туре	Zoning	Locati	Location City Size			Parce	el Size		
Assessor Lo	cation:	RED	CLOUD (RC)			A) 1	В	0	1	(ා 1	D) 1		E)	6	F)	2	
10.5				The eye	1,2,115	Residential		15.75	1 (1) (1) (1)		180	Comm	rcia	I j	Madda.	3770			
100-0110-01-0-1	Mul	tiple Im	provements:	Multi	ple. Imp	rovements.:		·	Multi	ple. Im	prov	vements.:							
		Const	ruction Date:	Cons	ruction	Date: 19	10		Const	ruction	ı Da	te:							
A. J.			Floor:	Floor	Sq. Ft.	1,2	96		Floor	Sq. Ft	.:								
		Buildir	ıg Cost New:	Cost	:	159,9	80		Cost	Cost:									
Single Family	Style:	101		Resi	dentia	Condition: 2	0 -		Com	merc	ial (Occupan	cy Code:				e işit	1333	
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Prim	агу:		O	ther1:		(Other2:			
(101) 🗷 One	e Story			(20)	*	Badly Worn			Commercial Construction Class:										
(102) 🗆 Tw	o Story			(30)	Average	(1)	(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spl	it Level			(40) □ Good						(2) ☐ Reinforced Concrete Frame									
(104) 🗆 1 1/	/2 Story			(50)		Very Good			(3) Masonry Bearing Walls										
(111) □ Bi-l	Level			(60)		Excellent			(4)	□ '	Woo	od or Ste	el Framed	l Ext. Walls					
(106) 🗆 Oth	ner								(5) Metal Frame and Walls										
Townhouse or	r Duplex	Style:		Resi	dentia	Quality: 40			(6) 🗆 Pole Frame										
(301) 🗆 One	e Story			(10)		Low			Cost	Rank	C	144		Con	ditio	n:	1450		
(302) 🗆 Two	o Story			(20)		Fair			(10)		Low	7		(10)		Worn	Out		
(307) 🛘 11/				(30)		Average			(20)		Ave	rage		(20)		Badly	Wom		
(308) □ Spl				(40)	*	Good			(30) Above Average (30)										
(309) 🛘 21/				(50)		Very Good			(40)		Higl	n Santana and	industrial englishmen	· · · · ·		Good			
(304) □ One				(60)		Excellent	est Carry relative	hva bir par	Attention to							Very (
(305) □ Two	o Story I	Duplex			4.3	and the second								(60)		Excell	ent		
Assessor's					`														
Assessor Co	mment	s and F	Reason for A	Adjus	ment:														
WD																			
																			
							-			••									
Comments 1	from			*****	···			Comr	nents										
000135		_		.			•	COMI											
									•							(Conti	nue on	back)	

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

131

FORM **521**

Good Life, Great Service

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

3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 2021 Mo. 5 Day 21 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles R. Mittan and Kathleen A. Mittan Grantee's Name (Buyer) Michael A. Hasty Street or Other Mailing Address Street or Other Mailing Address 2912 N 173rd St Zip Code 68116 ^{City} Omaha Zip Code Is the grantee a 501(c)(3) organization? Phone Number (402) 670-8227 If Yes, is the grantee a 509(a) foundation? Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved State Assessed Mobile Home ✓ Single Family | Industrial Mineral Interests-Nonproducing Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Corrective Personal Rep. Trust/Trustee Bill of Sale Easement Lease Cemetery Death Certificate - Transfer on Death Mineral Quit Claim ✓ Warranty Executor Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Gift Life Estate ✓ Sale Trustee to Beneficiary Exchange) by buyer or seller? Auction ☐ Easement Grantor Trust Partition Satisfaction of Contract Other (Explain) Court Decree Exchange Buyer Seller V No 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ 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.) Other Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$20,000 TYes V No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ves Southern Title, LLC Yes ₩ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 405 N Walnut Street Grantee Red Cloud NE 68970 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Ten (10), Eleven (11) and Twelve (12), Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 20.000^l.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 20,000,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Teresa L. Theobald (402) 746-2246 Print or Type Name of Grantee or Authorized Representative Phone Number Closing Agent 5/ /2021 Signature of Grantee or Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 45.00 136 Day <u>al</u> Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY **STAMP TAX**

Date: 05/21/21 \$ 45.00 By AS

Bk 2021, Pg 1369

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of May A.D., 2021, at 03:03 o'clock PM. Recorded in Book 2021 on Page 1369

Tetsch County Clerk Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

WARRANTY DEED

Charles R., Mittan and Kathleen A. Mittan, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Michael A. Hasty, defined in Neb. Rev. Stat. 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block One (1), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (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 , 2021.

STATE OF NEBRASKA COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on ,2021 by Charles R. Mittan and Kathleen A. Mittan, husband and wife.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	Sale Date				School District Code										
91	20	21	1403	3	5/	26/2021	Base:	91-	-00	002 Affiliated: Unifie								ied:		
Location	\mathbf{D}_{i}	Sale	Number		Useabil	ity & Code#				Parcel Number										
0001180	000	1	L32		1		GeoCde	Ţ	wn	Rng	Se	ct Qr	ť .	Subdiv	Are	a	Blk	Parcel		
	· · · · · D	ate of Sa	ile Assess	ed V	alue 🗼		4491	euri guelen		C. C. ST. ST. C.	0	0 0	a. april	10005			031	0000		
Land	1,340	Imp	rovement	S	, and	Total			Da	ite of S	Sale	Proper	rty	Classifi	atio	n C	ode	N. C.		
	565		35,2	95	and a second solution in	35,860	Status	36 F	Prop	roperty Type Zoning Location City						Size	Parcel Size			
Assessor Lo		RED ()	<u> </u>	A) 1	asymmetry	B)	03	• • • • •	C) 3	7,500	D) 1	E	6-4-150-521	6	F) 1		
						Residentia				gara				Comme	rcial		The second			
	Mul	tiple Imr	provement:	: Mi	ıltiole. Im	provements.:		2000	N	fultiple.	Imor	ovements	2.03629	at a law week a	en yarar	strop ya	egystra, reseg			
	T & PURTOE	Carlo San North Comp. Nicha	uction Date	the state of the s	nstruction					onstruct				1900						
		19.71	Floo	r: Flo	or Sq. Ft.	•			F	loor Sq.	Ft. :		4	,802						
1 (4) (4) (4) (4) (4) (4) (4) (4) (4) (4)		Buildin	g Cost Nev	7: Co	st:				С	ost:		5	63	,850						
Single Family	Style:			Re	sidentia	l Condition:			C	omme	rcial	l Occupa	inc	y Code:						
(100) 🗆 Mo	bile Hon	ne		(1	0) 🗆	Worn Out				rimary:				nerl:			ther2:			
(101) 🗆 One	e Story			(2	0) 🗆	Badly Wom			C	Commercial Construction Class: 3										
(102) □ Two	o Story			(3	0) 🛮	Average		(1) ☐ Fireproof Structural Steel Frame												
(103) □ Spli	it Level			(4	(40) □ Good						(2) Reinforced Concrete Frame									
(104) 🗆 11/				(5	0) 🗆	Very Good				(3) 🖼 Masonry Bearing Walls										
(111) 🗆 Bi-I				(6	0) 🗆	Excellent	Cotto Biran (1905, Stanffe	بالمدائق	Salice	(4) Uwood or Steel Framed Ext. Walls										
(106) □ Oth	ALUNCA NO ENVIRO	J V - J W - W - W - W - W - W - W - W - W -		100			gried and a graph part	r story	200	(5)										
Townhouse or		Style:	Taran San San San			l Quality:	grand and	die:				ole Frame		Salar Repúblicas	589.0L2-30	rayken	sa anderen	Market in the Cold		
(301) □ One				+		Low						20					ո։ 20			
(302) Two	<u>-</u>			+-		Fair			-	10) 🗆					` _		Worn			
(307) 🗆 1 1/						Average			—			verage			(20)		Badly			
(308) Spli				 	0) 🗆	Good			+							Averag	ge			
(309) □ 2 1/ (304) □ One		hanlar.		Ť	0)	Very Good Excellent			100	40) 🗆	н	gn	505	The solution of the fire	`		Good	T5		
(305) Two				1 (0	0) <u>ப</u> 1829 (A	EXCENSION		SELE	- 180 - 180					a version			Very C			
							Taye, 162				gradinales				(00)	니	EXCEID	ent		
Assessor's					•	•														
Assessor Co WD	mment	s and K	eason for	Aajı	istment	•														
עש																				
Comments f	rom			·				Con	ımeı	nts:										
0001180	000																			
																	(Cont	nue on back)		
																	(CONU	nue on oack)		

NEBRASKA

Real Estate Transfer Statement

FORM 521

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

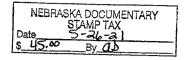
Good Life. Great Service.

Nebraska Department of Revenue

DEPARTMENT OF REVENU	• If additional	space is needed, add a	an attachr	nent and identify	the applicable i	tem number.	J				
	The deed will not b	e recorded unless this	statemen	t is signed and it	tems 1-25 are ac	curately completed.					
1 County Name	2 Coun	ty Number		3 Date of Sale/Transfer 4 Date of Deed							
	WEBSTER - 91			Mo. 5 Day	126 yr. 21	Mo 5 Da	, <u>26 yr.</u> <u>21</u>				
5 Grantor's Name, Add	dress, and Telephone (Ple	ase Print)		6 Grantee's Name	, Address, and Tele	ephone (Please Print)					
Grantor's Name (Seller) Ryan Minnick	,			Grantee's Name (E Juan C Gom	ez						
Street or Other Mailing 741 N Cherry St				Street or Other Ma 1006 N Web		date:					
City Red Cloud	Sta N	ate Zip E	Code 68970	City Red Cloud		State NE	Zip Code 68970				
Phone Number	1 1		00070	Phone Number Is the grantee a 501(c)(3) organization? Yes V							
Email Address		the state of the s		Email Address	If Yes, is	the grantee a 509(a) fou	ndation? Yes No				
7 Property Classification	tion Number. Check one b	oox in categories A and B.	Check C if	property is also a	mobile home.		- lon 93-1				
(A) Status				Property Type			(C)				
✓ Improved	Single Family	Industrial	Г	Mineral Interests	-Nonproducing	State Assessed	- - - - - - - - - - 				
Unimproved	Multi-Family Commercial	Agricultural Recreational	Ē	Mineral Interests		Exempt					
8 Type of Deed	Conservator	Distributio	n Diar	nd Contract/Memo	Partition	Sheriff	Other				
Bill of Sale	Corrective	Easement	=		Personal Rep.	Trust/Trustee	Outei				
Cemetery	Death Certificate - Transf	=		ieral	Quit Claim	✓ Warranty					
9 Was the property pu	urchased as 10 Type of	of Transfer Distribution	Forecle	osure Irrevocat	ole Trust Revoca	able Trust	ansfer on Death				
part of an IRS like-k (I.R.C. § 1031 Excha	ind exchange?	ction Easement	□Gift	Life Esta		=	ustee to Beneficiary				
(ii.rt.o: 3 100 1 ≥ 2011		urt Decree Exchange	Granto	or Trust Partition	Satisfa	ction of Contract 0	ther (Explain)				
11 Was ownership trans	sferred in full? (If No, explain	n the division.)			Vas real estate purch	nased for same use? (If	No, state the intended use.				
✓ Yes 1	No				Yes No						
13 Was the transfer bety	ween relatives, or if to a trus	stee, are the trustor and ben	eficiary rela	tives? (If Yes, check	the appropriate box	c.)					
☐ Yes 🔽N	lo Aunt or Uncle to	Niece or Nephew 🔲 Far	nily Corp., P	artnership, or LLC	Self .	Oth	er				
	Brothers and Sis	ters Gra	andparents a	and Grandchild	Spouse						
	Ex-spouse	Par	ents and Ch			and Step-child					
14 What is the current m \$40,880	narket value of the real prop	erty?			age assumed? (If Ye No \$	s, state the amount and	interest rate.) %				
16 Does this conveyance	e divide a current parcel of	land?		17 Was transfer th of the agent or	rough a real estate a title company contac	agent or a title company	? (If Yes, include the name				
18 Address of Property											
330 N Webster St				19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee							
Red Cloud, NE 68	970			Same as Grantee							
18a No address ass	signed 18b 🗌 Vaca	nt land									
20 Legal Description											
		ock Thirty-one (31), O	riginal To	wn of Red Clou	ıd,						
Webster County,	Nebraska										
21 If agricultural, list total	al number of acres					•					
22 Total purchase pri	ice. including anv liabilit	ies assumed				22 \$	50,000,00				
23 Was non-real pro	perty included in the pu	rchase? 🔽 Yes 📋 No	o (If Yes, er	nter dollar amount	and attach itemize	\$	30,000,00				
		ate (line 22 minus line 23				\$ \$	20,000 00				
						Gambana.					
		entary stamp tax, list the clare that I have examined the	•		ha hast of my know	ledge and holiof true	omplete and				
correct, a	ind that I am duly authorize		mo siatenilei	in and mat it is, to the	ne best of my know	iouge and beller, true, C	этрете, апи				
	J McCracken						(402) 746-3613				
sign Print or T	Type Name of Grantee or A	thorized Representative			Attorney		Phone Number				
_	e of Grantee or Authorized	Representative	 :	Title	Attorney		Date				
	• (Register of Deed	l's Use On	ılv		***	For Dept. Use Only				
26 Date Deed Recorded		of Stamp or Exempt Number		28 Recording Data	<u> </u>	_					
Mo 5 Day 2	6,2 \$	45.00		BK 202	1 Pa 140	2					

BK2021, Pg 1403

State	of Nebra	ska }ss.	
	•	1	Entered on the
			or record in the
Clerk	's office o	f said county	this <u>26 day</u>
of	Mau_	A.D., 20 <u></u>	at <u>_3·.4</u> 9
o'clo	k <u>4</u> 0M	. Recorded	in Book <u>202</u>
on Pa		<u> 103 </u>	
_2	nuse	Petrh	_County Clerk
	10	,60	Deputy
Ind	Comp	Accessor	Carded



WARRANTY DEED

Ryan Minnick, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Juan C. Gomez, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19) and Twenty (20), Block Thirty-one (31), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed May <u>26</u>, 2021.

Ryan Minnick

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May $2 \frac{1}{6}$, 2021, by Ryan Minnick, a single person.

Comm. expires

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

Notary Public